



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 24, 2024

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: Former Fred and Josephine West House/ 2016 Commercial Building	2. Location: 216 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051610363 4. County: Santa Fe Parcel # 10257450
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 commercial building <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: May 22, 2024		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: December 20, 1984, Harry Weiss <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6854116,-105.9405717		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east façade. Camera facing northwest.		
11. Brief Description of the Property: <p>The building, which took on its current appearance around 2016 with a street-front addition (Photo 1), began much earlier as a small house set on the back of the lot. Initially occupied by Fred and Josephine West, this structure maintained its original footprint through at least the 1980s (Fig.1). It later received a few additions but remained at the back of the lot and looked like a home. Today, everything visible from the public right-of-way is recent construction. The building has been largely modified, even at its 2016 extension.</p> <p>Continued on Page 5.</p>		
12. Who uses the property? Retail		
13. Construction Date: Date: c.1957-58 with major c.2016 east (front) addition <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs, deeds, and HDRB records		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input 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>Red indicates areas changed by c.2016 addition and other alterations. 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 John@archhistoryservices.com w/ Giulia Caporuscio</p> <p>For: Louis F. West, via John A. Padilla, AIA</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Louis F. West 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>If 'no' or unknown, do you think this property is eligible for listing? <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 type="checkbox"/> Contributing <input type="checkbox"/> Non-contributing <input checked="" type="checkbox"/> No Status Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <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)

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																			
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 checked="" type="checkbox"/> Other: Frame			7. Number of Stories: <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: _____ 8. Foundation: <u> </u> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <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 checked="" 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; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td colspan="4">Unknown. Southeast corner not accessible; see Figure 9.</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Unknown. Southeast corner not accessible; see Figure 9.				11. Door Types <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>Double</td> <td>Full-Glass Commercial Pivot</td> <td>Glass</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Double	Full-Glass Commercial Pivot	Glass	1
Operation	Material	Glazing	Number																
Unknown. Southeast corner not accessible; see Figure 9.																			
Type	Style	Material	Number																
Double	Full-Glass Commercial Pivot	Glass	1																
12. Chimneys <input checked="" type="checkbox"/> N/A		13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																	
14. Other Significant Features N/A																			
15. Modifications: <input checked="" type="checkbox"/> <u> </u> No known modifications #1 Date: c.2016, major modification involving front (east) added to c.1950s residence, obscuring original building and resulting in other changes.																			

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 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: _x_ Other: Commercial

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
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SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: See Figure 8.



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Architectural Description Continued

The building faces Old Santa Fe Trail with a recently modified façade (Photo 1). As shown on Google Street View (Fig. 2), the 2016 addition had a centered door bracketed by small display windows. Spanning the openings was a continuous wood lintel recessed into the stucco. The fenestration has been replaced with a modern storefront with pivot glass doors. The lintel remains but is now obscured by an awning.

North and South Side Elevations

The north and south side elevations have no openings visible from the street or walkways (Photos 2 & 3). From period aerial photographs, it is unclear what type of fenestration existed along the south elevation (Figs. 6 & 7). A 2017 administrative approval involving the change of a door location showed a ½-glass and wood panel door flanked by small sash windows (Fig. 9). This area was inaccessible during the survey, and the extent of changes made is unknown.

West – Rear Elevation

The extreme west elevation, representing the original home, is only visible from the adjacent property (Photo 4). Its façade appears to be altered from this view.

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Historical Overview

Block 33/Lot 3

Based on a 1919 sewerage assessment, Ignacita West, the widow of Louis West, a butcher, owned the land holding the subject property.¹

After her husband’s death, Ignacita married Pedro Roybal. The family lived in the Trujillo de Oyaca house adjacent to the subject to the property. This large courtyard home pre-dated American occupation and, as shown on the 1912 King’s map, was the only significant structure on the west side of College Street (Fig. 3). Jesusita Trujillo de Oyaca, who was Ignacita’s mother, owned the house and the surrounding property, which historically stretched to Shelby Street.

The small lot to the north, as evidenced by Sanborn Fire Insurance maps, remained undeveloped until the 1920s. The 1930 Sanborn map shows it had a small wood building that may have worked as a shed (Fig. 4). This same building is shown again on the 1948 insurance map. The 1950 census recorded Ignacita as the head of the household of the colonial-era courtyard home.² It included two of her adult children, Susie and Fred West. Ignacita Oyaca de West died six years later.

216 Old Santa Fe Trail

The circumstances are unclear, but Ignacita’s daughter, Susie W. Klemos, received the subject lot before the 1950s (Fig. 5). Fred, her brother, built a small home on the site in the late 1950s, as visible in a 1958 aerial photograph (Fig. 6). Fred was a Justice of Peace. He, his wife Josephine, and their son Freddie lived in the house until Fred died in 1965.³

¹ Sanitary Sewers Assessment, District 13, as published in the *Santa Fe New Mexican*, August 1, 1919, 5. The measurement matches the east boundary of 216 and 218 Old Santa Fe Trail.

² U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 2; Enumeration District: 26-14.

³ Susie West Klemos deeded the property to the current owner in the 1980s; Warranty Deed, Susie W. Klemos to Louis F. West, recorded August 31, 1981, Book 426/Book 480, Instrument # 484231, Santa Fe County, New Mexico.

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After his death, it was converted to commercial use, starting with Santa Fe Crafts, a tourist trinket shop, which opened in the winter of 1965.⁴ The building continued in retail for a short time and appears to have returned to being a residence in the late 1960s.⁵

Responding to the completion of the Inn at the Loretto in 1975, the former house again became a shop, housing jewelry stores. In the mid-1980s, it turned into Gallery Tigua (Fig. 1) which sold Native American and Hispanic paintings and sculptures. Until recently, it held the Maya Gallery. It is now crammed with purple quartz crystals, stitched cowboy boots, knife sets, and the like.

Evaluation of Historical Status

As currently designated, the building that appears on the City’s GIS map holds a mix of Contributing and Non-contributing status. The recommendation is to establish the entire building as Non-contributing due to its significant loss of historic integrity and inability to convey its original design and associated historical context.

⁴ “Formal Opening! [advertisement],” *Santa Fe New Mexican*, November 21, 1965, 12.

⁵ This is based on newspaper accounts and city directories.

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Illustrations



**Figure 1: December 20, 1984, HBI survey photo. Harry Weiss.
 Courtesy NMCRIS.**

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Figure 2: September 2022, Google Street View image of east façade.

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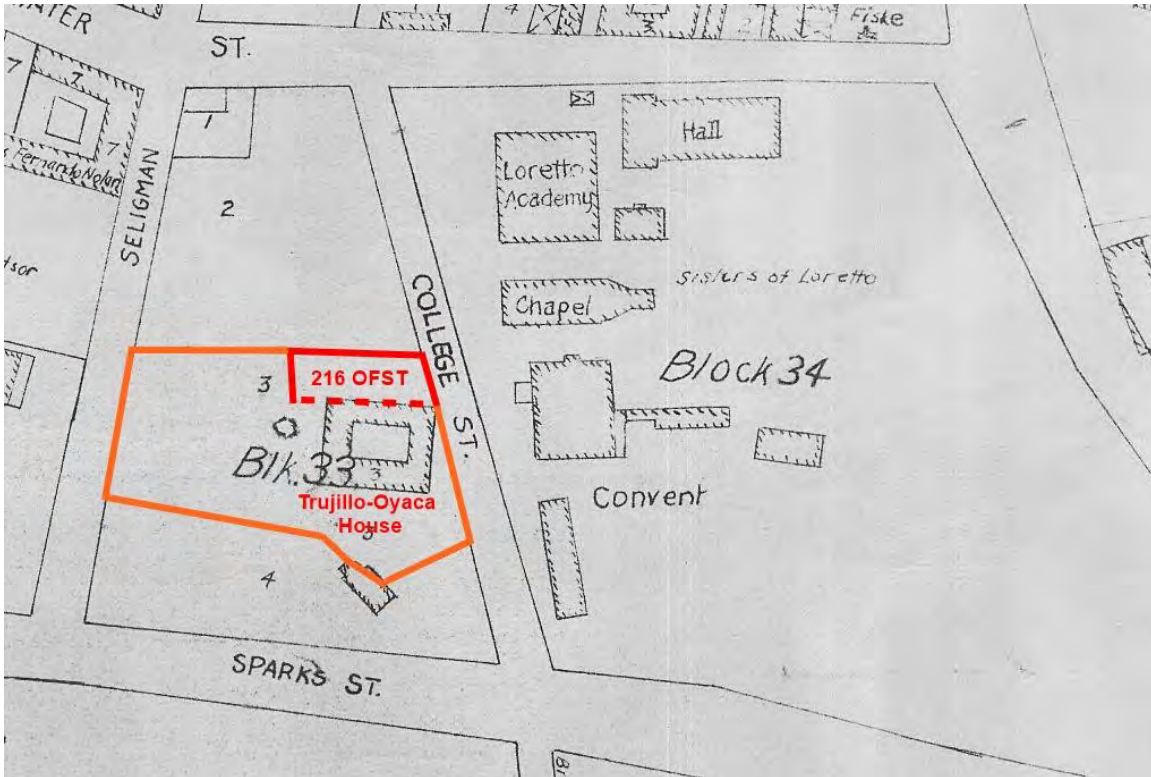


Figure 3: N. L. King, "Official Map of the City of Santa Fe," 1912. Approximate outline of future subject building highlighted along with historically associated property.

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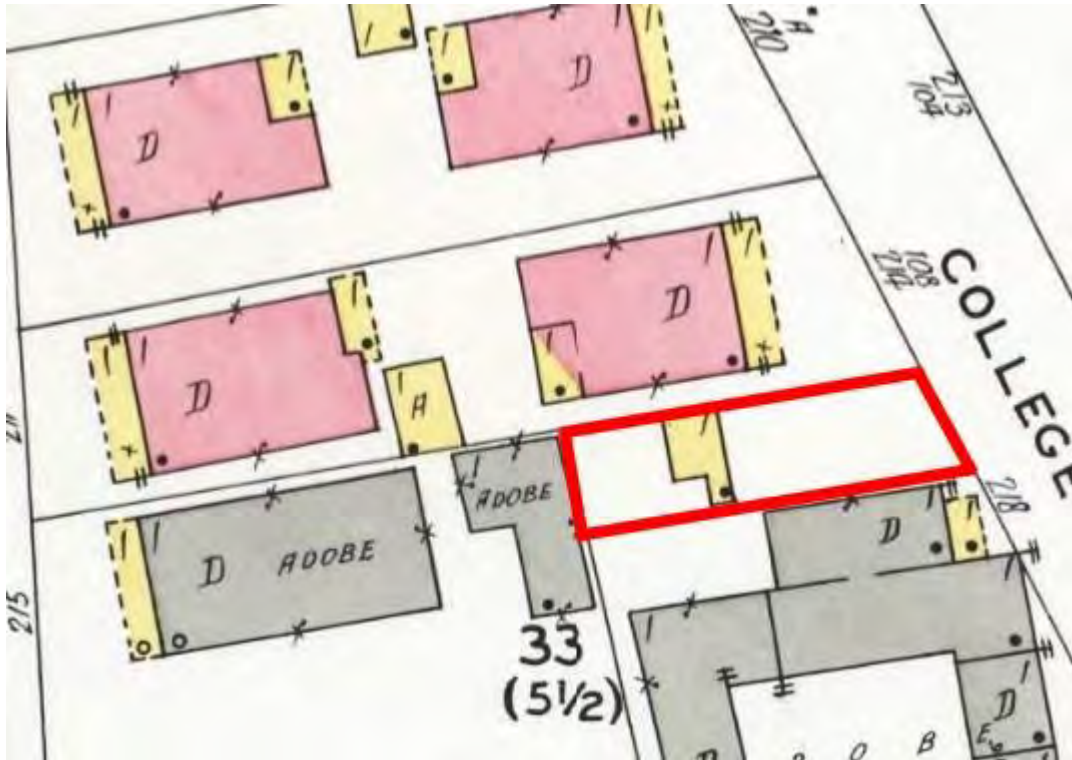


Figure 4: 1930 Sanborn Fire Insurance Company map. Approximate outline of future subject building highlighted. Note small wood building.

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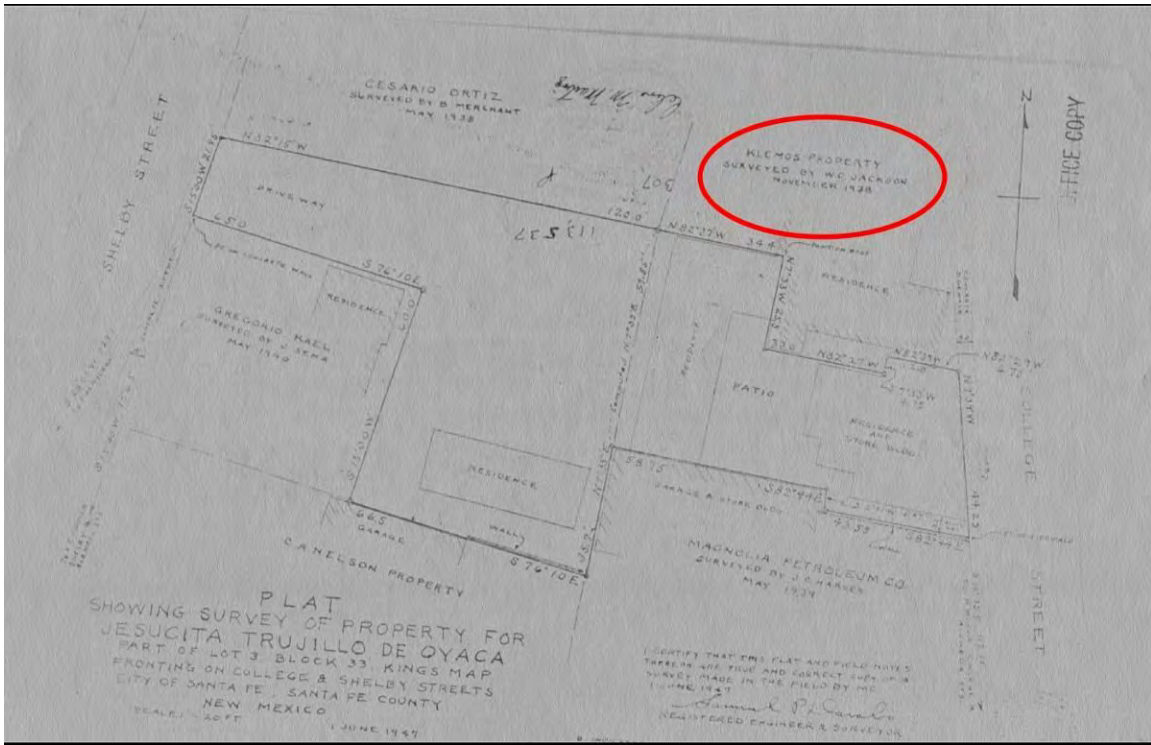
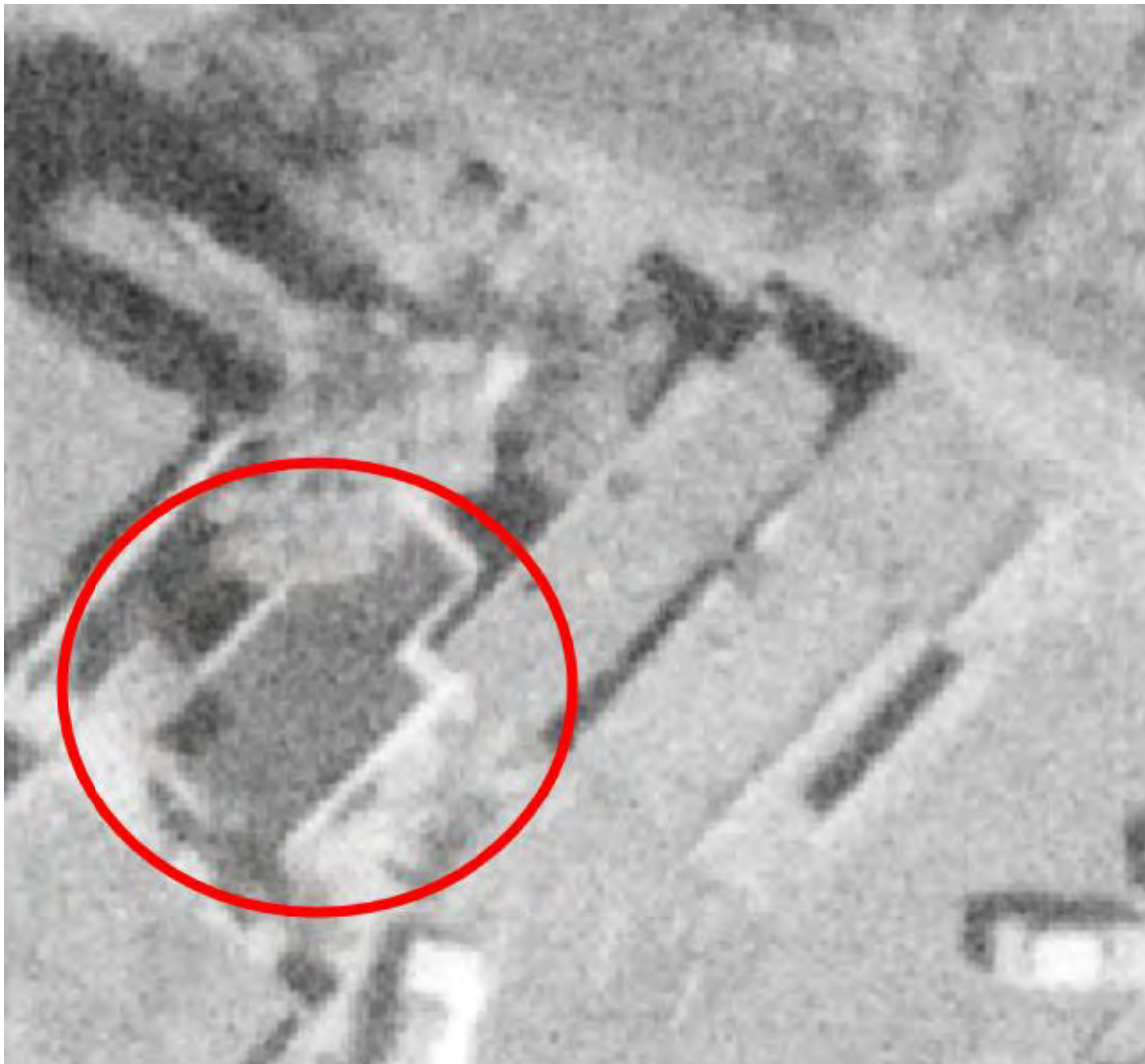


Figure 5: 1947 survey plat. Subject lot, owned by Susie West Klemos, highlighted. Note absence of dwelling.

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**Figure 6: November 10, 1958, aerial photograph.
Note presence of small house.**

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Figure 7: September 11, 1978, aerial photograph.

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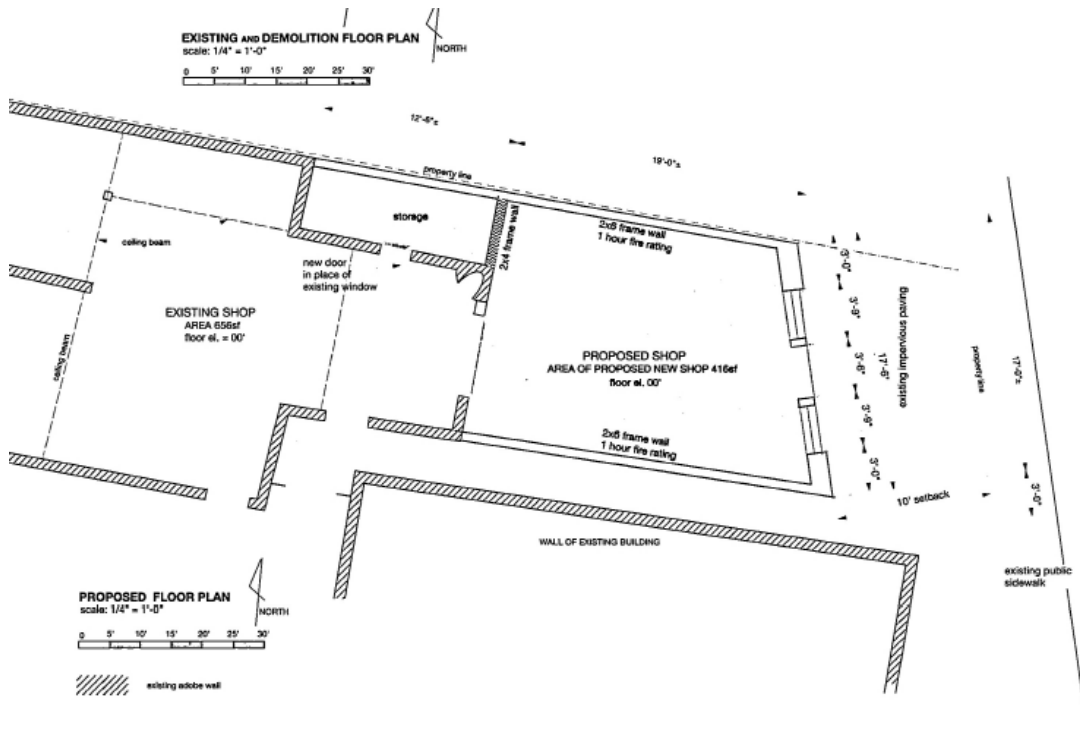
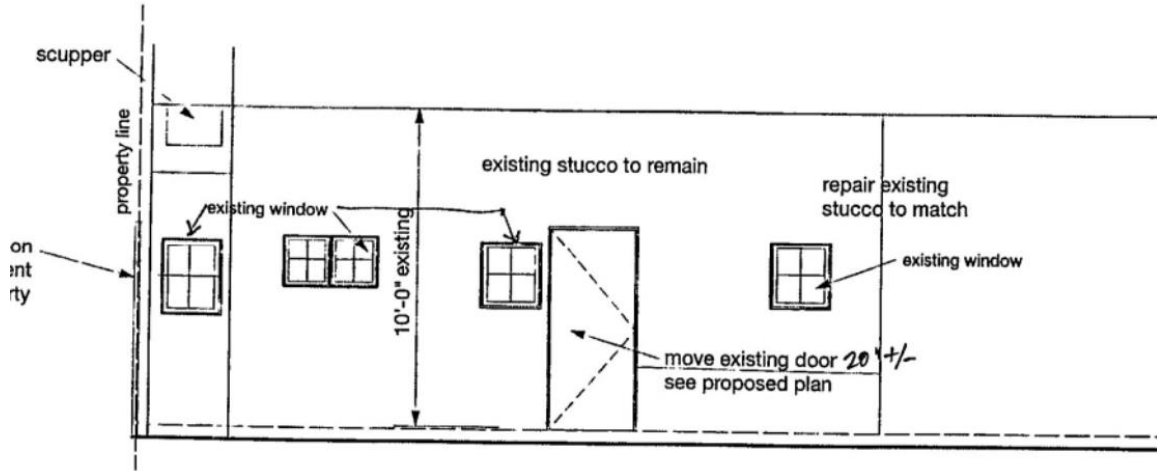


Figure 8: 2015 plan showing east addition and outline of original house.

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PROPOSED SOUTH ELEVATION



Figure 9: Illustrations from February 15, 2017, administrative approval covering the southeast corner of the building.

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Survey Photographs

(All images taken by Giulia Caporuscio on May 22, 2024)

Southeast corner of the property was not accessible during the survey.



Photo 2: North elevation. Camera facing southeast.

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Photo 3: South elevation. Camera facing northwest.

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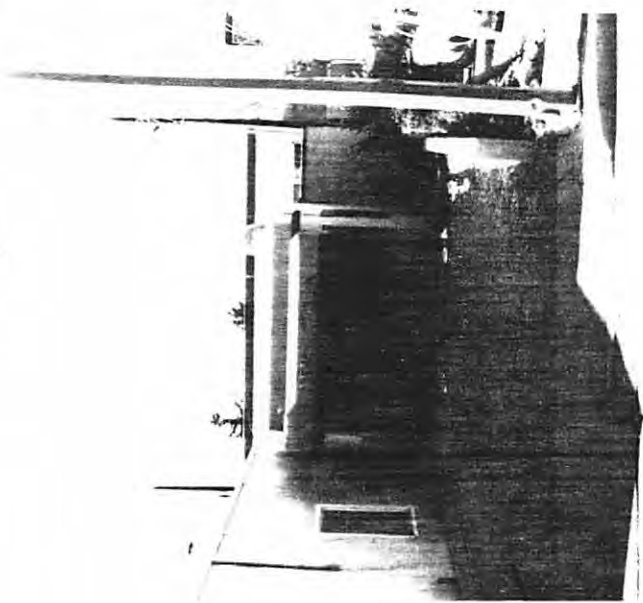
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Photo 4: West elevation. Camera facing southeast.

building threatened? yes	surveyed date 12/2/84 by HMW	county SANTA FE	ID no. 051610363
field map SFHD # 1	number 363	UTM reference zone 12 13	easting northing
location description 216 OLD SF TRAIL		city/town SANTA FE	
		land grant/reservation	

building name GALLERY TIQUA	legal description tnsp N S range E W sec 1/4 1/4
film roll by HMW no. SFHD # 19	negative nos. 16
	loc. of neg. HPB
	plan shape



style	foundation material	date of construction P 45 estimate actual
	wall material/surface	source SANTA FE DIR
		use present residential other historic residential other
		condition excellent good fair deteriorating
		degree of remodeling minor moderate major
		describe:

architectural features	surroundings COMM
	relationship to surroundings similar not similar
	district potential yes no
	significance eligible of none
	if eligible, interest
comments	why? NC DATE
	associated buildings? yes what type?
	if inventoried, list ID nos.
	see back? yes



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: <u>02/26/24</u>		<u>216 OLD SANTA FE TRAIL.</u>
Property Owner of Record: <u>LEWIS WEST.</u>		Proposed Construction Description:
Applicant/Agent Name: <u>JOHN A. PADILLA.</u>		<u>NEW STOREFRONT INSTALL EAST FACADE</u>
Contact Person Phone Number: <u>(505) 660-1682</u>		TOTAL ROOF AREA: <u>EXISTING. NO CHANGE</u>
Zoning District: <u>BGD OLD</u>		Lot Coverage: _____ % <u>EXISTING.</u> <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment _____ <u>-</u> <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		Setbacks: Proposed Front: <u>10'-0"</u> Minimum: <u>-</u> 2 nd Front? Proposed Rear: <u>0'-0"</u> Minimum: <u>-</u> Proposed Sides: L <u>0'</u> R <u>5'</u> Minimum: <u>5'</u> Existing
Submittals Reviewed with PZR: <input 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 type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		Height: Proposed <u>12' 2"</u> Maximum Height: <u>24'</u> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: Proposed <u>0</u> Accessible <u>0</u> Minimum: <u>0</u>
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: <u>ONE</u> Minimum: <u>ONE</u> ** Commercial Requirement
Use of Structure: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial Type of Use: <u>Gallery</u>		
Terrain: <input type="checkbox"/> 30% slopes _____ <u>-</u>		

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

JOHN A. PADILLA.
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.

[Signature]
SIGNATURE

02/25/24 / 04/01/24.
DATE

To Be Completed By City Staff:	Case no. 2024-008009
Additional Agency Review if Applicable: <input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___ <input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___ <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___ Notes: _____	
Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: <u>Legal lot of record provided.</u> <u>One inverted u provided for onsite bike parking</u>	
REVIEWER: <u>Carly Venditti</u> <u>Carly Venditti</u>	DATE: <u>4 / 3 / 2024</u>
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.	