

**City of Santa Fe  
Historic Districts Review Board  
Findings of Fact and Conclusions of Law**

**Case # 2024-8452-HDRB**

**Address** – 216 Old Santa Fe Trail

**Agent's Name** – John Padilla

**Owner/Applicant's Name** – Lewis West

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 25, 2024.

**BACKGROUND**

216 Old Santa Fe Trail is a non-residential structure located in the Downtown and Eastside Historic District. The original structure built on this property in the 1920s – perhaps a shed – has been removed. The earliest part of the existing structure was constructed in a vernacular manner between 1956 and 1958. The 1984 Historic Cultural Properties Inventory form provides little information about it, no history, and it describes the significance of the structure as “none.” The City’s official Building Historic Status map shows that the front part of the structure is contributing while the rear portion is non-contributing, however, this is inconsistent with the building’s history because it is documented that previous owners built an addition on the front in 2016-17. The 2024 HCPI describes many changes to the building since it was built in the 1950s, including the conversion of the structure from residential to commercial.

Aerial photography shows the structure in 1958 and with additions in 1978. The 1984 structure was entirely to the rear of the lot and still appeared as the original residence. The City issued a building permit for a detached family residence in 2005 (BLDR-2005-3137), however there is no indication that a second structure was ever built there, as there is no second structure in any aerial or photo including the 2007 street image from Google Maps. A tent is in this image and may be the permitted structure from 2005. The tent was still in use in 2014 but was removed by 2015.

The 2016 Historic Preservation case, Case # H-16-007, reads that the property is listed as non-contributing to the Downtown and Eastside Historic District. This 2016 case requested the removal of the temporary tent and the construction of a 346-square-foot addition on the east, street-facing elevation, and a 63-square-foot addition to the north elevation. Additional work on the property in 2017 altered the face of the structure by enclosing windows and increasing the size of fenestrations to create the store front as it appears in 2022. The structure as it exists today has no fenestrations on either the north or south elevations. The east façade was altered again in 2023, creating a glass front, and while the single header from the 2016 conversion is still present, it is obscured by a new awning.

The Applicant requests:

- 1) Status review of the non-residential structure; and
- 2) Designation of primary facades, if applicable.

## FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be designated as non-contributing due to its significant loss of historic integrity and inability to convey its original design and associated historical context, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a Historic District, approximately 50 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.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “non-contributing structure,” as recommended by the Staff. The Board finds that the structure at this location exhibits none of the elements that defined its original architecture.
11. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

**CONCLUSIONS OF LAW**

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board designates the structure as non-contributing.

**IT IS SO ORDERED ON THIS 24th DAY of SEPTEMBER, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecilia Rios  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Geraldyn Cardenas  
Interim City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date



**City of Santa Fe**  
Land Use Department  
200 Lincoln Ave.  
Santa Fe, New Mexico 87504-0909

**PROJECT** 2023-008452-HDRB. 216 Old Santa Fe Trail. Downtown & Eastside Historic District.  
**DESC:** Non-contributing Historic Status. John Padilla, agent for Lewis West, owner, requests a historic status review with primary facade(s) designation if applicable.

**CASE NUMBER:** 2024-008452--HDRB

**PROJECT TYPE:** Historic Status Review

**LOCATION:** 216 OLD SANTA FE TRL  
Santa Fe, NM 87501

**CONTACTS:** Property Owner                      Louis West

Applicant    John Padilla


## **BOARD ACTION**

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 25, 2024. The decision of the Board was to designate the entire structure as non-contributing to the Downtown and Eastside Historic District.

Please note that the full motion for the designation was: "In case 2024-008452-HDRB for 216 Old Santa Fe trail, I move that based on the record presented, the application, and the staff report findings be entered agreeing with the position in the staff report and the recommendation that the designation of the entire building be non-contributing but I want to add a comment which is not a condition (of approval) this is an unusual case where we are not looking down the road at what changes might be coming before us. I am looking at changes that have already been made, I would be very unhappy if we didn't have this altered either through a subsequent application or an action from the City to ensure that this building be either preferably exactly as it was approved previously by the Board (this is reference to the facade as it was approved in 2016 and 2017) or return to that or something equivalent that the applicant chooses instead to bring expeditiously a new application for renovation to the Board. If it is not expeditious, I would urge the City to take a course of action."

For further information please call 505-955-6605.

Sincerely,



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Lani McCulley

**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.**



# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2024-008452--HDRB

**Project Description:** 2023-008452-HDRB. 216 Old Santa Fe Trail. Downtown & Eastside Historic District. Non-contributing Historic Status. John Padilla, agent for Lewis West, owner, requests a historic status review with primary facade(s) designation if applicable.

**Project Location(s):** 216 OLD SANTA FE TRL  
Santa Fe, NM 87501

## Contacts:

Property Owner: Louis West

calzapper@gmail.com

Applicant: John Padilla

japadillaarchitect@gmail.com

**Historic District:** HD: Downtown And Eastside

## Historic Building Status:

Non-Statused:

Non-Contributing:

Contributing: True

Significant/Landmark:

## Primary Elevations:

**Publicly Visible Facade-East:** Yes

**Publicly Visible Facade-North:** Yes

**Publicly Visible Facade-South:**

**Publicly Visible Facade-West:**

**Historic District Inventory Number:** 1984

**Year of Construction:** 1956-1958

**Project Type:** Historic Status Review

**Historic Building Name:** Gallery Tiqua

# City of Santa Fe, New Mexico

# memo

**DATE:** June 25, 2024  
**TO:** Historic Districts Review Board Members  
**FROM:** Lani McCulley, Senior Planner, Historic Preservation Division

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**2024-008452-HDRB. 216 Old Santa Fe Trail. Downtown & Eastside Historic District. Non-contributing.** John Padilla, agent for Lewis West, owner, requests a historic status review with primary facade(s) designation if applicable.

## **REFERENCE ATTACHMENTS (Sequentially):**

### **CITY SUBMITTALS**

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: previous case documents

### **APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: 2024 HCPI

## **STAFF RECOMMENDATION:**

Staff recommends the historic status of the structure be designated as non-contributing due to its significant loss of historic integrity and inability to convey its original design and associated historical context per 14-5.2(C) Designation of Significant and Contributing Structures.

## **BACKGROUND & SUMMARY:**

216 Old Santa Fe Trail is a non-residential structure located in the Downtown and Eastside Historic District. The status map shows that the front portion of the structure is contributing while the rear portion is non-contributing.



Figure 1: Status designation map

The structure was constructed in a vernacular manner between 1956 and 1958. The 1984 HCPI form provides no information about the structure. The 2024 HCPI reflects the changes that were made without permit or approval from the HDRB in 2023.



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



Figure 2: Difference between store frontages 1984 and 2024.

Aerial photography shows the structure in 1958 and with additions in 1978. The 1984 structure was entirely to the rear of the lot and still appeared as the original residence. A building permit for a detached family residence was issued in 2005 (BLDR-2005-3137), however there is no indication that a second structure was ever built as there is not a second structure in any aerial or photo including the street image from Google Maps in

2007. A tent structure is in this image and may be the permitted structure from 2005. This structure was still in use in 2014 but is missing by 2015.



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



Figure 7: September 11, 1978, aerial photograph.

Figure 3: Aerials from 1958 and 1978



Figure 4: Store front in 2005 and 2015

The 2016 historic preservation case H-16-007 indicates that the property is listed as non-contributing to the Downtown and Eastside Historic District. This 2016 case requested the removal of the temporary tent structure and the construction of a 346 sq. ft. addition on the east elevation, and a 63 sq. ft. addition to the north elevation.

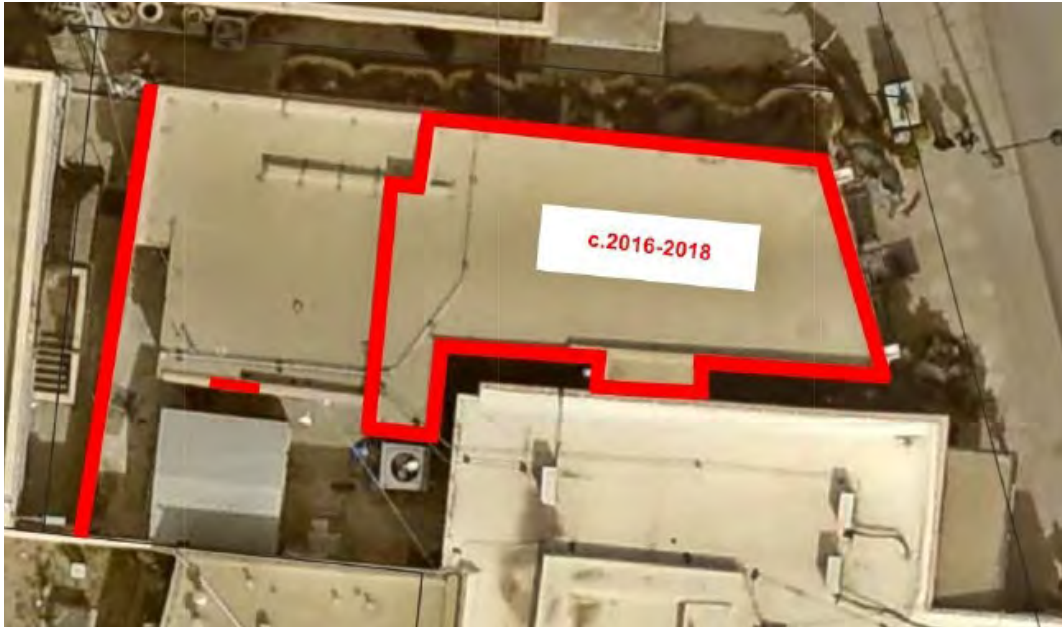


Figure 5: Red indicating the alterations by circa 2016 addition and other alterations

Additional work on the property in 2017 altered the face of the structure by enclosing windows and increasing the size of fenestrations to create the store front as it appears in 2022.

The structure as it exists today has no fenestrations on either the north or south elevations. The east façade was altered again in 2023 creating a glass front and while the single header from the 2016 conversion is still present, it is obscured by a new awning.



2022 Store front left and 2024 Store front above.

Figure 6: Store fronts in 2022 and 2024

The applicant requests:

- 1) Status review of the non-residential structure and;

- 2) Designation of primary facades, if applicable.

### **RELEVANT CODE CITATIONS:**

#### 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

##### (1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

#### 14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

#### 14-12 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.

#### 14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

#### 14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

#### 14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

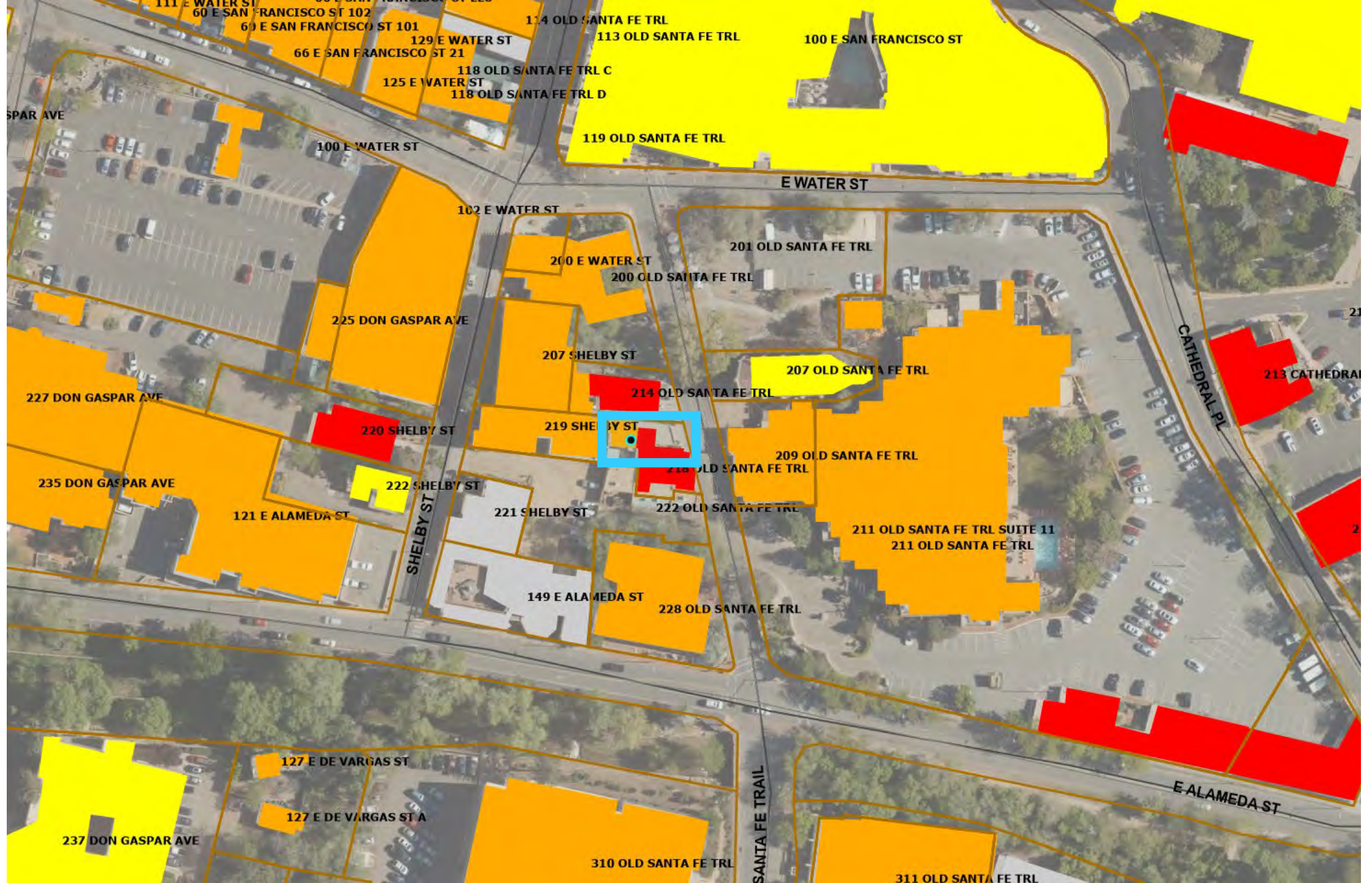
(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.





111 E WATER ST

60 E SAN FRANCISCO ST 102

66 E SAN FRANCISCO ST 101

129 E WATER ST

125 E WATER ST

118 OLD SANTA FE TRL C

118 OLD SANTA FE TRL D

114 OLD SANTA FE TRL

113 OLD SANTA FE TRL

100 E SAN FRANCISCO ST

100 E WATER ST

119 OLD SANTA FE TRL

E WATER ST

102 E WATER ST

201 OLD SANTA FE TRL

200 E WATER ST

200 OLD SANTA FE TRL

225 DON GASPAR AVE

207 SHELBY ST

207 OLD SANTA FE TRL

227 DON GASPAR AVE

214 OLD SANTA FE TRL

213 CATHEDRAL

220 SHELBY ST

219 SHELBY ST

209 OLD SANTA FE TRL

235 DON GASPAR AVE

121 E ALAMEDA ST

222 SHELBY ST

218 OLD SANTA FE TRL

209 OLD SANTA FE TRL

221 SHELBY ST

222 OLD SANTA FE TRL

211 OLD SANTA FE TRL SUITE 11  
211 OLD SANTA FE TRL

SHELBY ST

149 E ALAMEDA ST

228 OLD SANTA FE TRL

127 E DE VARGAS ST

127 E DE VARGAS ST A

237 DON GASPAR AVE

310 OLD SANTA FE TRL

SANTA FE TRAIL

311 OLD SANTA FE TRL

E ALAMEDA ST

**City of Santa Fe, New Mexico**

**Historic Districts Review  
Board**

**June 25, 2024**

**2024-008452-HDRB**

**Applicant Submittal**

**Status Review**

**216 Old Santa Fe Trail**



May 30, 2024

Lani McCulley  
Senior Planner  
Historic Preservation Division  
Planning & Land Use Department  
City of Santa Fe

**RE:** Requesting Historic Status Review  
216 Old Santa Fe Trail

Dear Lani,

On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the historic status of 216 Old Santa Fe Trail. The property is in the Downtown and Eastside Historic District without status. Our request is to have a status designation of Non-Contributing.

My client references the significant changes, additions, and modifications to the original home and additions to the east elevation of the original structure. The modifications to the original residence have changed the property enough to warrant Non-Contributing status.

Thank you for consideration of our request. Please let me know if you require any additional information.

Sincerely,


A handwritten signature in black ink, appearing to read 'JAP', with a horizontal line extending to the right.

John A. Padilla, AIA  
Architect

# 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. _____ NRHP ___ SRCP ___ Criteria ___A___B___C___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:  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.  <b>Continued on Page 5.</b>		
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><b>16. Additional Perspective:</b> (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><b>17. Surveyor:</b>              (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: Louis F. West, via John A. Padilla, AIA</p>
<p><b>18. Owner (if known) and other knowledgeable people:</b></p> <p>Current owner: Louis F. West              N/A</p>	
<p><b>19. Is Property Endangered?</b>    <input checked="" type="checkbox"/> Unknown    <input type="checkbox"/> No    <input type="checkbox"/> Yes    How?</p>	
<p><b>20. Significance to Current Community:</b>    <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><b>21. Other Significance or Information of Interest:</b> (such as historical, legendary, structural, former ownership, etc.)              See Historical Overview.</p>	
<p><b>22. National or State Register:</b></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><b>23. National or State Historic District: City of Santa Fe</b></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><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><b>24. Supplemental Forms:</b></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*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2																	
		_NRHP_ _SRCP_	Criteria <u>  A  </u> <u>  B  </u> <u>  C  </u> <u>  D  </u>																
<b>1. Name of property:</b>  Former Fred and Josephine West House/ 2016 Commercial Building	<b>2. Location:</b>  216 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID:  <b>4. County:</b> Santa Fe  <b>5. Date of Survey:</b> May 22, 2024																	
<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  Stone: <input type="checkbox"/> 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  Wood: <input type="checkbox"/> 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		<b>7. Number of Stories:</b> <input type="checkbox"/> 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> <input type="checkbox"/> 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  <b>9. Roof:</b> <input type="checkbox"/> 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:																	
<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 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.				<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>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																
<b>12. Chimneys</b> <input checked="" type="checkbox"/> N/A		<b>13. Porches</b> <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																	
<b>14. Other Significant Features</b> N/A																			
<b>15. Modifications:</b> <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications  <u>#1 Date: c.2016, major modification involving front (east) added to c.1950s residence, obscuring original building and resulting in other changes.</u>																			

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 <a href="https://www.santafenm.gov/land-use/historic-preservation">https://www.santafenm.gov/land-use/historic-preservation</a>	Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 <a href="https://nmhistoricpreservation.org/arms.html">https://nmhistoricpreservation.org/arms.html</a>
--	---

**SITE:**

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: See Figure 8.



# 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
<b>1. Name of property:</b> Former Fred and Josephine West House/ 2016 Commercial Building		<b>2. Location:</b> 216 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe		<b>3. Local Reference Number:</b> Santa Fe ID:				
				<b>4. County:</b> Santa Fe				
				<b>5. Date of Survey:</b> May 22, 2024				

## 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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: May 22, 2024						

## 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.<sup>1</sup>

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.<sup>2</sup> 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.<sup>3</sup>

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.

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

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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.<sup>4</sup> The building continued in retail for a short time and appears to have returned to being a residence in the late 1960s.<sup>5</sup>

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.

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

<sup>5</sup> This is based on newspaper accounts and city directories.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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## Illustrations



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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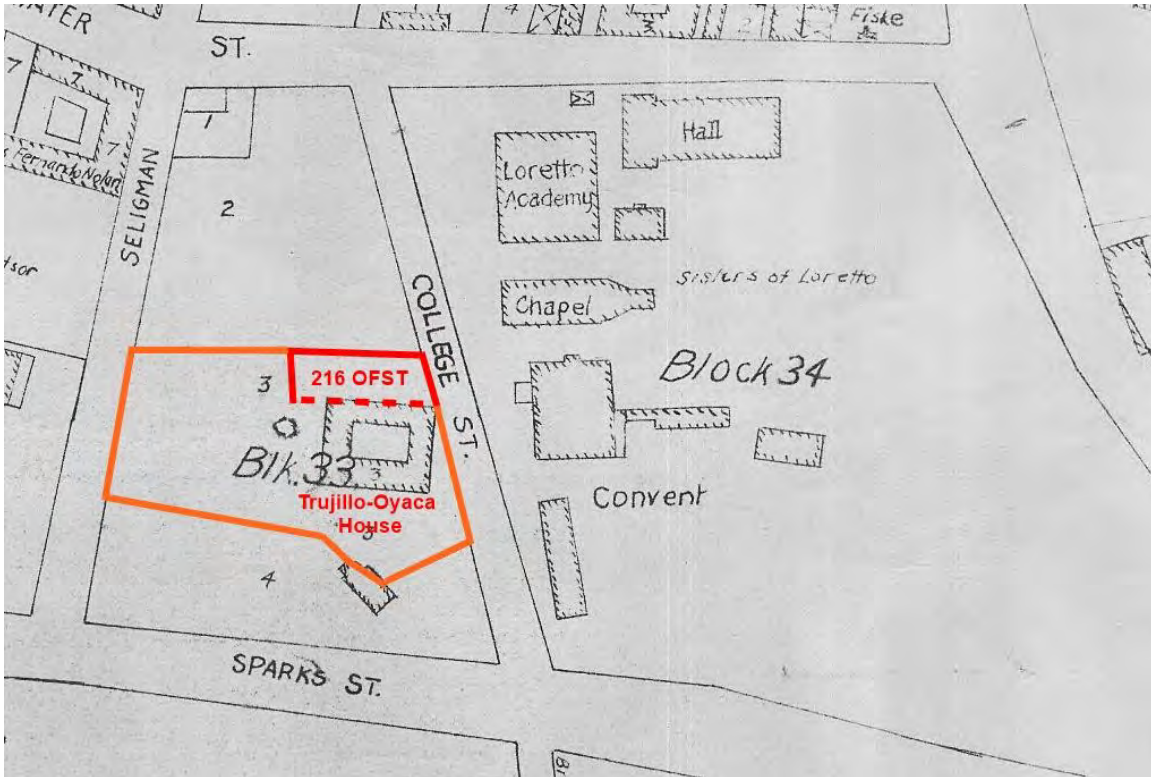


Figure 3: N. L. King, "Official Map of the City of Santa Fe," 1912. Approximate outline of future subject building highlighted along with historically associated property.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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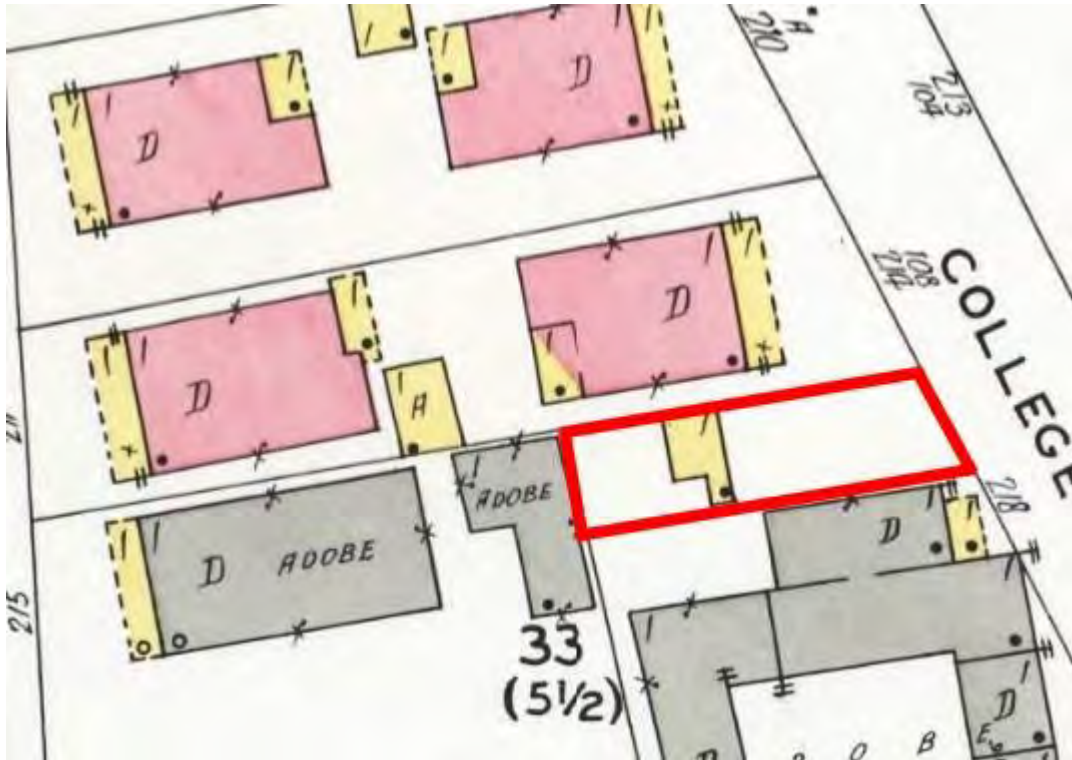
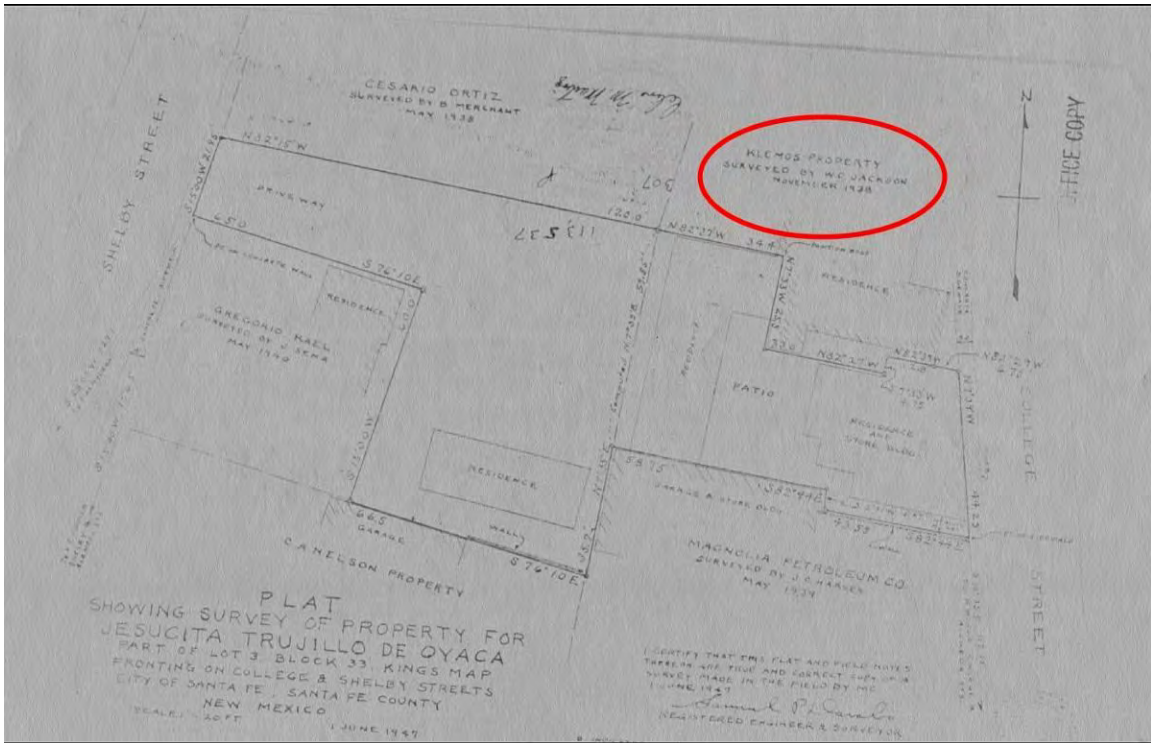


Figure 4: 1930 Sanborn Fire Insurance Company map. Approximate outline of future subject building highlighted. Note small wood building.

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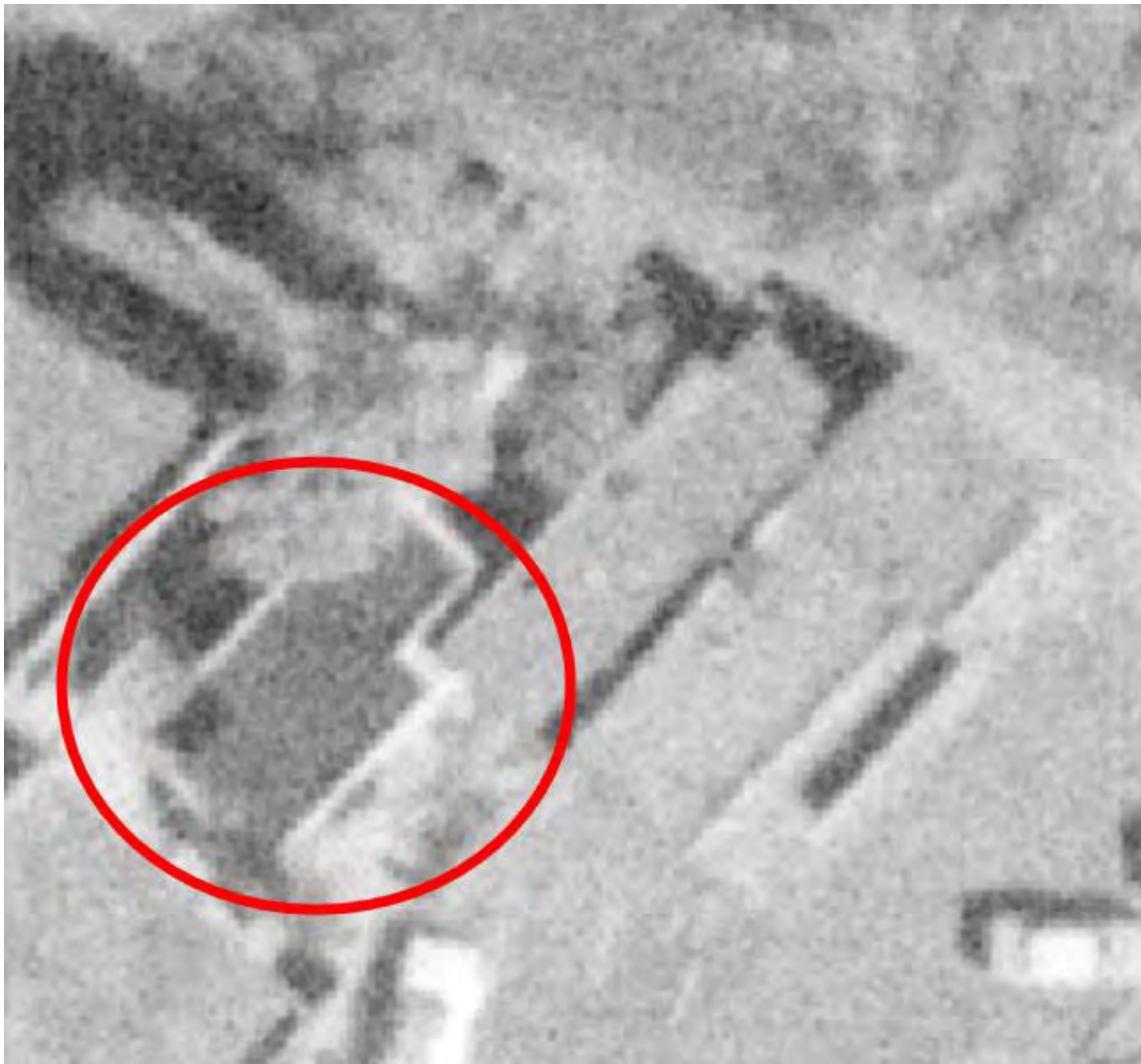


**Figure 5: 1947 survey plat. Subject lot, owned by Susie West Klemos, highlighted. Note absence of dwelling.**

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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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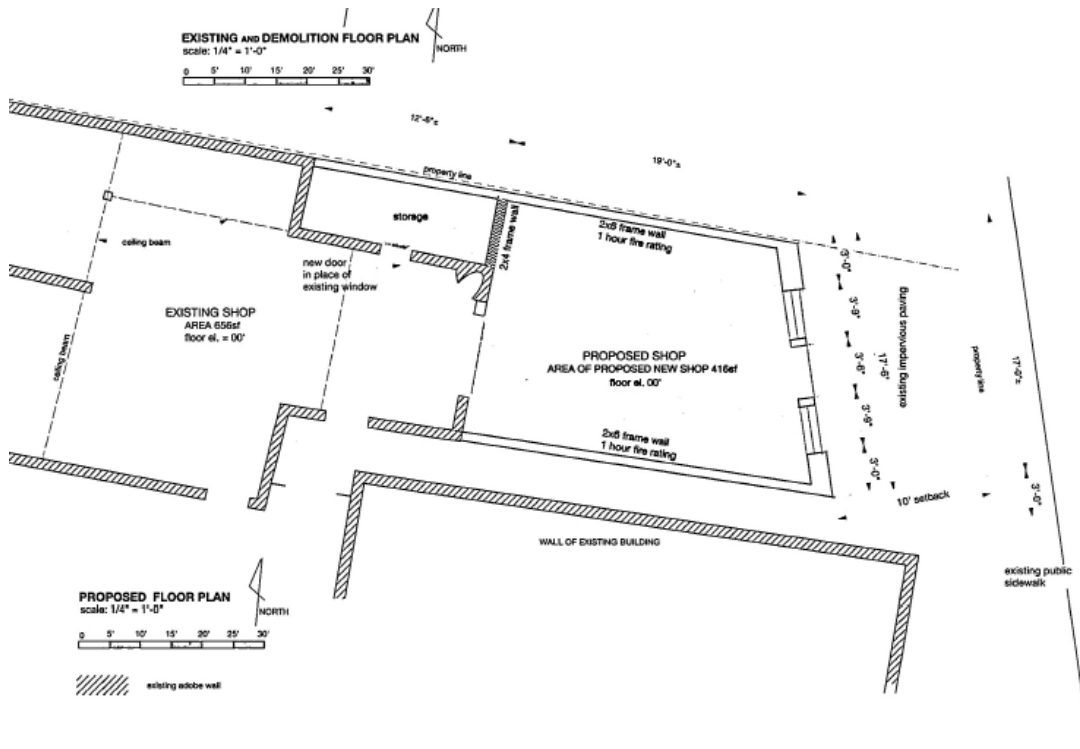
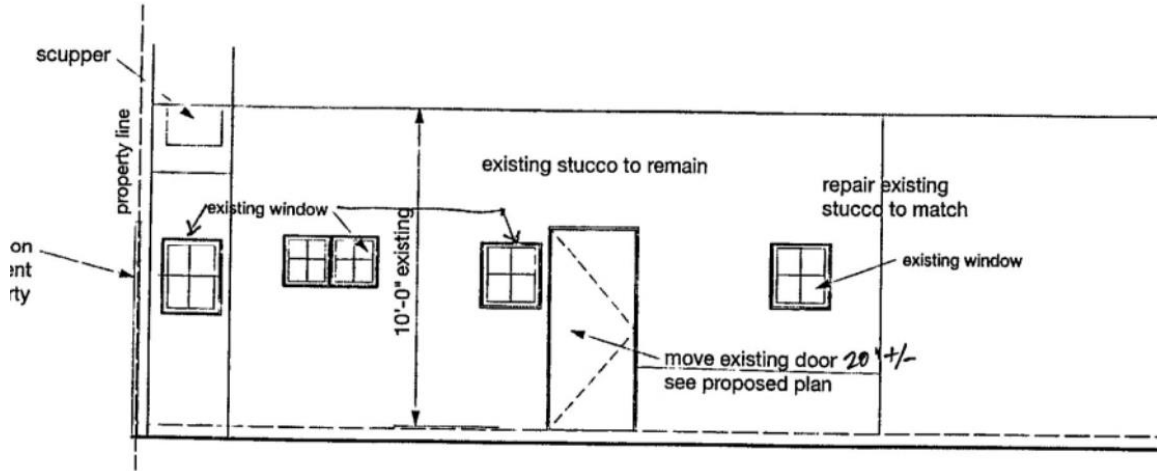


Figure 8: 2015 plan showing east addition and outline of original house.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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**PROPOSED SOUTH ELEVATION**



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

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

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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.**

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

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		<b>5. Date of Survey:</b> May 22, 2024	



Photo 3: South elevation. Camera facing northwest.

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

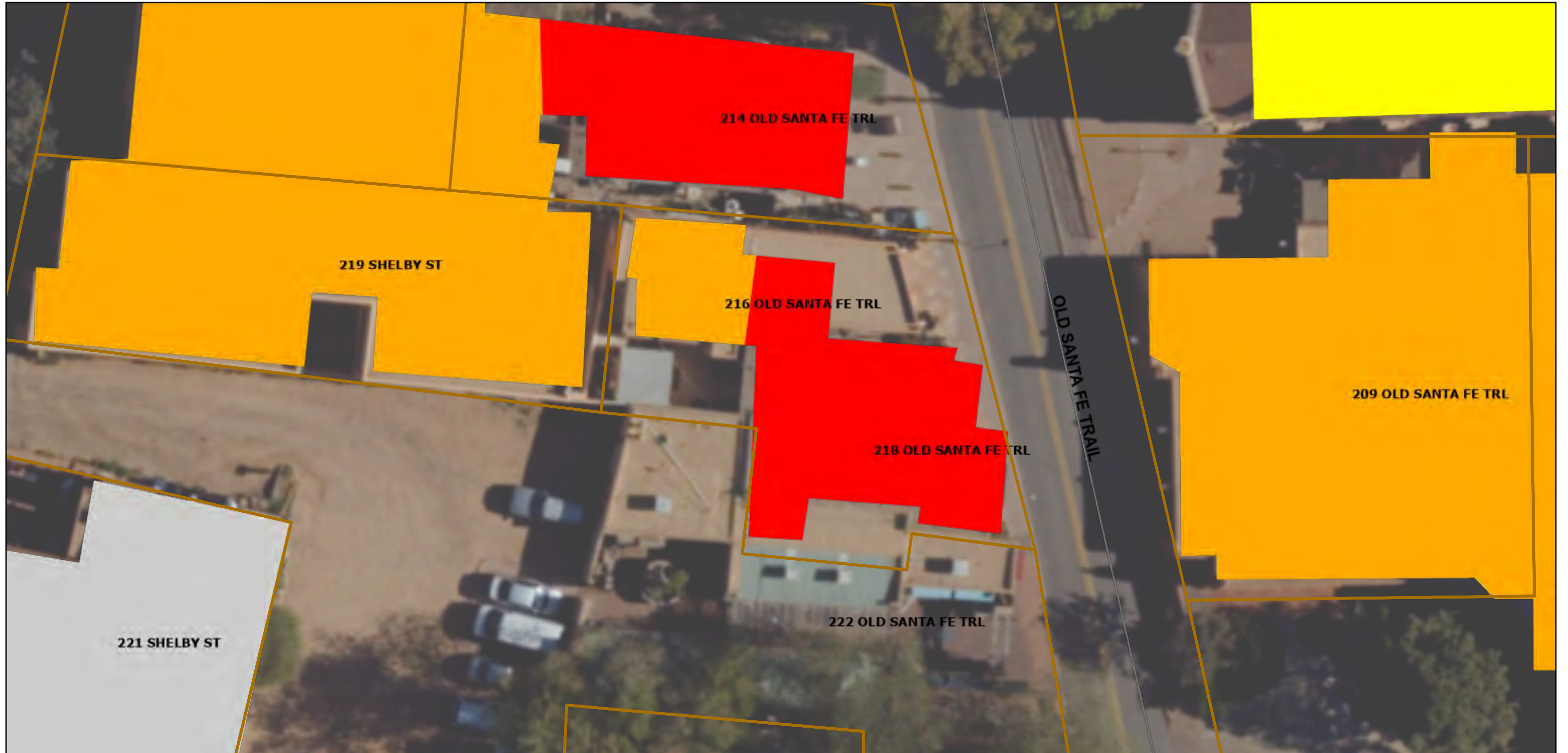
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
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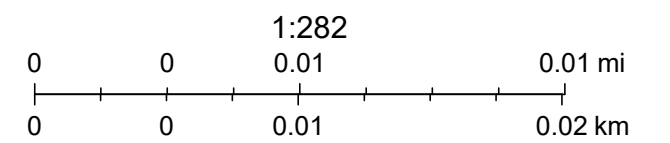
Photo 4: West elevation. Camera facing southeast.

# 216 OSFT Historic Status



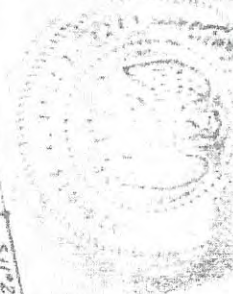
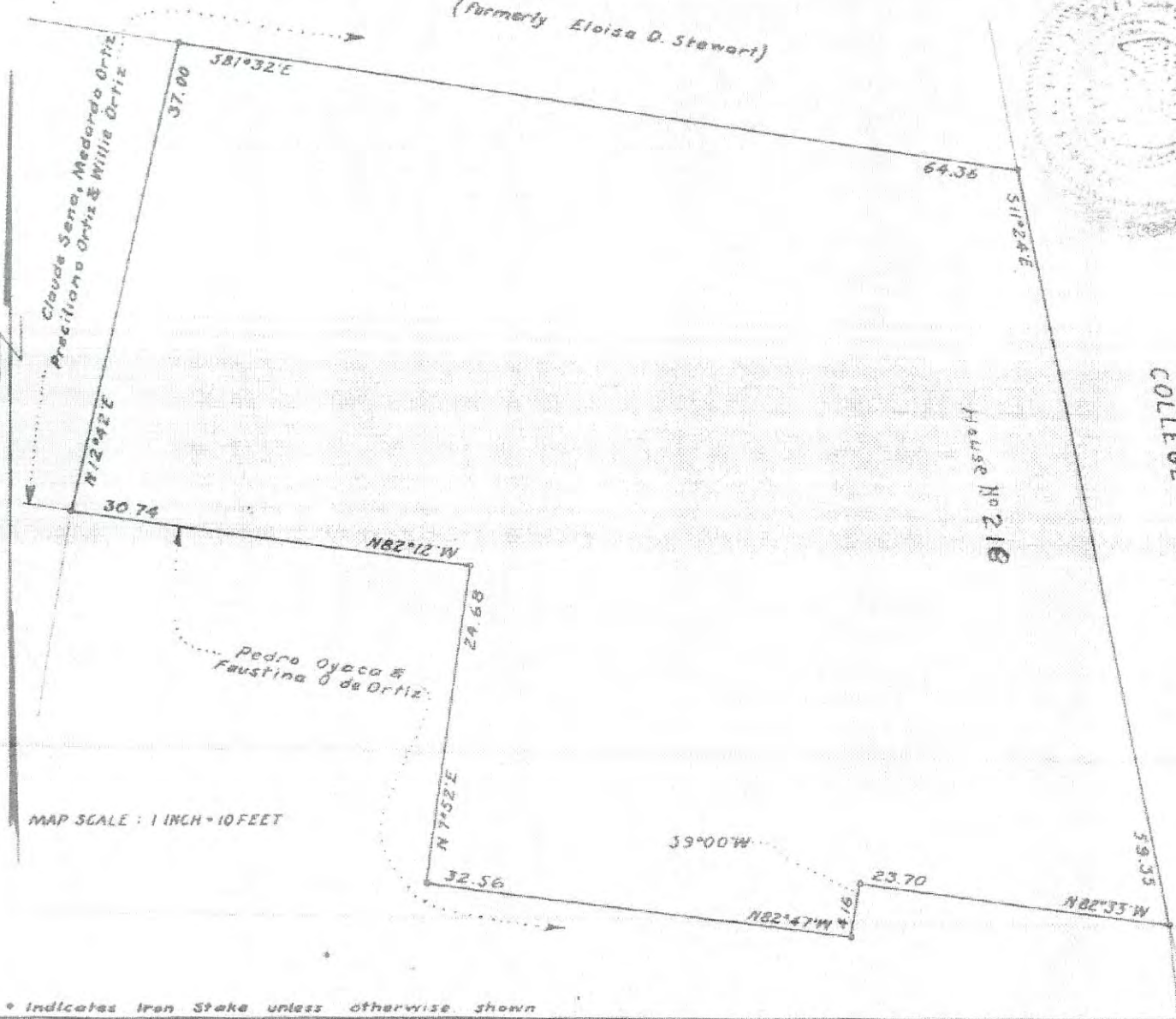
2/19/2024, 7:02:16 PM

- |                           |                  |             |
|---------------------------|------------------|-------------|
| Santa Fe County Parcels   | Non-Contributing | Major Roads |
| Historic Buildings Status | Not Resurveyed   | Roads       |
| Significant               | Address Points   | Parcels     |
| Contributing              |                  |             |



8/20

(Formerly Eloisa D. Stewart)



STATE OF NEW MEXICO } 23,554  
 COUNTY OF SANTA FE }  
 I hereby certify that this instrument was filed for record  
 on the 15 day of Dec A. D. 1958  
 at 9:30 o'clock A. M. and was duly recorded  
 in book \_\_\_\_\_ of the records of \_\_\_\_\_ 1958

Witness my Hand and Seal of Office  
 RAMON VALDELLANA  
 County Clerk, Santa Fe Co., N. M.  
*Jose M. Lopez*

COLLEGE STREET

**CERTIFICATE**  
 I hereby certify that this plat and the field notes hereon are a true and correct copy of surveys completed in the field by me, December 6, 1958.  
*Walter G. Truesley*  
 Reg. Prof. Eng. & Land Surveyor No. 95

LANDS SURVEYED FOR THE HEIRS OF  
 IGNATICA OYACA DE WEST  
 WARD NO 1 SANTA FE N M

(513°17'E 172.74 to  
 Sanitary Sewer Manhole  
 at the intersection of  
 College & E. Alameda Streets

\* indicates iron Stake unless otherwise shown

WARRANTY DEED

SUSIE W. KLE MOS, a single person, for consideration paid, grants to LOUIS F. WEST, whose address is 322 Delgado, Santa Fe, New Mexico 87501, the following described real estate in Santa Fe County, New Mexico:

That certain property in the City of Santa Fe, New Mexico, designated as 216-218 Old Santa Fe Trail, and being more particularly described as follows:

Beginning at the Northeast corner of this tract from whence the center of Sanitary Sewer Manhole W3D-1 in Old Santa Fe Trail bears North 0° 53' East, 63.66 feet distant;

Thence from said beginning corner along the West boundary of Old Santa Fe Trail South 11° 24' East, 59.44 feet to an iron pipe marking the Southeast corner of this tract;

Thence North 82° 23" West, 23.70 feet to an iron pipe; thence South 8° 55' West, 4.13 feet to an iron pipe; thence North 82° 48' 30" West, 32.59 feet, to an iron pipe; thence North 7° 48' 30" East, 24.66 feet to an iron pipe; thence North 82° 15' 30" West, 30.72 feet to an iron bar set at the Southwest corner of this tract; thence North 12° 44' 30" East, 37.0 feet to an iron bar set at the Northwest corner of this tract; thence South 81° 29' 30" East a distance of 64.35 feet to the point and place of beginning.

All as shown by plat of survey by Guy D. Hayden, N.M.L.S. No. 4070, dated February 18, 1980, and entitled "Lands Surveyed at 218 Old Santa Fe Trail, Ward No. 4, Santa Fe, NM".

Subject to easements and restrictions of record, and RESERVING HOWEVER, unto the Grantor the right to the full use of said property during her lifetime, including the right to receive all rents and profits from the same.

with warranty covenants.

WITNESS my hand and seal this 26 day of August, 1981.

Susie W. Kle Mos (SEAL)
SUSIE W. KLE MOS

STATE OF NEW MEXICO )
) ss.
COUNTY OF SANTA FE )

The foregoing instrument was acknowledged before me this 26 day of August, 1981 by SUSIE W. KLE MOS, a single person.

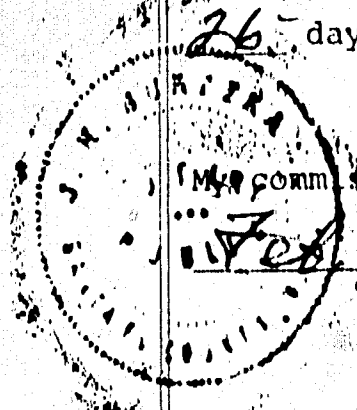
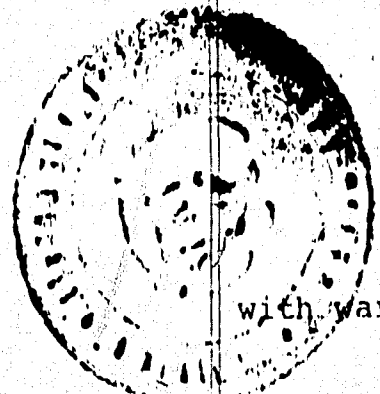
J. H. Burtham
Notary Public

My commission expires:

Feb 7, 1984

I hereby certify that this instrument was filed for record on the 21 day of Aug A.D. 1981 at 4:01 o'clock P.M. and was duly recorded in book 426 page 480 of the records of Santa Fe County.
Carolina R. Gonzales
County Clerk, Santa Fe County, N.M.

484.231
STATE OF NEW MEXICO )
COUNTY OF SANTA FE )
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.



WARRANTY DEED

SUSIE W. KLEMS, a single person, for consideration paid, grants to LOUIS F. WEST, whose address is 322 Delgado, Santa Fe, New Mexico 87501, the following described real estate in Santa Fe County, New Mexico:

That certain property in the City of Santa Fe, New Mexico, designated as 216-218 Old Santa Fe Trail, and being more particularly described as follows:

Beginning at the Northeast corner of this tract from whence the center of Sanitary Sewer Manhole W3D-1 in Old Santa Fe Trail bears North 0° 53' East, 63.66 feet distant;

Thence from said beginning corner along the West boundary of Old Santa Fe Trail South 11° 24' East, 59.44 feet to an iron pipe marking the Southeast corner of this tract;

Thence North 82° 23" West, 23.70 feet to an iron pipe; thence South 8° 55' West, 4.13 feet to an iron pipe; thence North 82° 48' 30" West, 32.59 feet, to an iron pipe; thence North 7° 48' 30" East, 24.66 feet to an iron pipe; thence North 82° 15' 30" West, 30.72 feet to an iron bar set at the Southwest corner of this tract; thence North 12° 44' 30" East, 37.0 feet to an iron bar set at the Northwest corner of this tract; thence South 81° 29' 30" East a distance of 64.35 feet to the point and place of beginning.

All as shown by plat of survey by Guy D. Hayden, N.M.L.S. No. 4070, dated February 18, 1980, and entitled "Lands Surveyed at 218 Old Santa Fe Trail, Ward No. 4, Santa Fe, NM".

Subject to easements and restrictions of record, and RESERVING HOWEVER, unto the Grantor the right to the full use of said property during her lifetime, including the right to receive all rents and profits from the same.

with warranty covenants.

WITNESS my hand and seal this 26 day of August, 1981.

Susie W. Klemos (SEAL)
SUSIE W. KLEMS

STATE OF NEW MEXICO )
COUNTY OF SANTA FE ) ss.

The foregoing instrument was acknowledged before me this 26 day of August, 1981 by SUSIE W. KLEMS, a single person.

J. H. Burtham
Notary Public

My commission expires: Feb 7, 1984

I hereby certify that this instrument was filed for record on the 21 day of August, 1981 at 4:51 o'clock P.M. and was duly recorded in book 426480 of the records of Santa Fe County, New Mexico.
CAROLINA R. GONZALEZ
County Clerk, Santa Fe County, N.M.

484.231

