

# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909

[www.santafenm.gov](http://www.santafenm.gov)

*Alan Webber, Mayor*

**Councilors:**

Signe I. Lindell, Mayor Pro Tem, District 1

Renee Villarreal, District 1

Peter N. Ives, District 2

Carol Romero-Wirth, District 2

Roman "Tiger" Abeyta, District 3

Chris Rivera, District 3

Mike Harris, District 4

JoAnne Vigil Coppler, District 4

**PROJECT DESCRIPTION:** Historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago).

Case number: **H-19-019**

Project Type: **HDRB**

**PROJECT LOCATION (S):** 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias

**PROJECT NAMES:**

OW – Plaza del Monte LLC      8814 Horizon Blvd. Suite 400      Albuquerque, NM 87113

AG – Lloyd and Associates      321 West San Francisco Street Suit A      Santa Fe, NM 87501

**BOARD ACTION**

This is to certify that the Historic Districts Review Board (HDRB) acted on the HDRB-initiated status review for Plaza del Monte at their hearing on June 25, 2019. The decision of the Board was to assign "Contributing" historic status to all structures except 118 Camino Santiago and 116/120 Camino Matias, to which they assigned "Non-contributing" historic status. Please see the attached table for detailed actions and primary façade designations. The Board further acted to direct staff to bring forward an evaluation of Plaza del Monte for possible designation as a historic compound. For further information please call 955-6605.

Sincerely,

Lisa Roach

Planner Manager, Historic Preservation Division

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

Attachment: Table of Historic Status and Primary Façade Designations for Plaza del Monte

**Designations of Historic Status and Primary Façades at Plaza del Monte (Case H-19-019)**

| <b>Address</b>          | <b>Historic Status</b> | <b>Primary Façade(s)</b>   | <b>Basis for Status</b>                                                                                                                                                                                                                                                                    |
|-------------------------|------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 101 Camino Santiago     | Contributing           | South (1)                  | Because the structure is a good example of Mid-Century Modern Santa Fe Style (portal extension and timber posts as character defining features) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register                           |
| 102 Camino Santiago     | Contributing           | West (1) & South (2)       | Because the structure is a good example of Mid-Century Modern Santa Fe Style (combined portal and carport as character defining feature) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register                                  |
| 103 Camino Santiago     | Contributing           | South (1)                  | Because the structure is a good example of Mid-Century Modern Santa Fe Style (L-plan, portal, carport, and front door side lights as character defining features) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register         |
| 105 Camino Santiago     | Contributing           | South (1)                  | Because the structure is a good example of Mid-Century Modern Santa Fe Style (massing blocks at either end and overall quality of the architecture as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register |
| 106 Camino Santiago     | Contributing           | North (2) & East (1)       | Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register                                                                                              |
| 109 Camino Santiago     | Contributing           | South (1-5)                | Because the structure is a good example of Mid-Century Modern Santa Fe Style, because of its association with Plaza del Monte, a master planned community, and because it is a good example of Phillipe Register's work                                                                    |
| 110/112 Camino Santiago | Contributing           | South (5) & West (2, 3, 4) | Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register                                                                                              |

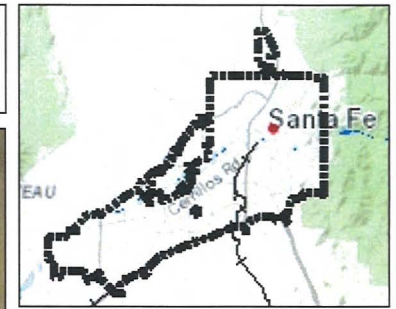
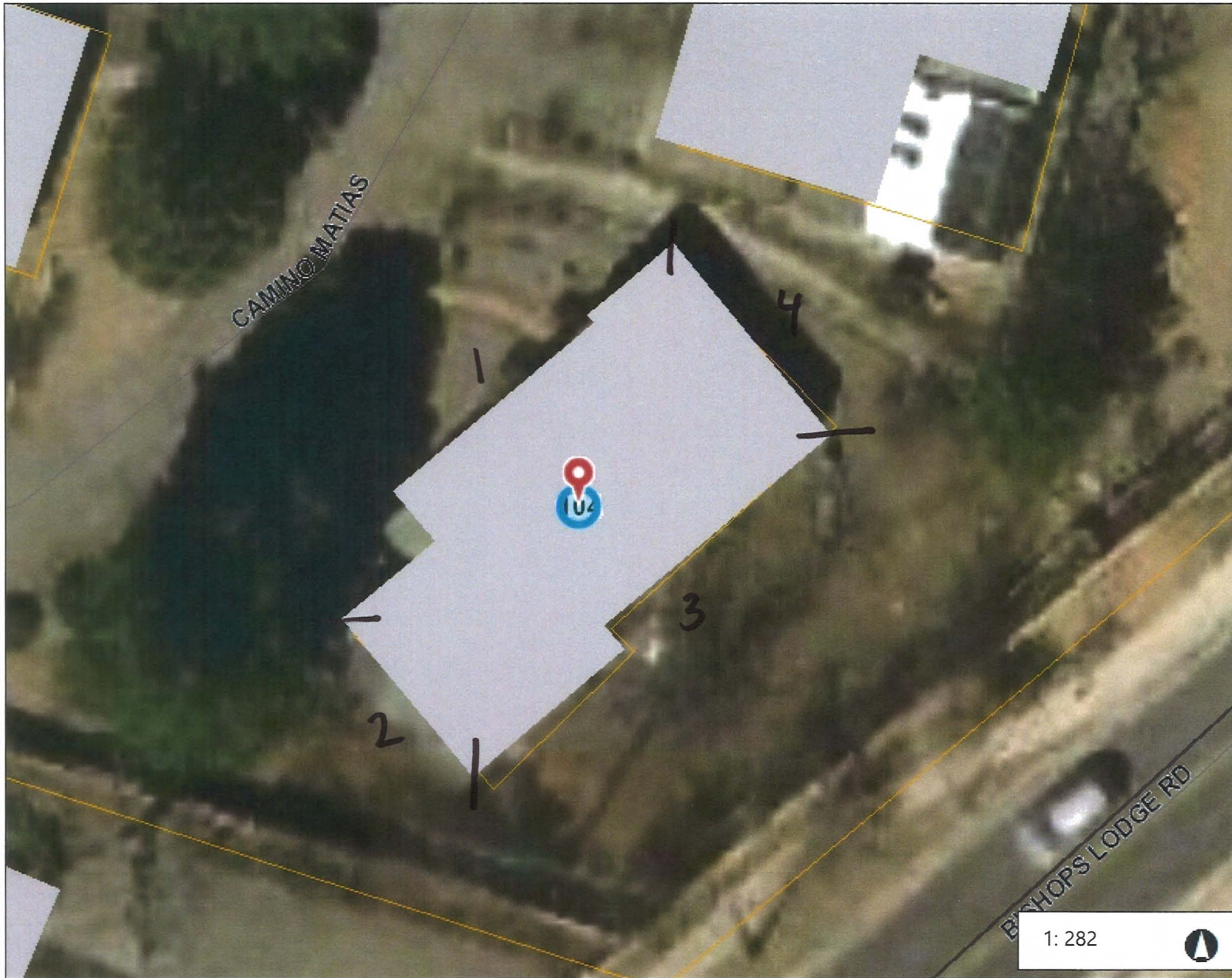
| <b>Address</b>          | <b>Historic Status</b> | <b>Primary Façade(s)</b>   | <b>Basis for Status</b>                                                                                                                                                                                                                                                                                                                |
|-------------------------|------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 111 Camino Santiago     | Contributing           | South (1)                  | Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register                                                                                                                                          |
| 113/115 Camino Santiago | Contributing           | South (1, 2, 3)            | Because the structure is approximately 50 years old, because it is a good example of Mid-Century Modern Santa Fe Style (flagstone paving, vertical window pattern, and blocked massing on ends as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register |
| 114 Camino Santiago     | Contributing           | North (1) & East (2)       | Because the structure is approximately 50 years old, because it is a good example of Mid-Century Modern Santa Fe Style (carport and double posts as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register                                               |
| 117 Camino Santiago     | Contributing           | East (1 & 2) and South (7) | Because the structure is exemplary in the evolution of design in Plaza del Monte and of Philippe Register's efforts to comply with the historic district design standards in a modernist expression, and because of its associations with Plaza del Monte and with Mid-Century Santa Fe Style                                          |
| 118 Camino Santiago     | Non-contributing       | N/A                        | Due to age and lack of character-defining features                                                                                                                                                                                                                                                                                     |
| 119 Camino Santiago     | Contributing           | East (1) & South (4)       | Because the structure is a good example of Mid-Century Modern Santa Fe Style (low projecting roofline and south fin wall as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register                                                                       |
| 120 Camino Santiago     | Contributing           | West (1 & 2)               | Because the structure is a good example of Mid-Century Modern Santa Fe Style (carport, storage rooms, and massing as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register                                                                              |

| <b>Address</b>        | <b>Historic Status</b> | <b>Primary Façade(s)</b> | <b>Basis for Status</b>                                                                                                                                                                                                                                           |
|-----------------------|------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 121 Camino Santiago   | Contributing           | East (1) & South (4)     | Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register                                                                     |
| 104 Camino Matias     | Contributing           | North (1 & 4)            | Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register                                                                     |
| 105 Camino Matias     | Contributing           | North (3)                | Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 107, 109 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space. |
| 107 Camino Matias     | Contributing           | North (3)                | Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 105, 109 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space. |
| 109 Camino Matias     | Contributing           | North (3)                | Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 105, 107 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space. |
| 111 Camino Matias     | Contributing           | West (1) & South (2)     | Because of its age, because of its association with the Alison James School and because of Plaza del Monte-era additions that provide visual association with the planned development.                                                                            |
| 116/120 Camino Matias | Non-contributing       | N/A                      | Because of extensive disharmonious additions.                                                                                                                                                                                                                     |



CITY OF  
**Santa Fe**  
*Mapping the City Different*

104 Camino Matias



#### Legend

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

1: 282



47.0 0 23.51 47.0 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

#### Notes

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | District No.                                                                            |  | NRHP                                                                          | SRCP | Criteria            | A | B | C | D |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------|------|---------------------|---|---|---|---|
| 1. Name of property:<br><br>Plaza del Monte<br>Residence 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | 2. Location:<br><br>104 Camino Matias<br><i>Downtown and Eastside Historic District</i> |  | 3. Local Reference Number:<br>Santa Fe ID #: N/A<br>Plaza del Monte Inventory |      | 4. County: Santa Fe |   |   |   |   |
| 5. Property Type:<br><input type="checkbox"/> Buildings:<br><input type="checkbox"/> Structures:<br><input type="checkbox"/> Site <input type="checkbox"/> Object                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |      |  |                                                                               |      |                     |   |   |   |   |
| 6. Date of Survey:<br><br>January 18, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                         |  |                                                                               |      |                     |   |   |   |   |
| 7. Previous Survey Date(s):<br><input type="checkbox"/> Yes:<br><input checked="" type="checkbox"/> No:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                         |  |                                                                               |      |                     |   |   |   |   |
| 8. Name of Project:<br>HDRB status review<br>Plaza del Monte                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                         |  |                                                                               |      |                     |   |   |   |   |
| 9. Lat/Long:<br><br>35.693073, -105.935289                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                         |  |                                                                               |      |                     |   |   |   |   |
| 10. Photo Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | Negative: John Murphey                                                                  |  | View of: Front, north elevation, facing northeast.                            |      |                     |   |   |   |   |
| 11. Brief Description of the Property:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                         |  |                                                                               |      |                     |   |   |   |   |
| <p>One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L-shaped dwelling with a combined carport and portal. The approximately 1,143-square-foot, flat-roof structure holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan with its cubic, battered mass and viga-roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with zappos-type corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Philippe Register template design for the development.</p> |  |                                                                                         |  |                                                                               |      |                     |   |   |   |   |
| 12. Who uses the property? Residence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                         |  |                                                                               |      |                     |   |   |   |   |
| 13. Construction Date: c.1965<br><input checked="" type="checkbox"/> Known <input checked="" type="checkbox"/> Source: aerial photographs, city directory entries                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                         |  |                                                                               |      |                     |   |   |   |   |
| 14. Setting:<br><input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                                                         |  |                                                                               |      |                     |   |   |   |   |
| 15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                         |  |                                                                               |      |                     |   |   |   |   |
| Comments: N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                                                         |  |                                                                               |      |                     |   |   |   |   |

# HCPI Base Form (FORM 1)

(Continued from other side)

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



North 

Source:  
Google Imagery, 2018

## 17. Surveyor:

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

John W. Murphey  
Architectural Historian  
FirstLight Consulting  
505-577-7593  
[John@archhistoryservices.com](mailto:John@archhistoryservices.com)

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

20. Significance to Current Community: ☒ Unknown ☐ None ☐ Low ☐ Moderate ☐ High  
Describe: Unknown

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

The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Frederick H. Dawson, who is listed as a tenant in the 1966 Santa Fe city directory.

## 22. National or State Register:

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes  
If yes: ☐ State ☐ National  
If 'no' or unknown, do you think this property is eligible for listing? ☐ No ☒ Yes  
Why? See Analysis of Historical Status.

## 23. National or State Historic District:

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes  
If yes: ☐ Contributing ☒ Non-contributing ☐ No Status

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

**Recommended  
Contributing Structure to  
the Downtown and Eastside  
Historic District, March 28,  
2018**

## 24. Supplemental Forms:

☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: \_\_\_\_\_

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: _____<br>HCPI No. _____ District No. _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                         | Please complete HCPI FORM 1 before completing FORM 2<br>NRHP _____ SRCP _____ Criteria <u>A</u> <u>B</u> <u>C</u> <u>D</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                              |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------|----------|----------|----------|-----|---|----------|----------|-----------|---|-----|-----|-----|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------|-------|----------|--------|-------------|-----------------------------------|------|---|---------------------|-------------|------------------|--------|
| <b>1. Name of property:</b><br><br>Plaza del Monte<br>Residence 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>2. Location:</b><br><br>104 Camino Matias<br>Downtown and Eastside Historic District | <b>3. Local Reference Number:</b><br>Santa Fe ID #: _____<br>Plaza del Monte Inventory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>4. County:</b> Santa Fe<br><br><b>5. Date of Survey:</b> January 18, 2018 |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| <b>ARCHITECTURAL AND CONSTRUCTION DETAILS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                              |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| <b>6. Visible Construction Material:</b><br><br><div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Adobe    <input type="checkbox"/> Brick    <input type="checkbox"/> Composition    <input type="checkbox"/> Concrete: Block<br/><br/> <input type="checkbox"/> Concrete: Cast Stone    <input type="checkbox"/> Concrete: Poured    <input type="checkbox"/> Earth Plaster    <input type="checkbox"/> Masonry: Simulated<br/><br/> <input type="checkbox"/> Metal: Corrugated    <input type="checkbox"/> Metal: Structural Siding    <input type="checkbox"/> Metal: V-Crimp    <input type="checkbox"/> Stone: Random Ashlar<br/><br/> <input type="checkbox"/> Stone: Random Coursed    <input type="checkbox"/> Stone: River Rock    <input type="checkbox"/> Stone: Rusticated    <input type="checkbox"/> Stone: Tabular<br/><br/> <input checked="" type="checkbox"/> Stucco:    <input type="checkbox"/> Tile: Clay    <input type="checkbox"/> Vinyl Siding    <input type="checkbox"/> Wood: Board and Batten<br/><br/> <input type="checkbox"/> Wood: Horizontal Siding    <input type="checkbox"/> Wood: Jacal    <input type="checkbox"/> Wood: Log    <input type="checkbox"/> Wood: Shingle<br/><br/> <input type="checkbox"/> Wood: Tongue and Groove    <input type="checkbox"/> Other: Frame         </div> </div> |                                                                                         | <b>7. Number of Stories:</b> _____ N/A<br>Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____<br><br><b>8. Foundation:</b> _____ N/A<br><input type="checkbox"/> Not visible <input type="checkbox"/> None<br><input checked="" type="checkbox"/> At Grade <input type="checkbox"/> Raised<br>Materials: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Stone<br>Other: _____<br>Notes: _____<br><br><b>9. Roof:</b> _____ N/A<br><br>Shape: <input checked="" type="checkbox"/> Flat<br><input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal<br><input type="checkbox"/> Shed Other: _____<br>Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep<br>Features: <input type="checkbox"/> Eave: _____<br><input checked="" type="checkbox"/> Parapets<br>Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input checked="" type="checkbox"/> Gravel<br><input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed<br><input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated<br><input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp<br><input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle<br>Other: _____ |                                                                              |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| <b>10. Windows*</b> _____ N/A<br><table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number**</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Aluminum</td> <td>1-1</td> <td>6</td> </tr> <tr> <td>Casement</td> <td>Aluminum</td> <td>1-1F-1F-1</td> <td>1</td> </tr> <tr> <td>[?]</td> <td>[?]</td> <td>[?]</td> <td>1</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                         | Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Material                                                                     | Glazing | Number** | Casement | Aluminum | 1-1 | 6 | Casement | Aluminum | 1-1F-1F-1 | 1 | [?] | [?] | [?] | 1 | <b>11. Doors</b> _____ N/A<br><table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Raised Square Panel w/ View Light</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Single-Leaf Sliding</td> <td>Flush Patio</td> <td>Wood<br/>Aluminum</td> <td>2<br/>1</td> </tr> </tbody> </table> |  | Type | Style | Material | Number | Single-Leaf | Raised Square Panel w/ View Light | Wood | 2 | Single-Leaf Sliding | Flush Patio | Wood<br>Aluminum | 2<br>1 |
| Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Material                                                                                | Glazing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Number**                                                                     |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| Casement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Aluminum                                                                                | 1-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 6                                                                            |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| Casement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Aluminum                                                                                | 1-1F-1F-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1                                                                            |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| [?]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | [?]                                                                                     | [?]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1                                                                            |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Style                                                                                   | Material                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Number                                                                       |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| Single-Leaf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Raised Square Panel w/ View Light                                                       | Wood                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2                                                                            |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| Single-Leaf Sliding                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Flush Patio                                                                             | Wood<br>Aluminum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2<br>1                                                                       |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| <b>12. Chimneys</b><br>One, stucco-clad, south exposure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                         | <b>13. Porches</b> _____ N/A<br>Type: <input checked="" type="checkbox"/> Entry- portal <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width _____<br>Wrap                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                              |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| <b>14. Other Significant Features</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                              |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |
| <b>15. Modifications:</b> _____ <input checked="" type="checkbox"/> No known modifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                              |         |          |          |          |     |   |          |          |           |   |     |     |     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |      |       |          |        |             |                                   |      |   |                     |             |                  |        |

\*Because of storm covers, the operation and material is not definite.

\*\*Includes single and grouped units

## HCPI Detail Form (FORM 2)

(Continued from other side)

### 16. Primary Architectural Style

☐ Not Applicable

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

Notes:

Other:

### 17. Documents Available and Their Locations

New Mexico Historic Preservation Division  
407 Galisteo Street, Suite 236  
Santa Fe, NM 87501  
(505) 827-6320

Historic Preservation Division  
Land Use Department  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87504  
(505) 955-6605

### SITE:

### 18. Attached or Associated Properties

Are associated properties eligible for listing? No

### 19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

|                                                              |              |                                                                           |      |
|--------------------------------------------------------------|--------------|---------------------------------------------------------------------------|------|
| For HPD Office use only:                                     |              | Please complete HCPI FORM 1 before completing FORM 2                      |      |
| HCPI No.                                                     | District No. | NRHP                                                                      | SRCP |
| 1. Name of property:                                         |              | Criteria A B C D                                                          |      |
| Plaza del Monte<br>Residence 1                               |              | 3. Local Reference Number:<br>Santa Fe ID #:<br>Plaza del Monte Inventory |      |
| 2. Location:                                                 |              | 4. County: Santa Fe                                                       |      |
| 104 Camino Matias<br>Downtown and Eastside Historic District |              | 5. Date of Survey: January 18, 2018                                       |      |

## Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 104 Camino Matias a Contributing Structure to the Downtown and Eastside Historic District.

## Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only:                                   |              | Please complete HCPI FORM 1 before completing FORM 2                             |      |                                                                           |         |
|------------------------------------------------------------|--------------|----------------------------------------------------------------------------------|------|---------------------------------------------------------------------------|---------|
| CPI No.                                                    | District No. | NRHP                                                                             | SRCP | Criteria                                                                  | A B C D |
| 1. Name of property:<br><br>Plaza del Monte<br>Residence 1 |              | 2. Location:<br><br>104 Camino Matias<br>Downtown and Eastside Historic District |      | 3. Local Reference Number:<br>Santa Fe ID #:<br>Plaza del Monte Inventory |         |
|                                                            |              |                                                                                  |      | 4. County: Santa Fe                                                       |         |
|                                                            |              |                                                                                  |      | 5. Date of Survey: January 18, 2018                                       |         |

## Illustrations



Figure 1: May 2, 1966 aerial photograph.  
Building present.  
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only:                                   |              | Please complete HCPI FORM 1 before completing FORM 2                             |      |                                                                           |         |
|------------------------------------------------------------|--------------|----------------------------------------------------------------------------------|------|---------------------------------------------------------------------------|---------|
| HCPI No.                                                   | District No. | NRHP                                                                             | SRCP | Criteria                                                                  | A B C D |
| 1. Name of property:<br><br>Plaza del Monte<br>Residence 1 |              | 2. Location:<br><br>104 Camino Matias<br>Downtown and Eastside Historic District |      | 3. Local Reference Number:<br>Santa Fe ID #:<br>Plaza del Monte Inventory |         |
|                                                            |              |                                                                                  |      | 4. County: Santa Fe                                                       |         |
|                                                            |              |                                                                                  |      | 5. Date of Survey: January 18, 2018                                       |         |

## Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and south elevations, facing southeast.

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

|                                                            |                                                                                         |                                                                           |            |          |         |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------|----------|---------|
| For HPD Office use only:                                   |                                                                                         | Please complete HCPI FORM 1 before completing FORM 2                      |            |          |         |
| CPI No. _____                                              | District No. _____                                                                      | NRHP _____                                                                | SRCP _____ | Criteria | A B C D |
| 1. Name of property:<br><br>Plaza del Monte<br>Residence 1 | 2. Location:<br><br>104 Camino Matias<br><i>Downtown and Eastside Historic District</i> | 3. Local Reference Number:<br>Santa Fe ID #:<br>Plaza del Monte Inventory |            |          |         |
|                                                            |                                                                                         | 4. County: Santa Fe                                                       |            |          |         |
|                                                            |                                                                                         | 5. Date of Survey: January 18, 2018                                       |            |          |         |



**Photo 2: Street and north elevations, facing southeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only:                                   |              | Please complete HCPI FORM 1 before completing FORM 2                             |      |                                                                           |
|------------------------------------------------------------|--------------|----------------------------------------------------------------------------------|------|---------------------------------------------------------------------------|
| CPI No.                                                    | District No. | NRHP                                                                             | SRCP | Criteria A B C D                                                          |
| 1. Name of property:<br><br>Plaza del Monte<br>Residence 1 |              | 2. Location:<br><br>104 Camino Matias<br>Downtown and Eastside Historic District |      | 3. Local Reference Number:<br>Santa Fe ID #:<br>Plaza del Monte Inventory |
|                                                            |              |                                                                                  |      | 4. County: Santa Fe                                                       |
|                                                            |              |                                                                                  |      | 5. Date of Survey: January 18, 2018                                       |



Photo 3: East elevation, facing northwest.



PURPOSE AND INSTRUCTIONS

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

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

PROJECT INFORMATION

|                                                                |                                                                                                                                                                                            |                                                 |                                            |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------|
| Date <u>6/30/2026</u>                                          | Property Owner of Record <u>VICKI MONTANO-TORRES</u>                                                                                                                                       |                                                 |                                            |
| Applicant/Agent Contact <u>BERNIE ROMERO</u>                   |                                                                                                                                                                                            |                                                 |                                            |
| Site Address <u>104 CAMINO MATIAS</u>                          |                                                                                                                                                                                            |                                                 |                                            |
| Suite or Space #                                               | Subdivision Name <u>PLAZA DEL MONTE</u>                                                                                                                                                    |                                                 |                                            |
| Lot # <u>29</u>                                                | Block #                                                                                                                                                                                    | Total Roof Area (square feet) <u>2244 SQ FT</u> |                                            |
| Lot Coverage % <u>23.2</u>                                     | Lot Size (square feet) <u>9661 SQ. FT</u>                                                                                                                                                  |                                                 |                                            |
| Proposed Construction Description                              | <u>REPLACE EXIST'G EXTERIOR DOORS &amp; WINDOWS. INSTALL NEW PORTAL AT REAR OF RESIDENCE &amp; INTERIOR REMODEL.</u>                                                                       |                                                 |                                            |
| The following documents are required for review as applicable: | <input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing site plan w/ setbacks              |                                                 |                                            |
|                                                                | <input checked="" type="checkbox"/> Proposed site plan w/ setbacks <input checked="" type="checkbox"/> Existing & Proposed Elevations <input checked="" type="checkbox"/> Development Plan |                                                 |                                            |
| Zoning District                                                | Overlay Districts <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Plain <input type="checkbox"/> Other                                                                  |                                                 |                                            |
| Proposed Setbacks                                              | Front <u>25'</u>                                                                                                                                                                           | Rear <u>15'</u>                                 | Left Side <u>5'</u> Right Side <u>5'</u>   |
| Required Setbacks                                              | Front <u>25'</u>                                                                                                                                                                           | Rear <u>15'</u>                                 | Left Side <u>5'</u> Right Side <u>5'</u>   |
| Proposed Height <u>11'-4"</u>                                  | Max Height                                                                                                                                                                                 | Parking Required <u>2</u>                       | Provided <u>2</u> Bike Parking    Provided |

Historic Planning Case Manager LANI McCAULLEY

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

ADDITIONAL SUBMITTALS (IF APPLICABLE)

|                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Setback Affidavit and Agreement                                                      |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Site Visibility Triangle                                                             |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Escarpment Slope Analysis                                                            |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Flood Plain Grading Plan                                                             |

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

[Signature]

☐ Owner    ☒ Applicant    ☒ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

|                                                                |                                                 |                                 |
|----------------------------------------------------------------|-------------------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Preliminarily Reviewed     | <input type="checkbox"/> Reviewed w/ conditions | <input type="checkbox"/> Denied |
| Comments/Conditions                                            |                                                 |                                 |
| Preliminary Zoning Review completed by <u>Benjamin Pfeifer</u> |                                                 | Date <u>07/09/2026</u>          |
| Preliminary Zoning Review # <u>2026-012777</u>                 |                                                 |                                 |