

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 10, 2025 – Rev.

For HPD Office use only:		
HCPI No.	District No.	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  Atanacio and Feliciano Vigil Property Arturo Vigil House	<b>2. Location:</b>  925 Acequia Madre Street Downtown and Eastside Historic District – Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: Old # 051611486  <b>4. County:</b> Santa Fe Parcel # 12919936
<b>5. Property Type:</b> <input checked="" type="checkbox"/> Buildings: house <input checked="" type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
<b>6. Date of Survey:</b> November 25, 2024		
<b>7. Previous Survey Date(s):</b> <input checked="" type="checkbox"/> Yes: November 14, 1984, Michael Belshaw; June 27, 2003, Giovana Buckley <input type="checkbox"/> No:		
<b>8. Name of Project:</b> HDRB Status Evaluation		
<b>9. Lat/Long:</b> 35.6791526,-105.92438		
<b>10. Photo Information:</b> John W. Murphey, photographer. Photo 1: Front elevation, view from Acequia Madre, camera facing north.		
<b>11. Brief Description of the Property:</b>  Constructed in the late 1930s with subsequent additions, 925 Acequia Madre is a small adobe home at the intersection of Camino Don Miguel and Acequia Madre streets. The house, primarily made of adobe with frame additions, encompasses approximately 848 square feet and features two bedrooms. It is situated below street grade on a 0.15-acre lot, which includes a guesthouse completed in 2003. Up until recently, a roofed structure connected the two buildings. The house stands on a former agricultural field. The front (south) façade and east elevation of 925 Acequia Madre have retained their historic integrity, while the other sides have undergone alterations. It is a Contributing Structure to the Downtown and Eastside Historic District.		
<i>Continued on Page 5.</i>		
<b>12. Who uses the property?</b> Residence		
<b>13. Construction Date:</b> Date: c.1939 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: city directories		
<b>14. Setting:</b> <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		
<b>15. Relationship to Surroundings:</b> <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)



Source: Office of the Santa Fe County Assessor  
*parcel lines are not accurate*

**17. Surveyor:**  
 (your name, address, telephone number, and any group affiliation)

John W. Murphey  
 Architectural Historian  
 Architectural History Services  
 505-577-7593/707-583-7819  
[John@archhistoryservices.com](mailto:John@archhistoryservices.com)

For: Current owner:

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

Current owner: JRF Real Estate LLC  
 N/A

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.)  
 See Historical Overview.

**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 Evaluation of Historical Status

**23. National or State Historic District: City of Santa Fe**

Is this property in a historic district?  Unknown  No  Yes  
 If yes:  Significant  Contributing: house  Non-contributing  No Status: walls  
 Per City of Santa Fe official designation map  
 If 'yes', what is the name of the district?  State  National  City of Santa Fe:  
 Downtown and Eastside Historic District

**24. Supplemental Forms:**

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

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<b>ARCHITECTURAL AND CONSTRUCTION DETAILS:</b>																																				
<b>6. Visible Construction Material:</b>  <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:				<b>7. Number of Stories:</b> <u>  </u> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____  <b>8. Foundation:</b> <u>  </u> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes  <b>9. Roof:</b> <u>  </u> N/A  Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input 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 checked="" 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 <input checked="" type="checkbox"/> Other: BRAI																																
<b>10. Window Types</b>  <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Clad</td> <td>1</td> <td>3</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>6</td> <td>3 pairs</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement	Clad	1	3	Casement	Wood	6	3 pairs	<b>11. Door Types</b>  <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>10-light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>15-light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Double</td> <td>French; 15-light</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Single-Leaf</td> <td>Solid</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>			Type	Style	Material	Number	Single-Leaf	10-light	Wood	1	Single-Leaf	15-light	Wood	1	Double	French; 15-light	Wood	2	Single-Leaf	Solid	Wood	1
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<b>12. Chimneys</b> <input checked="" type="checkbox"/> N/A		<b>13. Porches</b> <input checked="" type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																																		
<b>14. Other Significant Features</b> N/A																																				
<b>15. Modifications:</b> <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications  #1 Date: Pre-1958, north volume was likely added; visual and material evidence #2 Date: c. 2000s, likely infill of back porch; aerial photographs and visual and material evidence #3 Date: c.2000s, change of fenestration, including new openings across north elevation and northwest patio façade; aerial photographs and visual and material evidence #4 Date: c.2000s; introduction of curved privacy walls; aphs and visual and material evidence																																				



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## Architectural Description Continued

### South (Façade)

The façade is characterized by strict symmetry, presenting a rough approximation of a centered recessed portal design (Photo 2). This scheme was explored in the 1920s following the New-Old Santa Fe Style competition. Unlike most buildings from that era, this house shows more of the Pueblo Revival style.

The two openings, each measuring approximately 40”x 45”<sup>1</sup>, contain six light wood casement windows (Photo 3). These windows, with their construction details and geared “crank-out” operation, are replacements. They are situated about 5” back from the wall within bull-nosed openings.

At the center of the façade is the recessed porch, which features a 400-square-foot void and a non-historic entry door (Photo 4). Although the decking has been replaced, the beam appears to be historic (Photo 5).

### East Elevation

The east elevation sits close to the neighboring property (Photo 6). It is plain, holding the home’s utilities, and has only one opening. Like the front of the house, it is fitted with a pair of six-light casement windows (Photo 7). These, too, are not original. At about 16’ from the facade, the original house ends. North of this point (beginning with a 2” offset), is a lower volume erected before 1958 (Photo 8).

### North Elevation

Facing the guesthouse, the north side of the home reveals modifications (Photo 9). These begin with tall single-light clad casement windows bookending a mechanical room door (Photo 10). Cresting the façade is an overhang of recent construction. Up until recently, a roofed structure, creating shelter, connected the house to the guesthouse (Field 16).

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<sup>1</sup> The openings vary in dimension, indicating vernacular construction.

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## West Elevation

An intimate brick-lined courtyard defines the building’s northwest corner (Photo 11). This feature was likely introduced in the early 2000s (Fig. 7). Double-glazed doors from the kitchen give access to the porch. Judging by their location and design they are probably not original fenestration. The remainder of the west façade, representing the original core of the house, is a solid wall (Photo12).

## Walls

The property features several sets of walls, some of which appear old, while others are known to have been constructed in the early 2000s.

## Street

Fronting the property is a low stuccoed block wall that may be the structure that appears on a 1958 aerial (Fig. 3). The 10” thick wall measures 45” high from the outside grade (Photo 1). It continues below grade on the other side, working as a retaining wall. Its wide opening, filled with wrought iron fence, seems uncharacteristic of wall construction of the pre-war period. The opening may indicate an alteration made in the 2000s.

## Privacy

Two sets of curved privacy walls are found on the west side of the house (Photos 12 & 13). The thick walls, which rise 60” and 65½” above the outside grade, were erected around the time of the guesthouse project.

## Summary of Alterations

The original adobe structure of the building consists of a south-facing rectangle that contains two bedrooms and a living room. The bathroom of this block appears to have been an open porch that was enclosed at some point. A frame extension added to the north side of the home contains a kitchen and an additional bathroom. Aerial photographs suggest that this work was completed by 1958. In the 2000s, the

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fenestration of the north and northwest elevations was altered. This likely included creating new door openings to the courtyard.

### Historical Overview

#### A Corn Field

The original portion of the house, presumably constructed in the late 1930s, came following Don Atanacio Vigil’s death. Vigil, a former farmer, owned the land on which the house sits. His property once stretched north to Canyon Road. Born in Santa Fe in 1853, Vigil’s father, Juan Vigil, was also a farmer, with census records indicating that the family lived in the Upper Canyon area.

Mapping conducted by the state hydrological survey in 1914 shows that Don Atanacio owned a large home on Canyon Road (Fig. 1). His home corresponds with the building at 830 Canyon Road. Like his neighbors, Don Atanacio maintained a small farm field below the house. His and neighboring fields were irrigated by the *Acequia Madre*, of which Vigil was a *parciante*<sup>2</sup> At the time of the mapping, the field was planted with corn, a traditional crop used for home consumption and trading.

Atanacio married his wife, Feliciano Rodriguez de Vigil, in 1891. She was 20 years his junior and bore five children. Their youngest, Arturo, would inherit the land making up the subject property.

Starting in the 1920s, many of the former acequia-irrigated tracts along Canyon Road began to convert to residential developments. This followed a trend of Anglos moving into the area and establishing compounds and the parallel shift to a cash economy in which home farming was no longer a necessity. Don Atanacio’s employment reflected this change moving from farmer to janitor. In this situation, former fields were converted into family compounds holding multiple dwellings.

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<sup>2</sup> State Engineer’s Office, “Report: Santa Fe Hydrographic Survey (Santa Fe: State Engineer’s Office, March 13, 1919), n. pag.

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Census records indicate that the older sons lived on the property as two distinct households. One ran the Vigil Cash Grocery in a storefront adjacent to the family home at 826 Canyon Road. It is unclear if the two families lived in the large home or in separate structures on the property.

The 1930 enumeration provides the clearest picture of the multi-generational Vigil family living at 830 Canyon Road. Atanacio headed the primary household, consisting of his wife, Feliciano, and their youngest children, Sophia and Arturo.<sup>3</sup> The other families were headed by sons Juan and Raphael. In total, eleven individuals lived on the greater property, ranging in age from one to 75.

Revealing a local societal trend, several of the children worked as “servants” or laborers at private homes, reflecting an informal economy where native-born Hispanics were employed at Anglo homes. Similar jobs are shown to be held by neighbors.

Don Atanacio Vigil died on June 6, 1933, at his home on Canyon Road. He was 81.<sup>4</sup> Much later, deeds were created to divide the property. However, as evidenced in a 1939 lawsuit, the land was still under Atanacio’s name.<sup>5</sup>

### **A House Facing the Acequia**

The subject house did not appear on the 1914 hydrological map and was first identified by address in city directories in the late 1930s. It had a steady succession of renters. Most were married couples, with the male working in a low-wage job. This included José Barela, a septuagenarian sheepherder.<sup>6</sup> This may indicate the house was smaller than it is today.

A footprint of a building in the general location appears in a 1948 aerial photograph (Fig. 2). Other than the square-shaped roof, details of its footprint are vague.

<sup>3</sup> U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 4A; Enumeration District: 0003; FHL microfilm: 2341134.

<sup>4</sup> “Atanacio Vigil [obituary],” *Santa Fe New Mexican*, June 7, 1933, 8.

<sup>5</sup> “Legal Notice,” *Santa Fe New Mexican*, November 6, 1939, 6.

<sup>6</sup> Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1944* (El Paso: Hudspeth Directory Company, 1944), 76.

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It was around this time that Arturo and his mother moved into the home bearing the address 925 Acequia Madre.<sup>7</sup> Arturo, who started his work life clerking at the family store, appears to have continued that line of labor by working as a clerk for the New Mexico Bureau of Revenue. At other times, he was employed as an auto mechanic.

The 1950 census captured the tiny household. Feliciano headed it at age 76. She was the home’s owner, and lived with her son Arturo, recorded here as Arthur. Arturo, 35, was single (“never married”).<sup>8</sup> Three years later, Feliciano deeded the subject property to Arturo.<sup>9</sup> It is unknown when Feliciano died, but her name dropped out of city directories by the mid-1950s.<sup>10</sup>

An aerial image from 1958 indicates that the house had achieved its multi-plane roof, indicating it received an addition across its north elevation by this time (Fig. 3). Arturo continued to live at the home throughout the 1970s.

Overhead photographs from this period illustrate the layout of the property. Images taken in 1973 and 1978 show a small, lower-roofed structure at the northwest corner, which may have functioned as an open porch (Figs. 5 & 6). This area has since been enclosed and converted into a heated living space.

### Post-Vigil Ownership

In 1981, Ida B. Vigil, who appears to be Arturo’s sister-in-law, deeded the property holding the house to Maria Rosina Tucker, a single woman.<sup>11</sup> It is unclear of the sequence, but Tucker had already deeded it to her cousin, Magaret Ulibarri, with a life

<sup>7</sup> Ibid., 1947, 294.

<sup>8</sup> U.S. Census Bureau, National Archives at Washington, DC; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 26; Enumeration District: 26-5.

<sup>9</sup> Warranty Deed, Feliciano R. Griego Vigil, et al. to Arturo Vigil, recorded April 15, 1953, Book 69/Page 471, Instrument # 112879, Santa Fe County, New Mexico.

<sup>10</sup> An obituary was not located for her Feliciano or her son, Arturo.

<sup>11</sup> Quitclaim Deed, Ida B. Vigil to Rosina Tucker, recorded June 6, 1981, Book 422/Page 820, Instrument # 480680, Santa Fe County, New Mexico.

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estate clause.<sup>12</sup> Tucker, a native of Santa Fe born in 1926, worked as a maid in the 1950s.

Maria Rosina Tucker died in 1995. Her obituary claims that she had been married to Arturo Vigil. However, city directories do not show them living together, nor was a Santa Fe County marriage license recorded under their name.

Margaret Ulibarri and her husband Gilbert gained the property after Tucker’s death. They, in turn, deeded it in 2000 to their son, Gilbert A. Ulibarri, Jr.<sup>13</sup>

A real estate group acquired the property near the century mark, seeing potential in its location and large lot. The exterior was altered under a building permit (2000-1862). It is unclear whether these changes occurred at that time, but the north elevation and northwest corner were at some point modified with new fenestration.

Claire Lange, an independent broker and owner, presented a project to the HDRB in 2002 to construct a guesthouse behind her home (H-02-140). The upgraded 1930s adobe house was put up for sale in 2004 along with the guesthouse, and the property has since changed ownership several times.

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<sup>12</sup> Quitclaim Deed, Rosina Tucker to Margaret Ulibarri, recorded May 1, 1979, Book 379/Page 523, Instrument # 438201, Santa Fe County, New Mexico.

<sup>13</sup> Warranty Deed, Margaret and Gilbert A. Ulibarri to Gilbert A. Ulibarri, Jr., recorded August 15, 200, Book 1797/Page 80, Instrument # 1126343, Santa Fe County, New Mexico.

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## Evaluation of Historical Status

The house has maintained its essential historic integrity of footprint and massing since it was captured in a 1958 aerial photograph. Alterations across the north elevation and northwest corner are uncharacteristic of the original construction period. With this in mind, the recommendation is to maintain Contributing status, with the front (south) elevation designated as the primary façade. This elevation has the most architectural character and is the least altered. This recommendation excludes the current windows and doors, which are not historic.

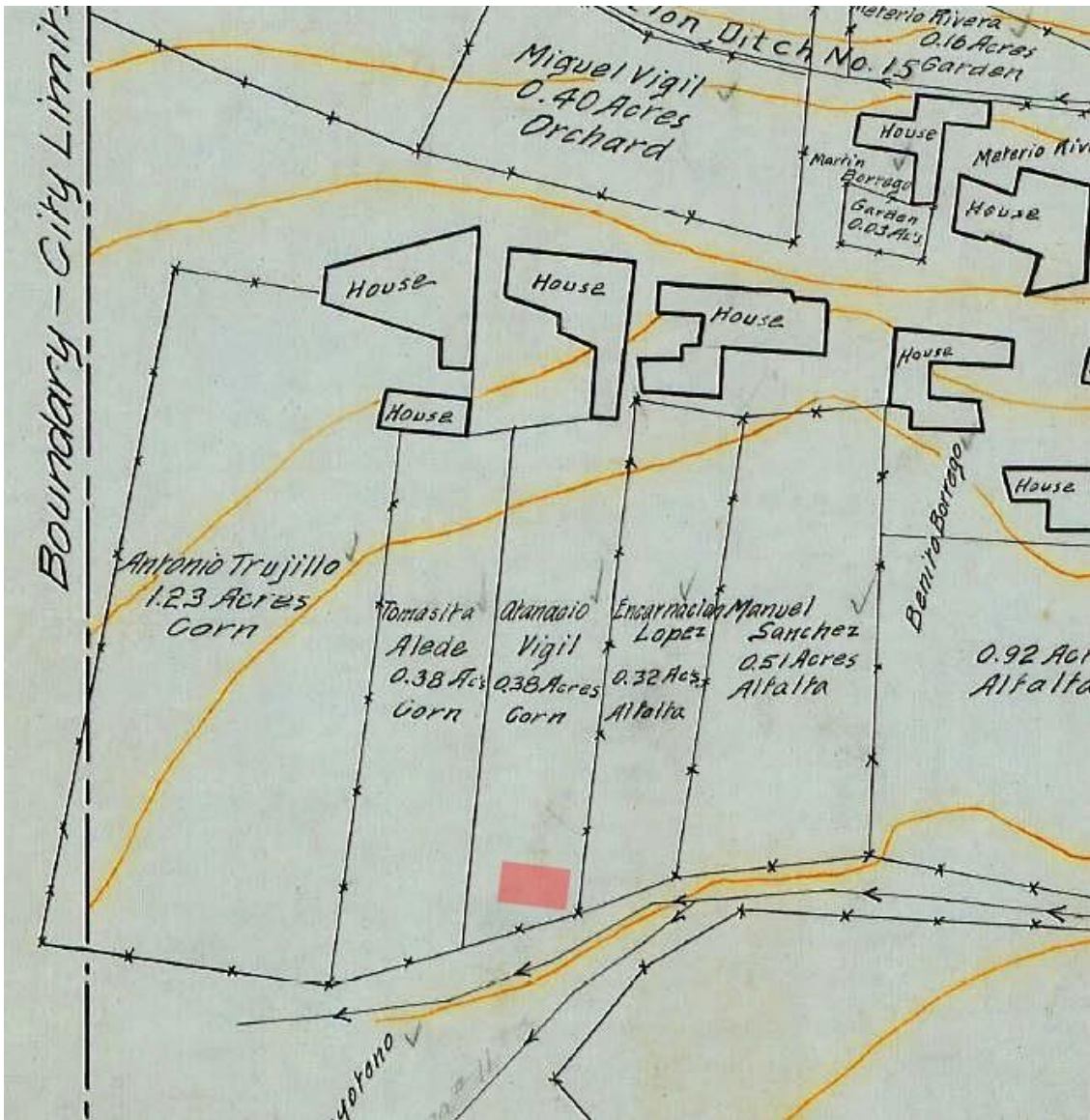
The walls are either recent or appear altered and, therefore, not recommended for Contributing status.

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## Illustrations



**Figure 1: 1914 hydrological survey map of Atanacio Vigil property. Approximate location of future house indicated in red.**

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**Figure 2: October 25, 1948, aerial photograph.**  
**Highlighted structure may be the current house.**

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

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

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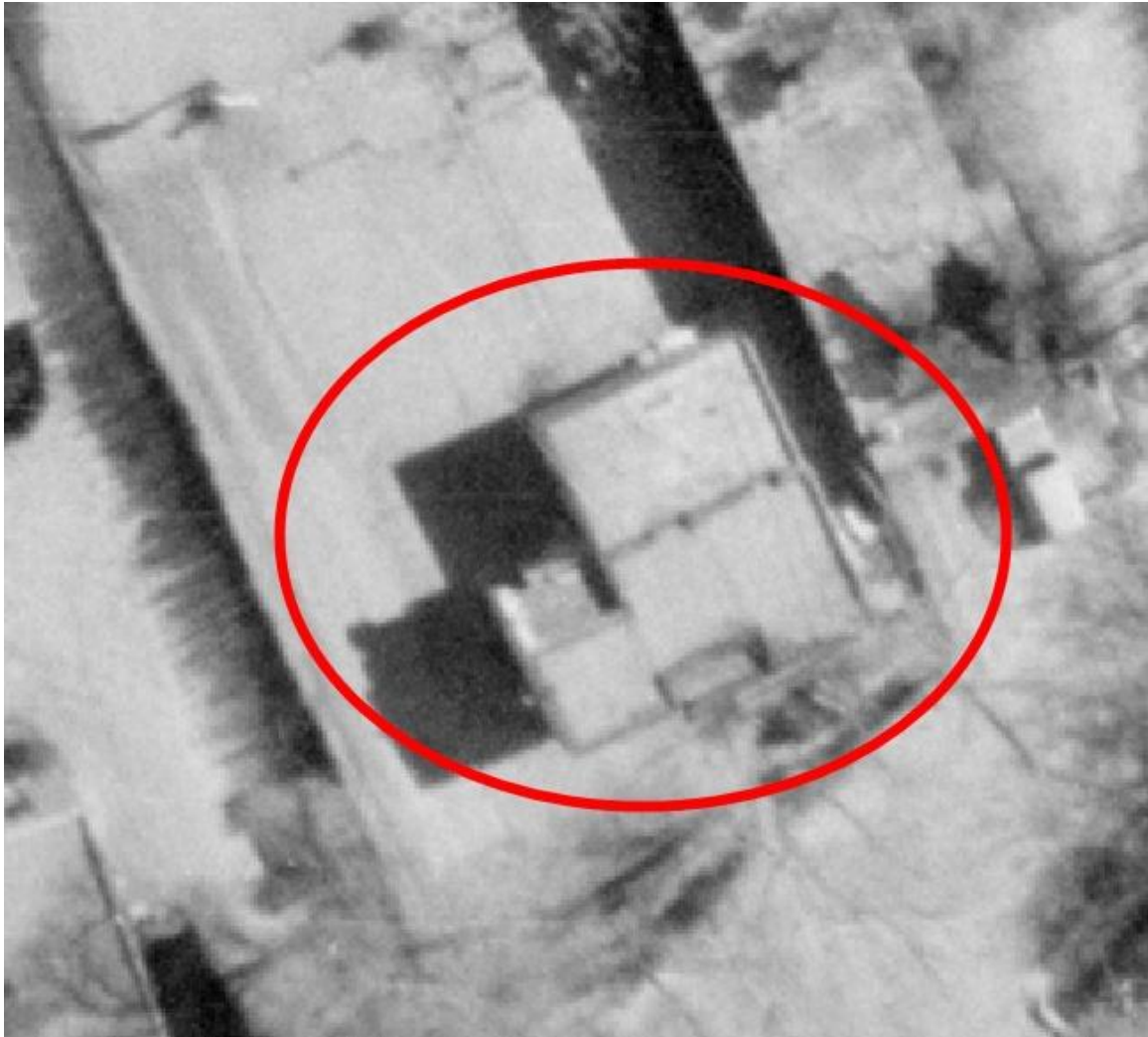


**Figure 3: November 10, 1958, aerial photograph.**  
**Note presence of lower north addition and street wall, indicated by an arrow.**

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**Figure 4: May 11, 1973, aerial photograph.**

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**Figure 5: September 11, 1978, aerial photograph, direction reversed. Note opening closer to west edge of building (A) and what appears to be an open porch (B).**

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**Figure 6: November 14, 1984, HBI survey photograph. Michael Belshaw, photographer. Courtesy of NMCRIS.**

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**Figure 7: 2001 (left) and 2005 (right) aerial photographs. Note the introduction of curved privacy walls in the 2005 image.**

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## Survey Photographs

(All images taken by John W. Murphey on November 25, 2024)



**Photo 2: South (front) elevation. Camera facing northeast.**

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**Photo 3: South (front) elevation. West window. Camera facing north.**

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**Photo 4: South (front) elevation. Recessed portal. Camera facing north.**

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**Photo 5: South (front) elevation. Recessed portal decking and beam. Camera facing up.**

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**Photo 6: East elevation oblique. Camera facing north.**

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**Photo 7: East elevation. Window. Note geared crank-out hardware. Camera facing west.**

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**Photo 8: North elevation. Northeast corner. Camera facing southwest.**

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**Photo 9: North elevation oblique. 2003 guesthouse at right. Camera facing west.**

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**Photo 10: North elevation. Mechanical room entry. Camera facing south.**

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**Photo 11: Northwest (patio) elevation. Camera facing southeast.**

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**Photo 12: West elevation. Camera facing east.**  
**Note curved wall was constructed in c.2002.**

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**Photo 13: Entry gate and curved wall. Camera facing northeast. Note gate and wall were erected in c.2002.**