



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

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

**Date of Form: June 7, 2024 – Rev.**

For HPD Office use only:		
HCPI No. _____	District No. _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property:  Andrés Sena Property/ <b>Rosina Hernández O’Dell House</b>	2. Location:  312 Pino Road Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID:  4. County: Santa Fe Parcel # 11883648
5. Property Type: <input checked="" type="checkbox"/> Buildings: house <input checked="" type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: June 5, 2024		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: September 19, 1984, Michael Belshaw <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6804931,-105.9377012		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: North elevation oblique. Camera facing southwest.		
11. Brief Description of the Property:  <p>Constructed before 1935, the Rosina Hernández O’Dell House is a simple adobe structure shoehorned into a tight space between an acequia and an angled lane. The house hugs Pino Road with no front yard. Its entry steps were likely removed to make way for larger vehicles. The building remained with its unadorned six-sided plan until the late 1950s when it received a porch across its west façade. This porch was reconstructed and changed in design in 2016. Additions to the rest of the building arrived in the 1970s, and it appears most of the windows were removed and replaced in the 1990s and 2000s. The long, plain façade on Pino Road holds the most integrity. While its windows and door have been replaced, it is free of additions, and the façade communicates the home’s historic design and context.</p> <p><b>Continued on Page 5.</b></p>		
12. Who uses the property? Short-term rental		
13. Construction Date: Date: Before 1935, with 1970s additions <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs		
14. Setting: <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		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p>	
 <p>Source: Office of the Santa Fe County Assessor  <i>parcel lines are not accurate</i></p>	<p>17. Surveyor:                  (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey                  Architectural Historian                  Architectural History Services                  505-577-7593/707-583-7819  <a href="mailto:John@archhistoryservices.com">John@archhistoryservices.com</a>                  w/ Giulia Caporuscio</p> <p>For: Byron B. and Bonny J. Goldstein, via                  Martinez Architecture Studio PC</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Byron B. and Bonny J. Goldstein                  N/A</p>	
<p>19. Is Property Endangered?    <input checked="" type="checkbox"/> Unknown    <input type="checkbox"/> No    <input type="checkbox"/> Yes    How?</p>	
<p>20. Significance to Current Community:    <input checked="" type="checkbox"/> Unknown    <input type="checkbox"/> None    <input type="checkbox"/> Low    <input type="checkbox"/> Moderate    <input type="checkbox"/> High                  Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)                  See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register?    <input type="checkbox"/> Unknown    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes                  If yes:    <input type="checkbox"/> State    <input type="checkbox"/> National</p> <p><b>If 'no' or unknown, do you think this property is eligible for listing?</b>    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes                  Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district?    <input type="checkbox"/> Unknown    <input type="checkbox"/> No    <input checked="" type="checkbox"/> Yes                  If yes:    <input type="checkbox"/> Significant    <input checked="" type="checkbox"/> Contributing: House and walls    <input type="checkbox"/> Non-contributing    <input type="checkbox"/> No Status                  Per City of Santa Fe official designation map</p> <p><b>If 'yes', what is the name of the district?</b>    <input type="checkbox"/> State    <input type="checkbox"/> National    <input checked="" type="checkbox"/> City of Santa Fe:                  Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None    <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2)    <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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<b>ARCHITECTURAL AND CONSTRUCTION DETAILS:</b>																																							
6. Visible Construction Material:  <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block  <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated  <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar  <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular  <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten  <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle  <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:		7. Number of Stories: <u>  </u> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <u>  </u> 2 1/2 Other: _____  8. Foundation: <u>  </u> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes  9. Roof: <u>  </u> N/A  Shape: <input type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input checked="" type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																																					
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Casement (paired)</td> <td>Wood</td> <td>6</td> <td>6</td> </tr> <tr> <td>Casement</td> <td>Wood/Cladded</td> <td>4</td> <td>3</td> </tr> <tr> <td>Awning</td> <td>Wood/Cladded</td> <td>4</td> <td>3</td> </tr> <tr> <td>Combination (applied at corner)</td> <td>Steel</td> <td>4C-8F-4C-4C</td> <td>1</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement (paired)	Wood	6	6	Casement	Wood/Cladded	4	3	Awning	Wood/Cladded	4	3	Combination (applied at corner)	Steel	4C-8F-4C-4C	1	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>2-panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>Full-light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Double</td> <td>French 2-10</td> <td>Wood</td> <td>2</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	2-panel	Wood	1	Single-Leaf	Full-light	Wood	1	Double	French 2-10	Wood	2
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12. Chimneys <input checked="" type="checkbox"/> N/A		13. Porches <u>  </u> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> x Full-Width <input type="checkbox"/> Wrap																																					
14. Other Significant Features N/A																																							
15. Modifications: <input checked="" type="checkbox"/> <u>  </u> No known modifications  <u>#1 Date: 1935-1958: extension of northwest corner: addition of west porch: aerials (Figs. 5 &amp; 6).</u> <u>#2 Date: 1969-1973: south and east additions: aerials (Figs. 7 &amp; 8).</u> <u>#3 Date: c.2007-: change of west porch, including roof form: aerials (Fig. 10) and visual and material observation.</u> <u>#4 Date: c.2008-: removal of windows and change fenestration type; RPA Associates report and visual and material observation.</u> <u>#5:Date: Post-2015: removal of portion of stone wall; HDRB review material and visual and material observation.</u>																																							

16. Primary Architectural Style  Not Applicable

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

Notes:  Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division  
 Land Use Department  
 City of Santa Fe  
 200 Lincoln Avenue  
 Santa Fe, NM 87504  
 (505) 955-6605  
<https://www.santafenm.gov/land-use/historic-preservation>

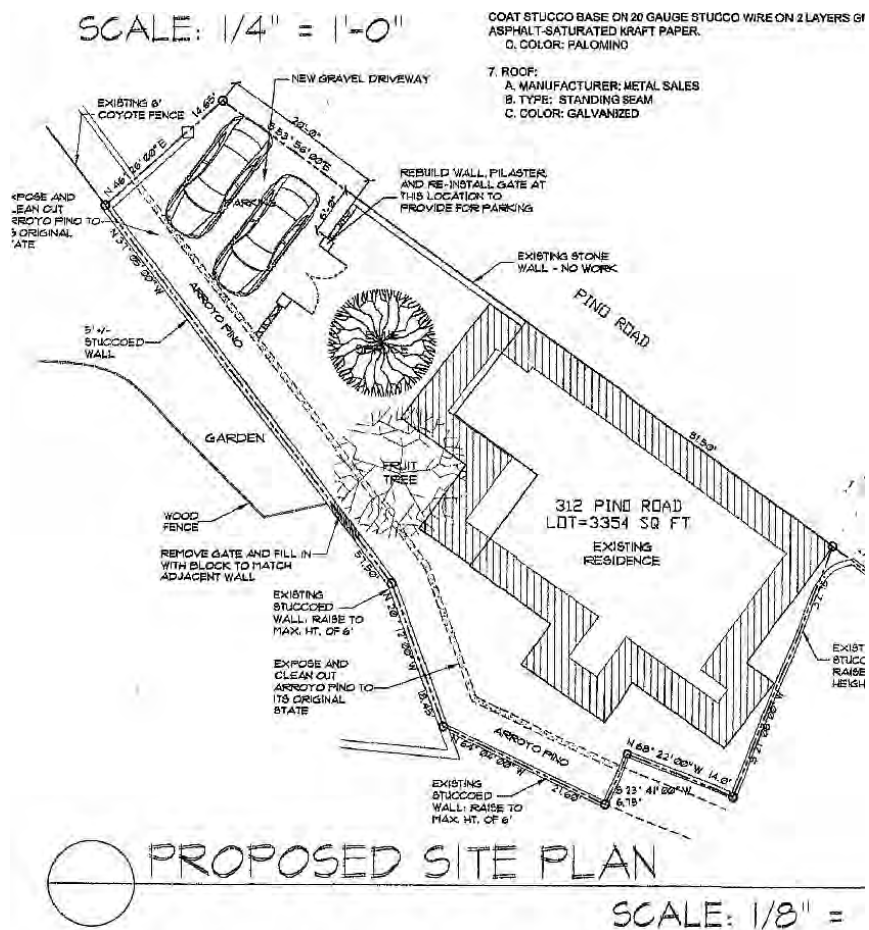
Archaeological Records Management Section  
 Laboratory of Anthropology  
 708 Camino Lejo  
 Santa Fe, NM 87501  
 (505) 476-1320  
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: Portion of December 28, 2015, proposed site plan. Courtesy Jay Jay Shapiro, Architect.



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

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

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
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## Architectural Description Continued

### Setting

Behind the bustle of Kaune’s Neighborhood Market is a quiet enclave of old adobe homes, most unaltered. A narrow dirt lane leads from the market’s back parking lot, making a short journey to the southeast. Here, along the twisting road, are vernacular adobe homes set close to or right on its path (Photo 2). The homes on the south, including the subject property, respond to the course of Arroyo Pino, a 19th-century acequia. The acequia, covered by grating, runs along the backyard of the Rosina Hernández O’Dell House. The property includes a stone wall, which the Board designated Contributing at a 2015 hearing. A section of the north wall has been removed, and the west end was reconstructed to create parking.

### North

Set on the lane, the north elevation is an uncomplicated façade but retains good integrity (Photos 1, 3 & 4). Four openings cut through its flat adobe wall. These hold three windows and one door. The windows are paired 6-light wood casements that Ra Patterson has dated to 1986 (Photo 5). The door is also recent. Despite their recent vintage, the double casement windows help sustain the home’s historical appearance.

### West

The west elevation reveals change with its shaded outdoor room (Photos 6-8). The change begins with the façade-long porch. While its origin dates to the late 1950s, the current structure is much more recent and has a different design and style. Windows and doors have been replaced; the most authentic unit is a c.1950s steel combination at the southwest corner (Photo 7 & 9).

### South

Facing the acequia, a 1970s addition holding a bathroom dominates this façade (Photo 9). The nearly windowless volume has a shed-like feel to it (Photo 10 & 11). The east end is characterized by altered fenestration and the solid wall of a 1970s closet addition (Photo 12).

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## East

The north end of this short elevation has two openings holding 12-light clad casements (Photo 13). Based on the north façade openings and a Google Street View, the east elevation openings held paired 6-light wood units (Fig. 13). The 1970s closet addition crowds its southwest corner (Photo 14).

## Stone Wall

Edging the northwest corner of the property is an approximately 53” high, 15” thick native stone wall (Photo 15). In 2015, the Board designated the stone wall Contributing, yet it appears to have permitted the applicant to remove nearly half its length (#H-15-109-A).

## Historical Overview

The little twisting lane of adobe homes along the east side of Pino Road likely started in the late 19th century as an acequia-based enclave.

The 1885-86 Hartmann maps show a large anvil-shaped parcel stretching from the north side of Arroyo Pino northward to where it met Manhattan Road, now Paseo de Peralta (Fig. 1). The plot included four buildings north of the arroyo, arranged at a northwest to southeast orientation. The names attached to these homes are indecipherable on the map.

A large structure sat to the northwest and may have been the property’s primary structure. Miguel “Michael” Berardinelli, the Italian-born stonemason and politician, would later acquire this land. This building and its grounds sat at the northwest corner of today’s Kaune’s Neighborhood Market parking lot.

The 1892 Gaynor map indicates a change to the anvil-shaped property (Fig. 2). The four homes hugging the north side of the arroyo were now in a parcel owned by “C. Probst,” referring to Charles Probst, a German Immigrant drugstore and brewery owner. The larger land to the north was owned by “Italians,” evidently referring to the Berardinelli family.

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The property along future Pino Road was relic farmland, historically irrigated by Acequia de los Pinos (also called Arroyo Pino). The 19th century irrigation ditch worked as a main lateral off Acequia Madre.<sup>1</sup> Its course later formed the alignment of Pino Road.

Development along Pino Road is apparent by the 1912 King’s map (Fig. 3). The former Probst land has seven buildings, representing approximately nine separate parcels. These mostly linear adobe structures are all owned by individuals with Spanish surnames. South of the arroyo and fronting College Street is a trapezoid lot with one home owned by “A. Sena.” The children of Andrés Sena, an old-time blacksmith, would develop the subject property, which likely saw the construction of the house in the mid-1930s.

### **The Blacksmith’s Land**

Andrés Sena, born circa 1856, came from a line of blacksmiths. His father, Loretto Sena, operated a blacksmith shop on Agua Fria Street in the 19th century (demolished). Andrés and his brother Felciano took over the business, which was passed down to Andrés’ son, Modesto, who operated it as Capital City Blacksmith Shop until the early 1950s.<sup>2</sup>

Like many along College Street, the Andrés Sena home would develop a back unit — the subject house. Unlike other homes, it had its own address (312 Pino Road), reflecting its position along the dirt lane. A building in this position appears on a 1935 aerial photograph (Fig. 5). The address first appeared in city directories in 1938.

Based on an examination of 1930s city directories, Andrés moved from his home at 533 College to a new house at the back of the property. He and other family members gained what appears to be the property at College Street and Pino Road as part of his father’s estate, which was settled in 1934.

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<sup>1</sup> David H. Snow, “The Santa Fe acequia systems: summary report on their history and present status, with recommendations for use and protection,” (1988), 15.

<sup>2</sup> “‘Can’t Get Co-operation’ Woman Says,” *Santa Fe New Mexican*, May 24, 1967, 1.

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The 1938 directory shows Andrés living at 312 Pino Road with his son Modesto and daughter Elenita (commonly Helen).<sup>3</sup> Two years later, the federal census confirms this information, recording Andrés, then 84, as the head of the household consisting of Helen, 37, and Modesto, 36.<sup>4</sup> Andrés owned the property, which was valued at \$1,000. Helen agreed to answer a supplementary questionnaire, stating the family spoke Spanish at home and that she didn't have a Social Security number, a question related to the program's effectiveness, which had been introduced just four years earlier.

Andrés Sena died in the home the following year. He was 85. His obituary said he "would be remembered as one of the finest horsemen in the country."<sup>5</sup>

In 1946, Helen and her sister, Miquelita Sena de Hernández, deeded Modesto a portion of the property.<sup>6</sup> A separate transaction on the same day shows the three siblings transferring the property to Miquelita's husband, José (Joe) Hernández.<sup>7</sup>

Succeeding city directories suggest the house worked as a rental, first apparently to family members. Tenants over a few years included Connie Hernández, a cashier at Capital Finance Company; Samuel Hernández, a truck driver and his wife Trinnia; Mary Herera, an employee at La Fonda; and Candelaria Padilla, a dishwasher employed at La Santa Fe Mexican Café.<sup>8</sup>

Change arrived to neighborhood in the late 1940s when investors purchased the Berardinelli property north of the arroyo. The old home, outbuildings, and gardens were torn down to make way for the Fraser-Kaune Corner shopping center, which opened in December 1950. The commercial center changed the neighborhood's feeling, with concrete block buildings and pavement built over what were once farm fields.

<sup>3</sup> Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1938), 206-207

<sup>4</sup> U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 9B; Enumeration District: 25-6A.

<sup>5</sup> "Andres Sena Dies Here," *Santa Fe New Mexican*, July 29, 1941, 1.

<sup>6</sup> Warranty Deed, Elenita Sena and Miquelita Sena de Hernández to Modesto Sena, recorded May 25, 1946, Book 29/Page 513, Instrument # 81534, Santa Fe County, New Mexico.

<sup>7</sup> Warranty Deed, Modesta Sena, Elenita Sena de Hernández to Joe Hernández, recorded May 25, 1946, Book 29/Page 514, Instrument # 81535, Santa Fe County, New Mexico.

<sup>8</sup> *Hudspeth Directory Company, 1947, 133; 1951, 358; and 1953, 133 and 227.*

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## **Rosina Hernández O’Dell**

The house remained in rental status until 1956 when a nurse acquired it; she owned it for nearly 40 years. The February 29 deed includes a plat map indicating that the property had now separated from the house on College Street and was its own entity (Fig. 6).<sup>9</sup>

Born on September 4, 1922, in Santa Fe, Rosina was the daughter of Miquelita and José Hernández, who owned the land during the 1930s and ‘40s. Rosina married Jesse O’Dell, a Texas-born glazier, in the late 1940s. The couple lived in a rental on Hancock Street. Rosina gave birth to daughter Susan in 1950. Her father, Jesse, seems to have left the scene soon after. Rosina, a pediatric nurse (Fig. 4), kept her husband’s name and appears, from city directories, to have lived in the Pino Road home.

In 2002, Rosina deeded the property to her daughter, Linda Marie Aragon.<sup>10</sup>

## **Recent History**

The house went before the Board in 2015, as Case H-15-109A & 109B. Architect Jay Jay Shapiro represented the then-owner, Linda Aragon. During the hearing, Aragon recalled some of the changes to the home, including a porch added to the southwest corner in the late 1950s and a closet created at the southeast corner in 1981.<sup>11</sup>

The Board affirmed the home’s Contributing status, selecting primary façades. The Board also gave status to the stone wall. The Board appears to have given conditional approval, pending further research into the building’s fenestration and porches, to the second part of the case. It is unclear if the follow-up studies transpired. Since then, a portion of the stone wall has been removed and the west porch replaced.

<sup>9</sup> Warranty Deed, Elenita Sena, Miquelita de Hernández and Modesto Sena to Rosina Hernández O’Dell, recorded March 1, 1956, Book 115/Page 338, Instrument # 21380, Santa Fe County, New Mexico.

<sup>10</sup> Warranty Deed, Rosina Hernández O’Dell to Linda Marie Aragon, recorded February 1, 2002, Book 2063/Page 342, Instrument # 1191728, Santa Fe County, New Mexico.

<sup>11</sup> City of Santa Fe Clerk’s Office, Minutes of December 8, 2015, Historic Districts Review Board Hearing, 21-22.

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The house was placed on the market the following year and advertised as a “historic modernized adobe.”<sup>12</sup> Linda Aragon, Jay Jay Shapiro, and realtor Lorenzo Delgado transferred the property to the current owners on February 22, 2017.<sup>13</sup> It is now used as a short-term vacation rental.

### Footprint Changes

The 1935 Soil Conservation Service aerial shows a building with the roughly same core walled footprint as the house today (Fig. 5). It consists of a square with a smaller rectangular projection at its northwest corner. There also appears to be a much smaller projection near the southeast corner of the south elevation, which may be a roofed entry.

The 1958 image has much more definition and reveals what looks like an extension to the northwest corner of the west façade (Fig. 7). This corner and the southwest corner now have porches that connect, creating a new structure along the west elevation. This corresponds with Linda Aragon’s memory of a porch created in the late 1950s. The small extension on the south elevation is still present.

The 1969 aerial reveals the same footprint (Fig. 8).

By 1973, there was a sizable bump-out (currently holding the bathroom) on the south elevation (Fig. 9). There is also a projection at the south end of the east elevation. Enclosing a closet, this room corresponds with Aragon’s memory of a 1981 addition at this position.

This altered footprint holds through the 1978 aerial (Fig. 10) and remains consistent with current imagery.

<sup>12</sup> “Open Houses,” *Santa Fe New Mexican*, June 26, 2016, E-8.

<sup>13</sup> Warranty Deed, Linda Marie Aragon, Lorenzo Delgado, and Jay Jay Shapiro to Bonny J. and Byron B. Goldstein, recorded March 3, 2017, Book/Page, NA, Instrument # 1819232, Santa Fe County, New Mexico.

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

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

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D		
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## Fenestration and Other Changes

In his historic window assessment, Ra Patterson has demonstrated that nearly all the windows and doors are replacement units. This HCPI survey concludes that Patterson’s inventoried Window A represents a new opening, albeit now more than 50 years old. In addition, several older openings (D, E, F) have changed from paired to single-sash casements, giving these elevations a contemporary appearance (Fig. 13.) (Photos 12 & 13).

The west porch shows relatively new posts, decking, and roofing material. According to the County Assessor, the original porch was removed and reconstructed in 2016. A 2007 Google Street View shows what may have been the original structure in poor condition (Fig. 12). It changed from a nearly flat shed roof to a more sloping roof with a pronounced ridge and valley.

## Evaluation of Historical Status

As with the 2015 status review, the recommendation is to maintain Contributing status for the house. This survey concluded that only the north elevation possesses sufficient integrity to be a primary façade. The other elevations have experienced alterations, including additions, changes of fenestration, and the reconstruction of a façade-long porch, which have altered their design and ability to communicate the historical context of the house.

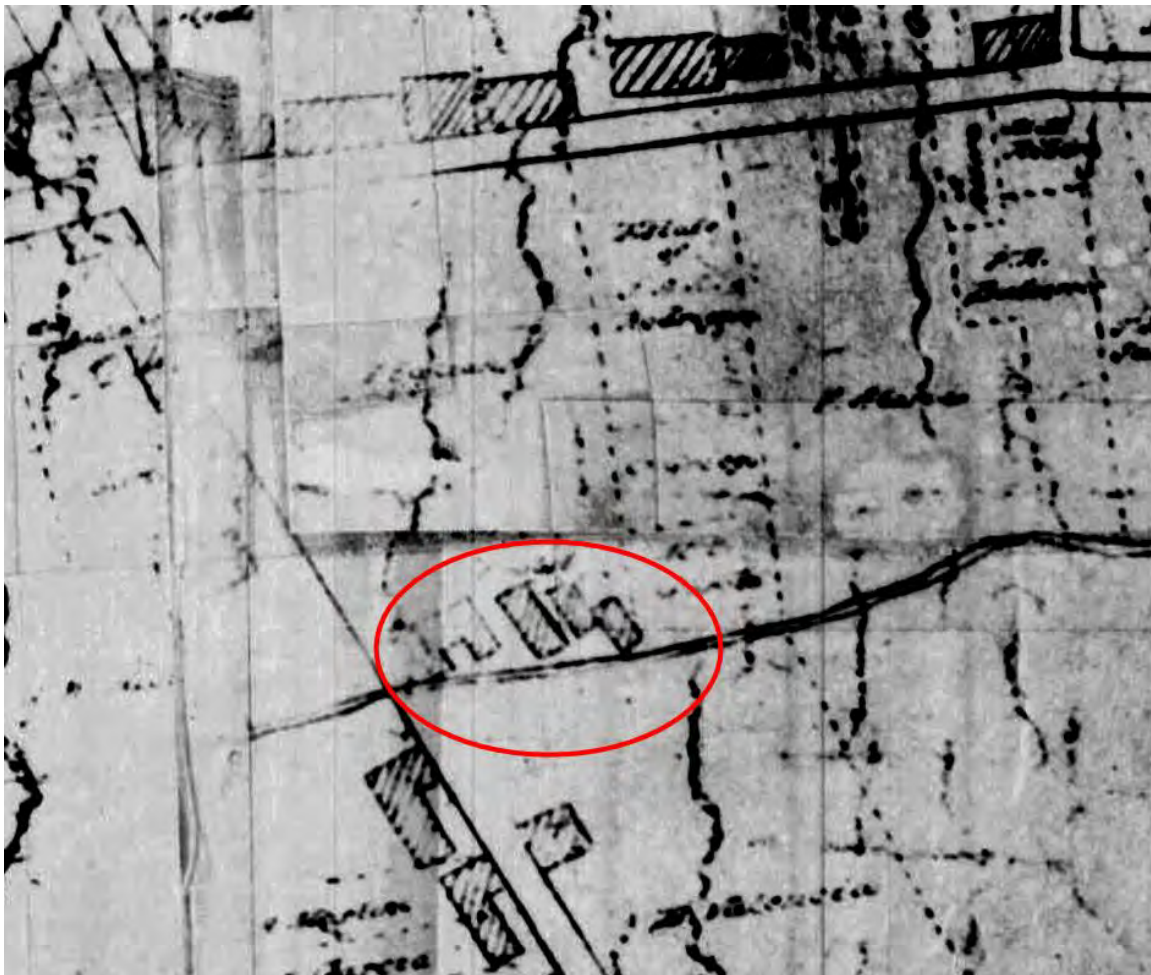
While the stone wall was shortened in length and artificially reconstructed across its west exposure, there is enough left of it to be considered a Contributing resource. With this in mind, the recommendation is to amend the status to include only the surviving north section.

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

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## Illustrations



**Figure 1: H. H. Hartmann, "Map of the City of Santa Fe, N.M.," c.1885-86. Houses on the north side of Arroyo Pino circled. The Miguel "Michael" Berardinelli home to north is obscured by the overlap of map sections.**

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

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

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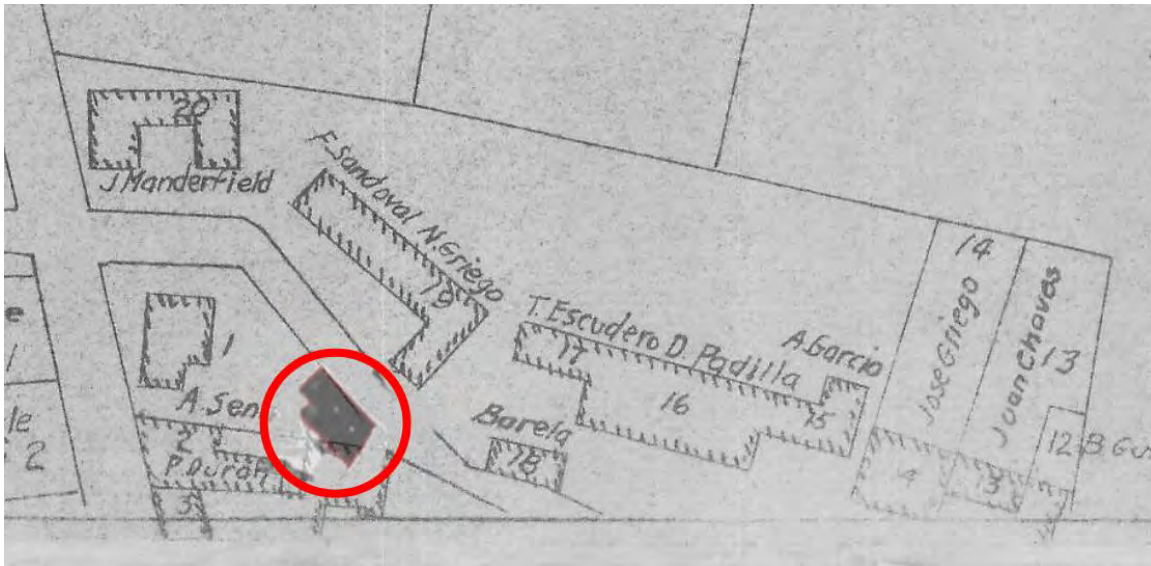
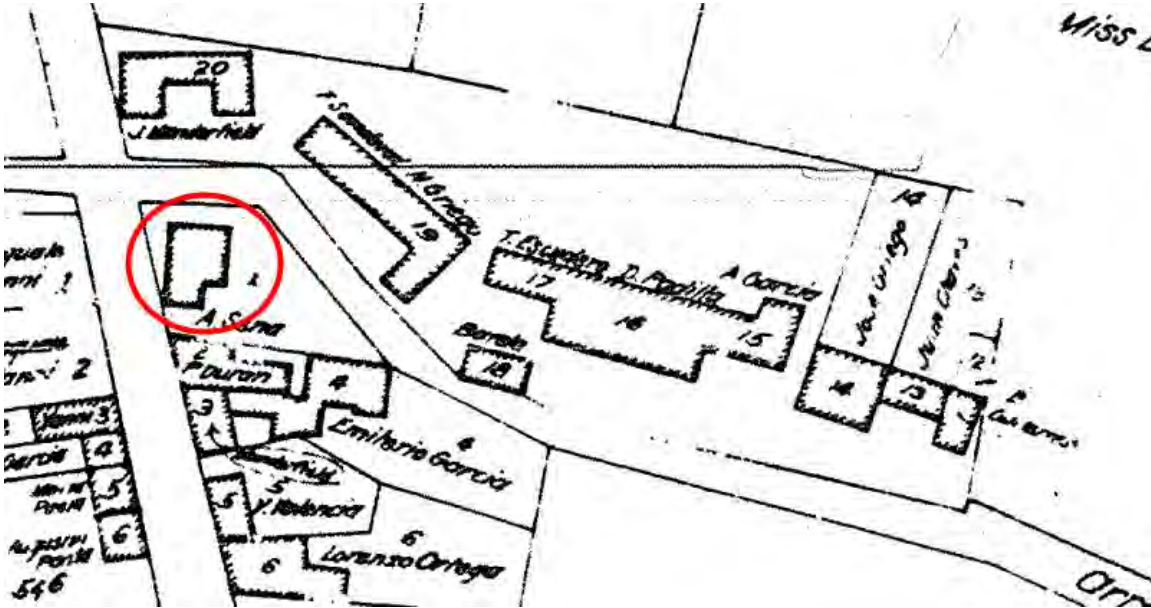


**Figure 2: P. C. Gaynor, "Map of Santa Fe," 1892. The Charles Probst lot is highlighted.**

# 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		Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
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**Figure 3: N. L. King, "Official Map of the City of Santa Fe," 1912. Top: Andrés Sena home circled. Bottom: footprint of subject house pasted over same map.**

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

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

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**Figure 4: Rosina Hernández O'Dell, 1955. Courtesy of the Santa Fe New Mexican.**

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

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

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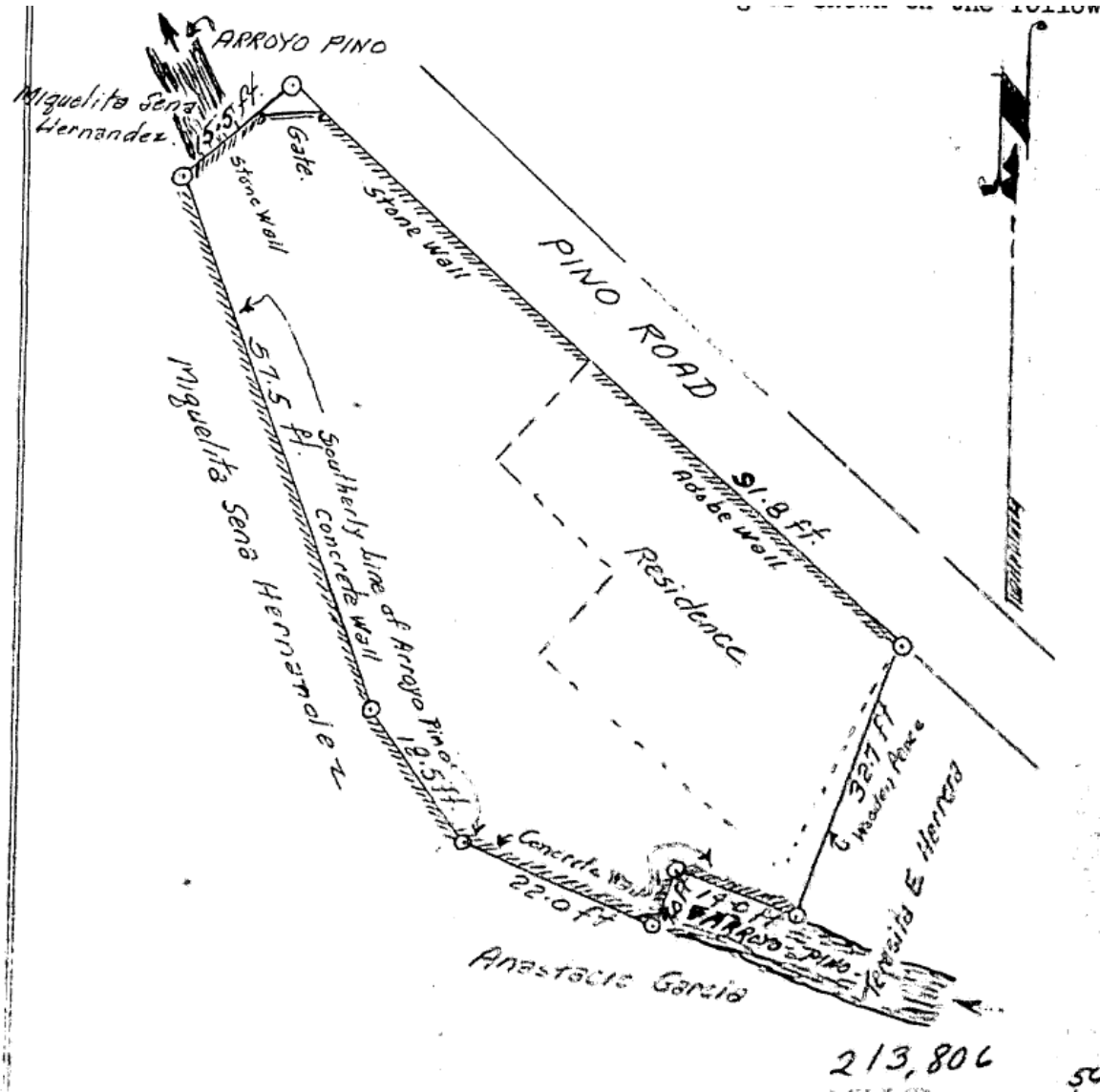


**Figure 5: 1935 aerial photograph. Subject house circled.**

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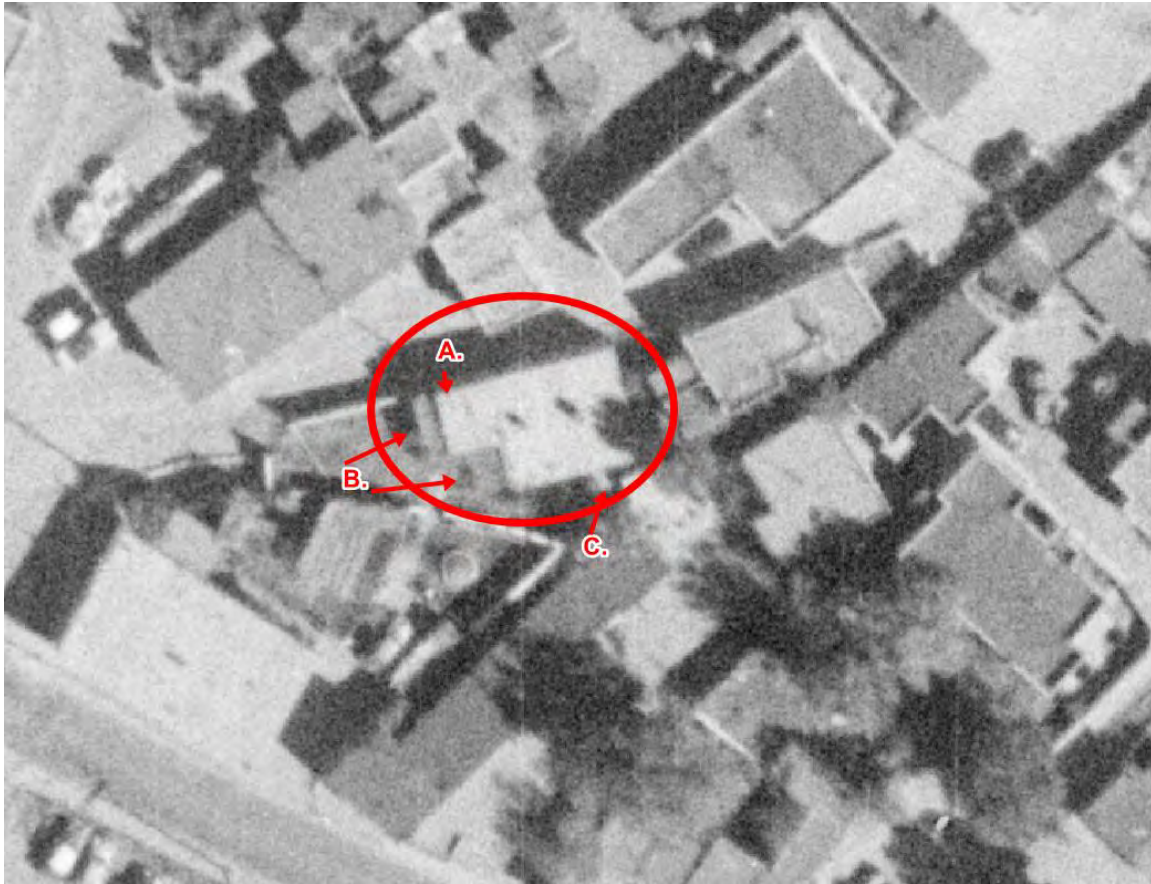


**Figure 6: c. 1956 survey plat.**  
**Source: Warranty Deed, Elenita Sena, Miquelita de Hernández and Modesto Sena to Rosina Hernández O'Dell, recorded March 1, 1956, Book 115/Page 338, Instrument # 21380, Santa Fe County, New Mexico.**

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

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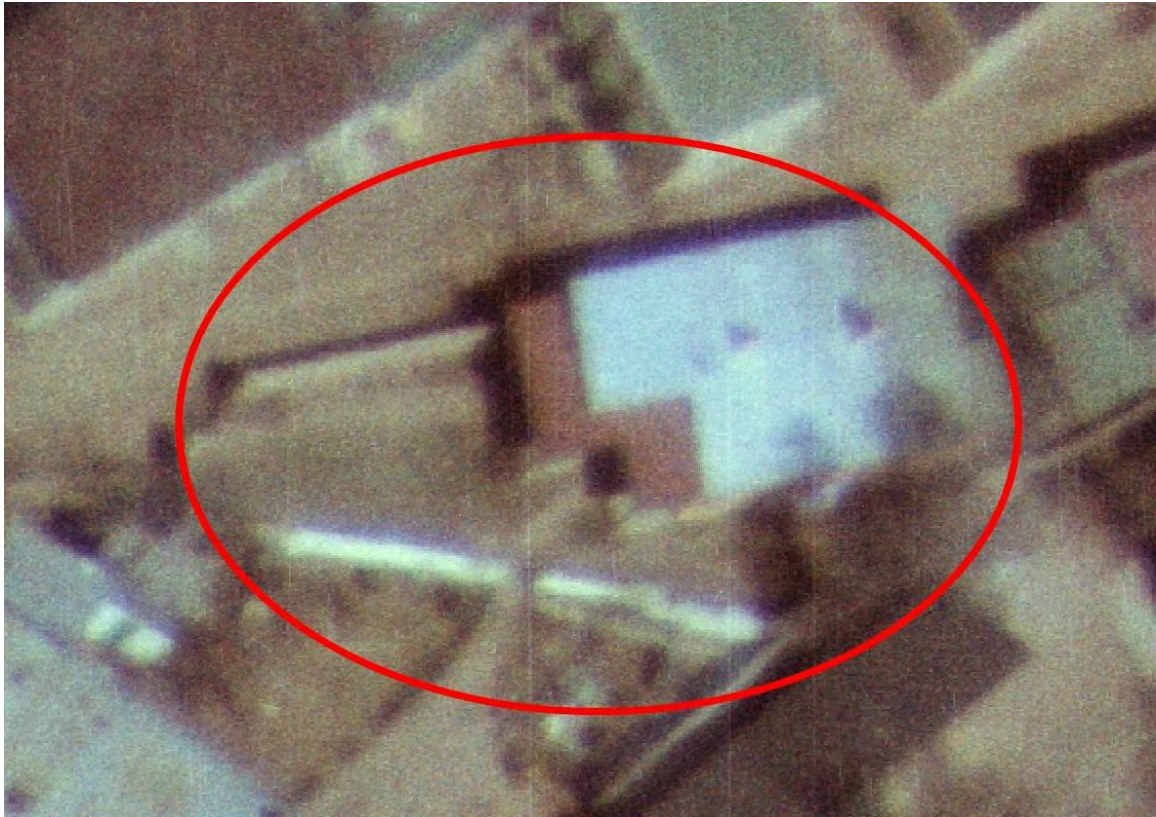


**Figure 7: November 10, 1958, aerial photograph. A. probable extension; B. west elevation porches; C. small entry porch or another feature.**

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

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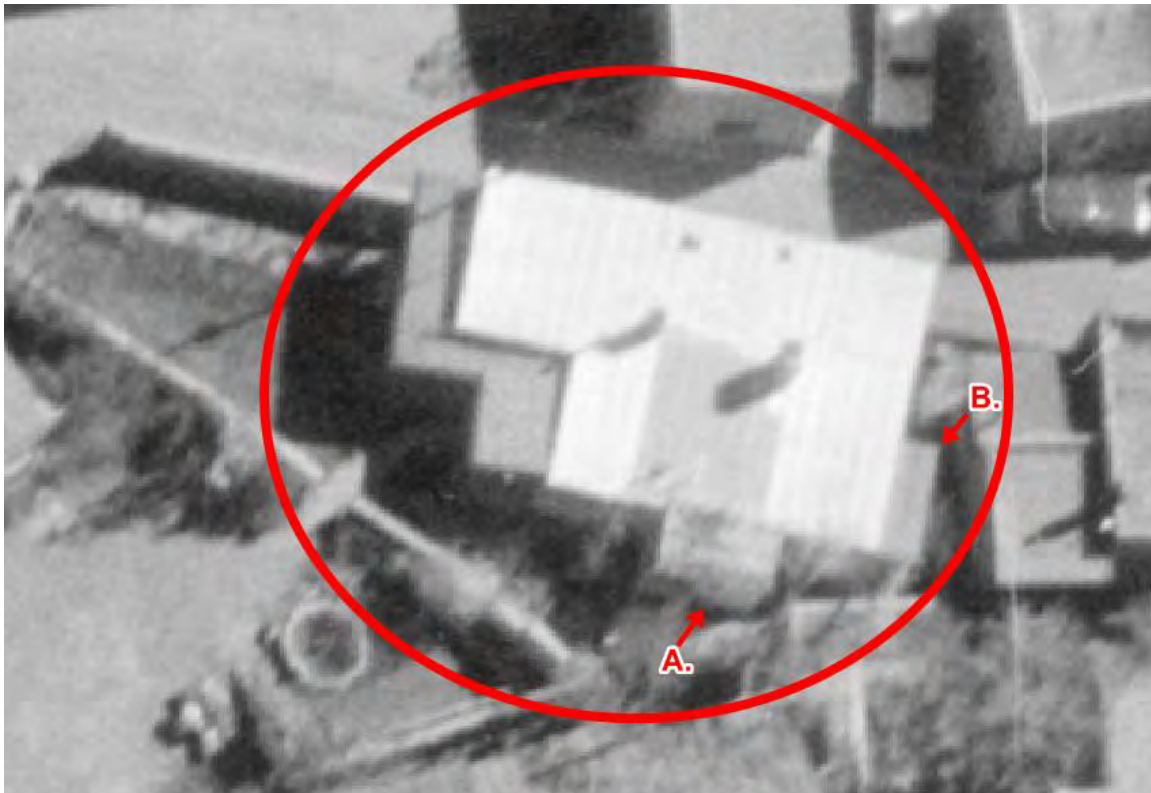


**Figure 8: February 27, 1969, aerial photograph. Note there is no large projection on the south elevation.**

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**Figure 9: May 11, 1973, aerial photograph. A. bump-out addition; B. closet addition.**

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**Figure 10: September 11, 1978, aerial photograph. Orientation reversed. Note consistency of fenestration.**

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**Figure 11: 2005 aerial photograph showing the porch roof at that time.**

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**Figure 12: December 2007 Google Street View image of northwest porch.**

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**Figure 13: December 2007 Google Street View image of east elevation showing what appear to be paired casement windows.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)  
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**Survey Photographs**

(All images taken by Giulia Caporuscio on June 5, 2024)



**Photo 2: Streetview. Subject at right foreground. Camera facing southeast. Note shortened stone wall at center.**

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**Photo 3: North elevation, west section. Camera facing south.**

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**Photo 4: North elevation, east section. Camera facing south.**

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**Photo 5: North elevation, casement windows. Camera facing south.**

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Andrés Sena Property/ <b>Rosina Hernández O'Dell House</b>	312 Pino Road Downtown and Eastside Historic District -Santa Fe	Santa Fe ID:  5. Date of Survey: June 5, 2024			



**Photo 6: West elevation, northwest corner. Camera facing east.**

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**Photo 7: West elevation, southwest corner. Camera facing east.**

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**Photo 8: South elevation, southwest corner. Camera facing north.**

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**Photo 9: South elevation oblique. 1970s bump-out highlighted. Camera facing east.**

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**Photo 10: South elevation, west end. 1970s bump-out highlighted. Camera facing north. Note grated acequia.**

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

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**Photo 11: South elevation, middle section. 1970s bump-out highlighted. Camera facing north.**

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**Photo 12: South elevation, east section oblique. 1970s closet addition highlighted. Note single sash casement at left.**

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**Photo 13: East elevation oblique. Camera facing southwest. 1970s closet addition highlighted. Note single sash casement at center.**

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**Photo 14: East elevation. 1970s closet addition highlighted. Camera facing northwest.**

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**Photo 15: Recently constructed stone wall section, west elevation. Camera facing east.**

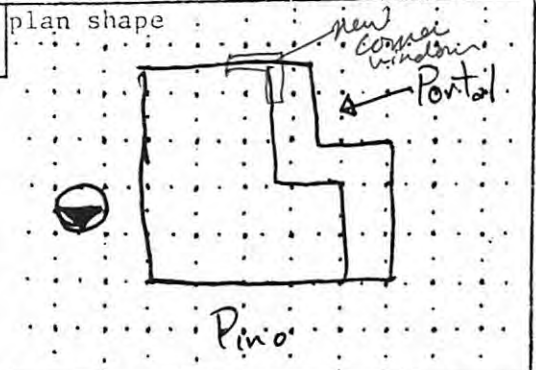
5/27 315  
H 3068 Conne  
Herrandez

building threatened? yes	surveyed date 7-9-84 by mb	county Santa Fe	ID no. 051601031 783-6540
field map SFHD	number 3-1031	UTM reference easting zone 12 13	

location description 312 Pino	city/town Santa Fe
land grant/reservation	

building name Odell (1983)	legal description tnsp N S range E W sec
-------------------------------	---

film roll by mh no. 2	negative nos. 5	loc. of neg. HPB	plan shape
--------------------------	--------------------	---------------------	------------



date of construction Pre 1928 estimate actual source
---

use present residential other historic residential other
--

condition excellent x good fair deteriorating
---

degree of remodeling minor x moderate major
--

describe: Addition of Portal

surroundings Res
---------------------

relationship to surroundings x similar not similar
---

district potential yes no
------------------------------

significance eligible x of none if eligible, interest
---

why? contrib.

associated buildings? yes. what type?
--

if inventoried, list ID nos.
------------------------------

see back? yes
---------------

style  
~~Sp. Colonial~~  
NM U Vern.

foundation material  
NA  
wall material/surface  
Adobe? Stucco

architectural features  
Roof - Shed to S, terra plate w metal fascia, gutter  
to partial roof, portal roof 90 lb felt

Windows - metal casmt to S, 6 lite wood casmt on street.  
W DWW on st.

Doors - Street - ~~door~~ and portal, dbl french.  
Portal - post & beam, no corbels, gutter.

Stone wall surrounds patio

comments  
multi lite corner window as per site plan (under portal)  
- added ~~1935~~ c. 1955

# City of Santa Fe, New Mexico

## memo

DATE: June 15, 1992

TO: Historic Design Review Board

FROM: Mary Grzeskowiak, Urban Design Review Specialist

RE: 312 Pino Street (contested after 5-18-92 meeting)

Staff conducted a site visit on this property on 5-27-92 meeting the owner, Ms. Connie Hernandez, at that time to discuss any additional information she might have regarding the structure which is currently considered contributing on the City's Historic District Status Map.

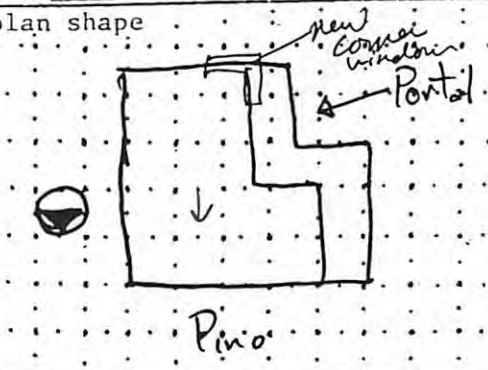
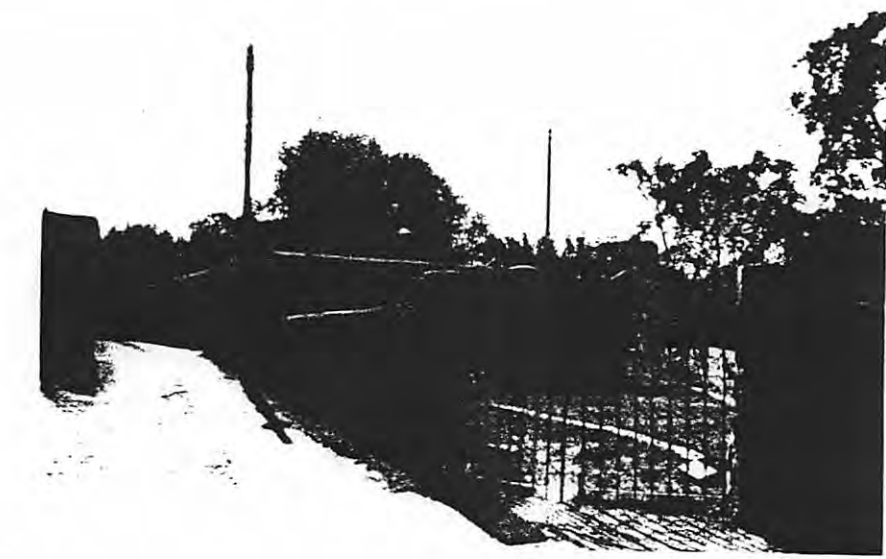
The New Mexico vernacular style adobe residence is historically related to 529 & 533 Old Santa Fe Trail as all three were built by and for the same family. The building retains much of its integrity of design and materials including the shed roof, 6 lite wooden casement windows, and its post and beam west elevation portal. Only one significant alteration has occurred to the building, that being the insertion of a non-historic multi-lite steel casement window wrapping around the southwest corner of the building under the portal.

Staff has determined that 312 Pino Street still retains its historic integrity and recommends the Board consider the building's existing status of contributing to be correct.

building threatened? yes	surveyed date 17-9-84 by <i>m b</i>	county <i>Santa Fe</i>	ID no. <i>051601031</i> <i>983-6540</i>
field map <i>SFHD</i>	number <i>3-1031</i>	UTM reference easting zone 12 13	northing

location description <i>312 Pino</i>	city/town <i>Santa Fe</i>
	land grant/reservation

building name <i>Odell (1983)</i>	legal description tnsp <u>  </u> N S range <u>  </u> E W sec <u>  </u> <u>  </u> <u>  </u>
film roll by <i>m b</i> no. <i>2</i>	negative nos. <i>5</i>
	loc. of neg. <i>[HPB]</i>
	plan shape



date of construction  
*Pre 1928* estimate    actual source   

use  
present    *residential*  
other     
historic    *residential*  
other   

condition  
   excellent    *x* good  
   fair    deteriorating

degree of remodeling  
   minor *x* moderate    major

describe:  
*Altn of Portal-No.*

surroundings  
*Res*

relationship to surroundings  
*x* similar    not similar

district potential  
   yes    no

significance  
   eligible *x* of    none

if eligible, interest why? *Contrib.*

associated buildings?    yes. what type?

if inventoried, list ID nos.

see back?    yes

style <i>Sp. Colonial</i> <i>NM U Vern.</i>	FOUNDATION MATERIAL <i>NA</i>
	wall material/surface <i>Adobe? Stucco</i>

architectural features  
*Roof - Shed to S, some plate w metal fascia, gutter to partial roof, portal roof 90 lb felt*  
*Windows - metal csmt to S, 6 lite wood csmt on street. W DWW on st.*

*Doors - Street - ~~door~~ and portal, dbl french.*  
*Portal - post & beam, no corbels, gutter.*  
*Stone wall surrounds patio*

comments  
*Multi-lite corner window as per site plan (under portal) - added ~~1935~~ c. 1955*



312 PINO

N + E ELEVATION



# Preliminary Zoning Review Worksheet

## City of Santa Fe Land Use Department

<p><b>To Be Completed By Applicant:</b></p> <p>Date Submitted: <u>9/30/24</u></p> <p>Property Owner of Record: <u>Bonny &amp; Byron Goldstein</u></p> <p>Applicant/Agent Name: <u>Martinez Architecture Studio PC</u></p> <p>Contact Person Phone Number: <u>(505)989 - 4958</u></p> <p>Zoning District: <u>RC-8</u></p> <p>Overlay: <input type="checkbox"/> Escarpment _____  <input type="checkbox"/> Flood Zone* _____  <input checked="" type="checkbox"/> Other: <u>Downtown &amp; Eastside</u></p> <p>Submittals Reviewed with PZR:  <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans  <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit:  <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector**  <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input checked="" type="checkbox"/> Residential  <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes <u>N/A</u></p> <p><small>* Requires an additional review conducted by Technical Review Division.  ** Requires an additional review conducted by the Traffic Engineering Division.</small></p>	<p>Site Address: <u>312 Pino Road</u></p> <p>Proposed Construction Description: <u>Window &amp; Exterior door replacement</u></p> <p>TOTAL ROOF AREA: <u>1,452 SF</u></p> <p>Lot Coverage: <u>46.19%</u>  <input type="checkbox"/> Open Space Required: _____</p> <p>Setbacks:  Proposed Front: <u>40'-9"</u> Minimum: <u>7'</u>  2<sup>nd</sup> Front? _____  Proposed Rear: <u>0'</u> Minimum: <u>15'</u>  Proposed Sides: L <u>0'</u> R <u>3'-6"</u> Minimum: <u>5'-0"</u></p> <p>Height: Proposed <u>Exist.</u>  Maximum Height: <u>Exist.</u> or  <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance  <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces:  Proposed <u>2</u> Accessible _____  Minimum: <u>2</u></p> <p>Bicycle Parking**:  Proposed: _____ Minimum: _____  ** Commercial Requirement</p>
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**THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.**

Martinez Architecture Studio PC

PRINT NAME

OWNER  APPLICANT  AGENT

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

*[Handwritten Signature]*

9/30/24

SIGNATURE

DATE

<p><b>To Be Completed By City Staff:</b></p> <p><b>Additional Agency Review if Applicable:</b></p> <p><input type="checkbox"/> Escarpment Approval by _____ Date: <u>  /  /  </u></p> <p><input type="checkbox"/> Flood Plain Approval by _____ Date: <u>  /  /  </u></p> <p><input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u>  /  /  </u></p> <p>Notes: _____</p> <p><b>Zoning Approval:</b>  <input type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected</p> <p>Comments/Conditions: _____</p> <p>REVIEWER: <u>Stephanie Perez</u></p> <p>DATE: <u>10/9/24</u></p> <p>Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.</p>	<p><u>2024-009262-PAR</u></p>
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