


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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 27, 2024

For HPD Office use only: HCPI No. _____ District No. _____ NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051610364 4. County: Santa Fe Parcel # 16010253
5. Property Type: <input checked="" type="checkbox"/> Buildings: 2 <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: 35.6855974,-105.9406332		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing west.		
11. Brief Description of the Property: <p>Erected in the 1910s as a one-story brick house, the building was converted in the 1940s to mixed residential and commercial use. It kept its original footprint and residential appearance over the decades. As recently as the 1980s, it read mostly like a residence (Fig. 1). At some point after the 1984 HBI, the porch was reworked and extended. Additional changes have involved rear additions and a back building which may have started as a shed. The shed and an attached structure were increased in height, creating a second story. The former house has recently received a modern storefront, altering earlier fenestration (Photo 1) (Fig. 2). There is little left of the original house except for a few side elevation windows.</p> <p>Continued on Page 5.</p>		
12. Who uses the property? Commercial/Retail		
13. Construction Date: Date: c.1915-19, with recent significant alterations, including additions and changes of fenestration <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs		
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>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: Mark Suleiman, LLC, via John A. Padilla, AIA</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Mark Suleiman, LLC</p> <p>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 checked="" type="checkbox"/> Contributing: Front Building <input checked="" type="checkbox"/> Non-contributing: Back Building</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 type="checkbox"/> Adobe <input checked="" 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		7. Number of Stories: <u> </u> N/A Number: <u> </u> x_1 <u> </u> 1 1/2 <u> </u> 2 <u> </u> 2 1/2 Other: _____ 8. Foundation: <u> </u> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <u> </u> Stone Other: Notes 9. Roof: <u> </u> N/A Shape: <input type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input 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 Front Building <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>Sash</td> <td>Wood</td> <td>8 or 8/1</td> <td>8</td> </tr> <tr> <td>Single-Hung</td> <td>Wood</td> <td>1/1</td> <td>1</td> </tr> <tr> <td>Fixed – Display</td> <td>Metal</td> <td>1</td> <td>1</td> </tr> </tbody> </table> Back Building *Based on visibility and access during survey <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>Wood</td> <td>1</td> <td>8 (?)</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>2-6</td> <td>2</td> </tr> </tbody> </table>	Operation	Material	Glazing	Number	Sash	Wood	8 or 8/1	8	Single-Hung	Wood	1/1	1	Fixed – Display	Metal	1	1	Operation	Material	Glazing	Number	Casement (?)	Wood	1	8 (?)	Casement	Wood	2-6	2	11. Door Types Front Building <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>Flush</td> <td>Steel</td> <td>1</td> </tr> <tr> <td>Double</td> <td>Pivot</td> <td>Glass</td> <td>1</td> </tr> </tbody> </table> Back Building *Based on visibility and access during survey <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>Decorative Panel</td> <td>1</td> <td>1</td> </tr> <tr> <td>Double</td> <td>Commercial</td> <td>Glass</td> <td>1</td> </tr> </tbody> </table>			Type	Style	Material	Number	Single-Leaf	Flush	Steel	1	Double	Pivot	Glass	1	Type	Style	Material	Number	Single-Leaf	Decorative Panel	1	1	Double	Commercial	Glass	1
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12. Chimneys <input checked="" type="checkbox"/> exterior, shaped, northeast corner		13. Porches <u> </u> x_ N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input checked="" type="checkbox"/> Full-Width + <input type="checkbox"/> Wrap																																																					
14. Other Significant Features N/A																																																							
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications Front Building only #1 Date: c.1943, change to mix residential/commercial use; newspaper accounts; unclear of physical changes #2 Date: 1940s; probable enclosure of southeast porch; 1948 Sanborn map and physical evidence #3 Date: pre-1973; construction of northwest addition; 1973 aerial #4: Date: post-1973; removal of south elevation window; 1973 aerial #5: Date: post-1978, north and south extension of front porch; 1978 aerial #6 Date: pre-1984; installation of double door and display at façade; 1984 HBI text #7: Date: post-1984, construction of north elevation raised planters; 1984 HBI photo #8: Date: post-2022; change fenestration; Google Street View																																																							

16. Primary Architectural Style Not Applicable

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

Notes: Other: Vernacular

17. Documents Available and Their Locations

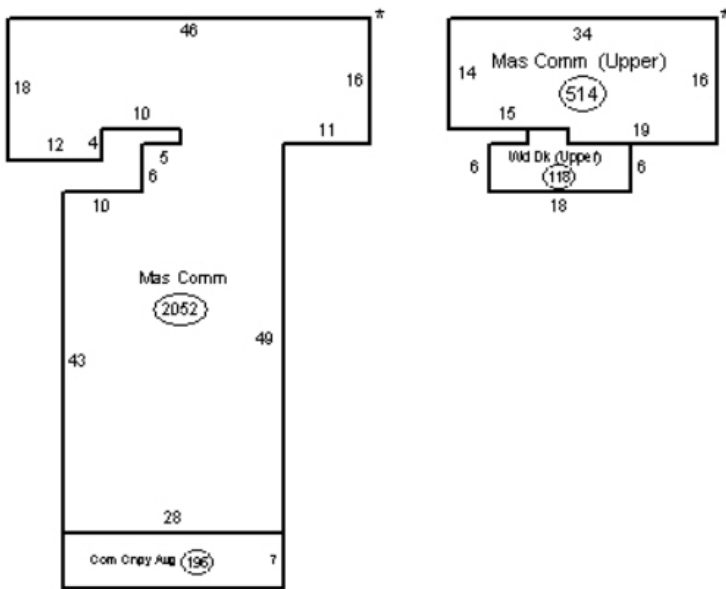
Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation	Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html
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SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: N/A. Santa Fe County Assessor field sketch.



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

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Architectural Description Continued

Front Building (Former House)

East – Front Façade

Positioned on the west side of Old Santa Fe Trail, the former Rising House faces Loretto Chapel. It was constructed in the late 1910s as one of four nearly identical brick cottages arranged between College and Shelby streets. Concrete paving surrounds the front property, which hosts a menagerie of tourist sculptures (Photo 1).

The east façade has been modified several times. It is dominated by a hipped roof porch, held by up poles that look like they may have come from the Seret and Sons lot (Photo 2). The porch has been extended to the north and south. It shelters an altered façade of double glass pivot doors and a large display window. Both were recently installed. The contours of the original brick building — though covered by stucco — are visible above the porch. The brick coping and corner points are discernable, with some imagination.

North

The north elevation has a relic of the building’s original design. Like other buildings of its era, the roof steps down with 8”-high firewalls (Photo 3). The brick coping, now stuccoed, follows this path. Complicating the comprehension of the house’s era is a knee-high stucco planter running its length. The elevation has four openings, holding what appear to be vintage windows. They consist of 8-light sash in different configurations (Photos 4 & 5). A salad dressing bottle-shaped chimney rises at the northeast corner. The form of the chimney suggests a later period, and it is likely the original brick chimney was stuccoed to form this shape. The west end consists of an addition topped with railing connecting to the back building (Photo 6).

South

The south elevation has four openings concentrated near the rear of the building (Photos 7 & 8). These hold two weathered 8/1 hung wood sash (Photo 9) and a non-original door and window. The small number of windows suggests that the openings,

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typical of this type of house, have been filled in. This is confirmed by a 1973 aerial (Fig. 7).

West

The west elevation consists of a conglomeration of extensions and newer construction. Historically, it was the back side of the house, which included an open wood frame at the southeast corner. The porch covered half of the façade. This is evident in Sanborn Fire Insurance maps (Figs. 4-6). The open porch persisted through at least the late 1940s. An extension came to the northwest corner before 1973.

Back Building

Behind the commercial building is a narrow, two-story volume that may have started as a shed. The structure connects to the front building but without passage between them. The building, which once served as an apartment, now works as storage for the commercial structure. The building is entered at the northeast corner through a set of glass doors (Photo 10).

The majority of fenestration is at the second level on the east elevation. The façade has single-light wood casements topped with recessed wood lintels, indicative of 1970s construction. Similar windows are found on the south elevation; the north side has no openings (Photo 11). The west elevation, facing the former Petroleum Building, has no fenestration (Photo 12). A two-story chimney rises near the northeast corner.

The building may have started as an outbuilding. Its southeast corner has openings like a shed (Photo 13). The structure is evident as a smaller, one-story form on a 1973 aerial (Fig. 8). After this flight, a second story was added, and its footprint was extended northward. Whatever its origin, it is a modern building.

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Historical Overview

Block 33/Lot 2 – Four Brick Houses

The subject lot is associated with land owned by August Reingardt, a German-born homebuilder who erected brick cottages and Craftsman bungalows throughout Santa Fe. August’s wife Ella gained title to the property in 1914 with a deed from Cartwright and Brother, a prominent wholesale grocery business co-owned by brothers Samuel and H. B. Cartwright.¹

After immigrating to the United States in 1871, Reingardt moved to Sierra County, establishing a business in the mining town of Kingston.² In 1892, he constructed the Jesse Wheelock-designed Sierra County Courthouse (demolished) in Hillsboro; he would build the first Tarrant County Courthouse. He served as a county commissioner and later was elected the sheriff of Sierra County. He relocated to the capital in the early 20th century while working as a bridge builder for the Santa Fe Central Railway. Beginning in 1910, newspaper accounts describe Reingardt constructing brick “cottages” — otherwise known as bungalows — along Marcy Street and other developing areas in the downtown area.³

Based on succeeding deeds, Reingardt built the subject building and three other brick cottages between 1915 and 1919. The homes appear on the 1921 Sanborn Fire Insurance Company map as nearly identical square brick cottages with front and back porches (Fig. 5). Reingardt sold the subject house and property in 1920 to Elizabeth Hill and her husband, Benjamin F. Hill, who owned the local newspaper printing plant.⁴ They held on to it for less than a year before deeding it to Charles and Florence Rising.⁵

¹ Quitclaim Deed, Ella Reingardt to August Reingardt, recorded June 22, 1915, Book P-1/Page 228, Instrument # 1915000592, Santa Fe County, New Mexico.

² Reingardt’s biography is informed by various newspaper accounts, census records, and other public documents.

³ “Big Building Boom is Here,” *Santa Fe New Mexican*, June 22, 1911, 6.

⁴ Warranty Deed, August Reingardt to Elizabeth and B. F. Hill, recorded March 30, 1920, Book M-3/Page 364, Instrument # 1920000175, Santa Fe County, New Mexico.

⁵ Warranty Deed, Elizabeth and B. F. Hill to Charles and Florence Rising, recorded December 21, 1920, Book M-3/Page 516, Instrument # 1920000325, Santa Fe County, New Mexico.

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A Michigan native, Charles Rising was the town’s only undertaker, operating an embalming parlor out of a building on East Palace Avenue now holding The Shop – A Christmas Store. By all accounts, Charles and Florence were prominent in social circles, with the house frequently the site of church and business association events.⁶

While the Risings kept the property until the 1940s, they moved to a home on Galisteo Street. The College Street brick building became a rental. The 1930 city directory shows that three families occupied it, all headed by males with jobs in transportation. They included David Benedetti, a chief clerk at the Atchison, Topeka & Santa Fe Railway, and his wife, Ida.⁷ This pattern continued through the 1930s.

The Tasty Dish

The Risings sold the property in 1943 to Eloisa Stewart.⁸ Her husband, Thomas Stewart, had died the same year. Born in Santa Fe as Eloisa Delgado, Stewart lived on the property with several other women, who, according to city directories, were also widows.

Stewart was a cook, and in the late 1930s she opened El Plato Sabroso (The Tasty Dish) adjacent to El Fidel Hotel on Galisteo Street. Soon after purchasing the College Street home, she moved the café there. The building later included a photography studio along with her restaurant and home. Still, the 1948 Sanborn shows it with the same footprint as in the 1920s (Fig. 6)

After a few of her recipes were printed in the *New York Herald-Tribune*, Stewart published a booklet of her tasty dishes in 1949 (Fig. 7). In the early 1950s, Doña Eloisa Delgado de Stewart, as she liked to be called, started El Pueblo Restaurant in the College Street building. A 1955 city directory shows that she still lived in the home with a tenant, Ignacita Tenorio, who was also a widow.⁹

⁶ This is based on notices printed in *Santa Fe New Mexican*.

⁷ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1930* (El Paso: Hudspeth Directory Company, 1930), 54.

⁸ Warranty Deed, Charles A. and Florence E. Rising to Eloisa D. Stewart, recorded October 13, 1943, Book 26/Page 185, Instrument # 72227, Santa Fe County, New Mexico.

⁹ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory* (1955), 312 and 318.

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Oil Offices and Tourist Goods

Stewart sold the property in 1957 to the Ortiz family.¹⁰ Soon after, the residential component was removed. Subsequent city directories show it used as an office for attorneys, land lease agents, and other oil and gas-related businesses. This was undoubtedly in response to the recently constructed Petroleum Building on Shelby Street, which sat behind it. By 1958, as shown on an aerial, the former house had gained a small addition at the northeast corner.

The former house continued to work as an office for oil and gas concerns — the last being Steven’s Oil Company — until the late 1970s.

The building changed function after the completion of the Inn at Loretto, from offices to tourist-oriented jewelry shops. Jewelry shops continued there into the 1980s until the building became the second location of Santa Fe Interiors — high-end purveyors of stamped tin lanterns, handspun wool blankets, and rustic willow furniture.

After the interior furnishings shop left in the early 2000s, the building again held a jewelry store. It is currently Wildhorse of Santa Fe.

¹⁰ Warranty Deed, Eloisa D. Stewart to Guilifredo J. Ortiz et al, March 4, 1957, Book 132/Page 61, Instrument # 221325, Santa Fe County, New Mexico.

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Evaluation of Historical Status

Given the significant alterations to the front building, it is a prime candidate for a downgrade, illustrating how cumulative changes can impact a building's historical appearance and ability to communicate its history and context. There is no side of the building that has not been impacted by an addition and/or alteration, and in most instances, both. The four north elevation windows are likely original and hold older windows, but this is insufficient justification to maintain Contributing status. If they were alive today, neither Charles and Florence Rising nor Doña Eloisa Delgado de Stewart would recognize it as their home.

The recommendation is to downgrade the front building to Non-contributing status, and to have the back building remain with the same designation.

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Illustrations



Figure 1: December 20, 1984, HBI survey photo. Harry Weiss.
Note possible residential windows on the left.
Courtesy NMCRIIS.

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Figure 2: Google Street View image of east façade. Note smaller double wood doors and smaller two wood windows.

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HCPI No. _____	District No. _____	NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: 4. County: Santa Fe 5. Date of Survey: May 22, 2024



Figure 3: N. L. King, "Official Map of the City of Santa Fe," 1912.
Approximate outline of future subject lot.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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Figure 4: 1913 Sanborn Fire Insurance Company map. Note absence of house.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D <u> </u>
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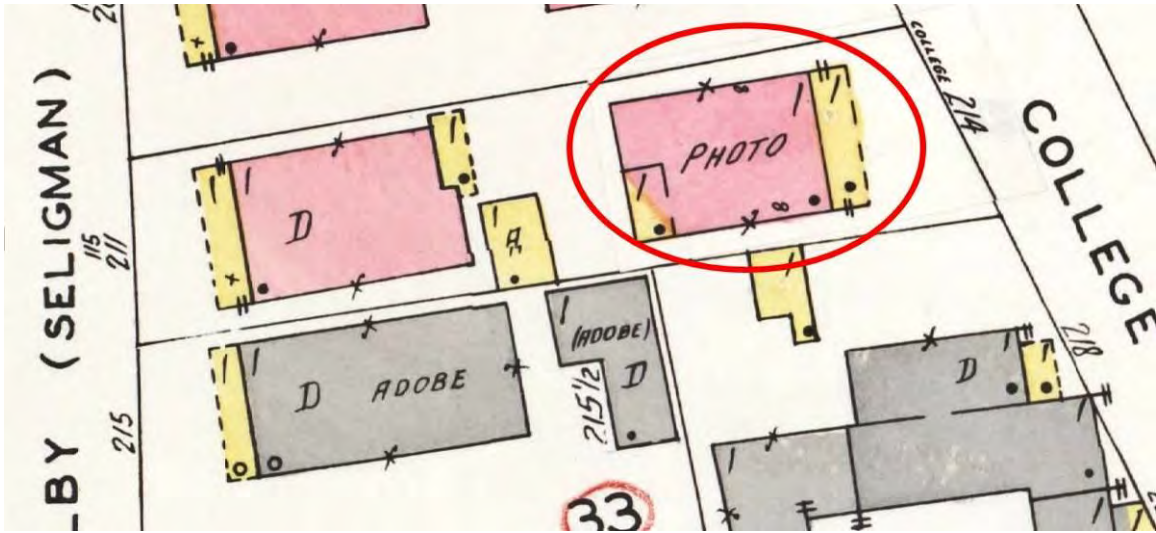


Figure 5: 1921 Sanborn Fire Insurance Company map. Subject building circled.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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**Photo 6: 1948 Sanborn Fire Insurance Company map. Subject building circled.
 Note southeast porch had been enclosed by this time.**

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

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HCPI No.	District No.	NRHP	SRCP	Criteria A B C D
1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID:		
		4. County: Santa Fe		
		5. Date of Survey: May 22, 2024		

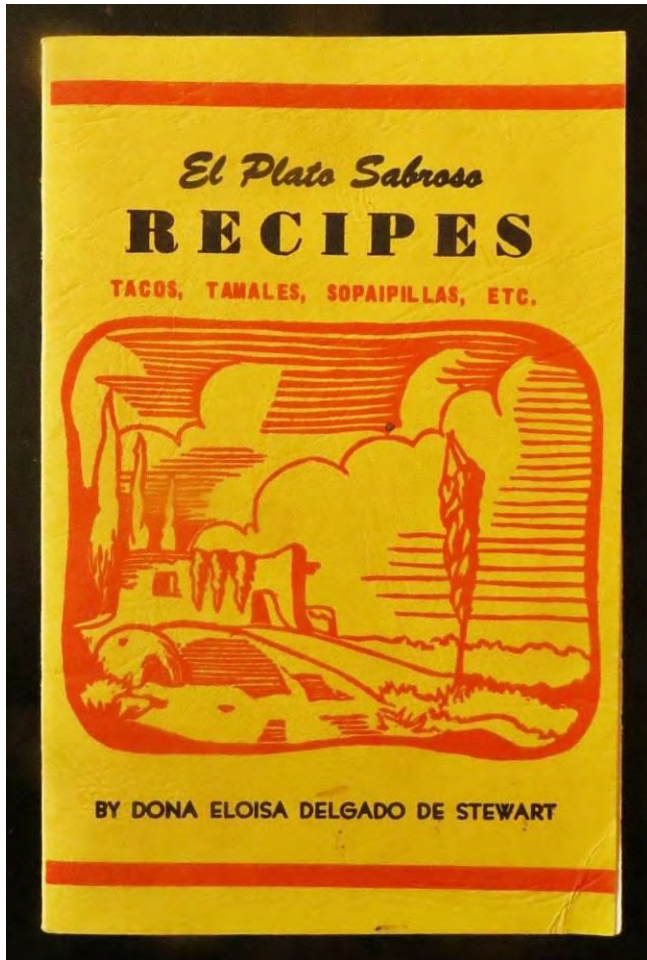


Figure 7: Cover of reprint of 1949 recipe book.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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		5. Date of Survey: May 22, 2024	



Figure 8: May 7, 1973, aerial photograph. Note additional window opening on south elevation and lower height and shorter length of back building.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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Figure 9: c.1975 snow scene. Note absence of north elevation planters.
Negative Number HP.2014.14.824
Courtesy Palace of the Governors Photo Archives, New Mexico History Museum, Santa Fe.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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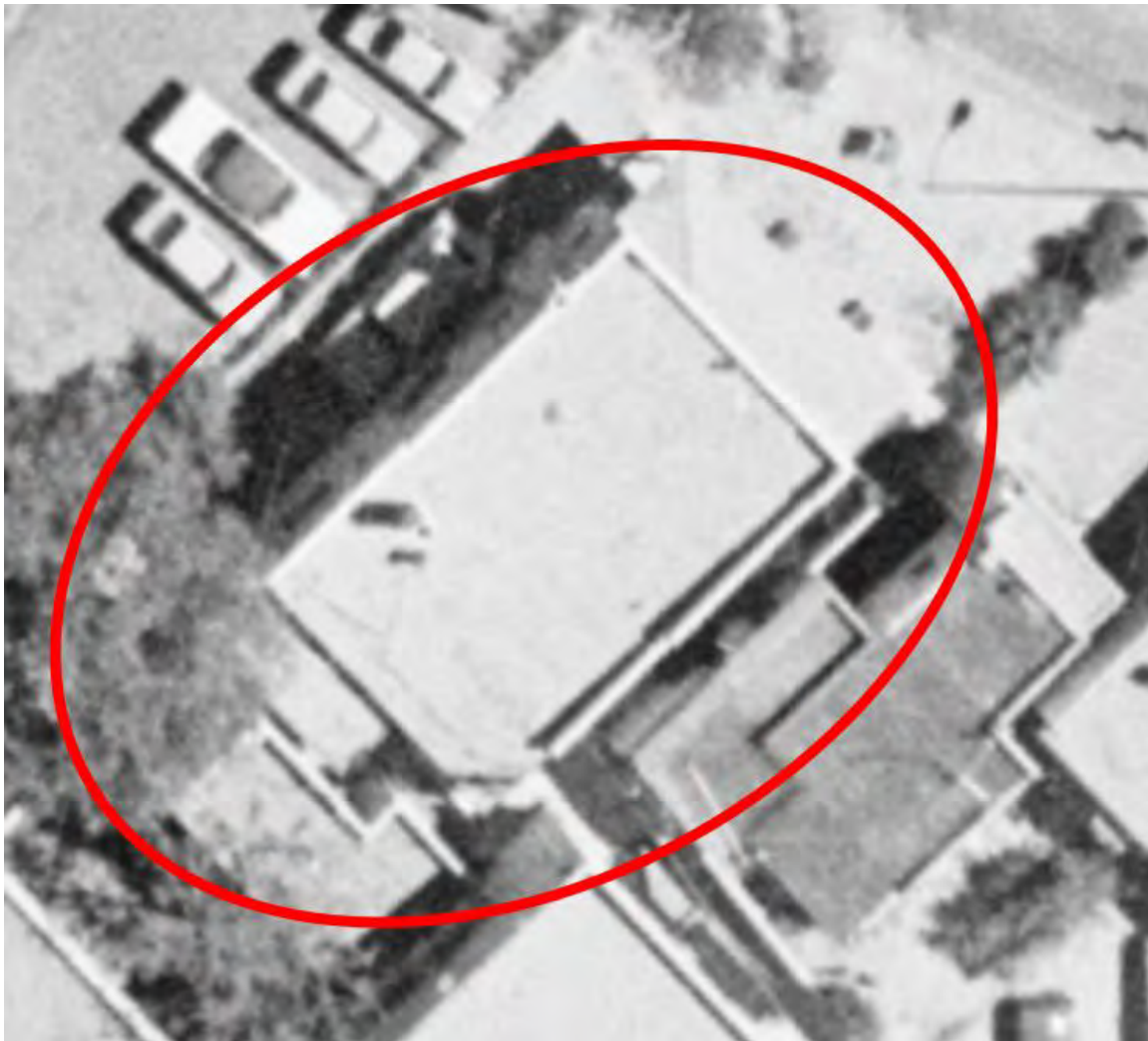


Figure 10: September 11, 1978, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		NRHP	SRCP
		Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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		5. Date of Survey: May 22, 2024	

Survey Photographs

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



Photo 2: East façade, new porch support. Camera facing up.

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		



**Photo 3: North elevation oblique. Camera facing southwest.
Attached back building at right.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: 4. County: Santa Fe 5. Date of Survey: May 22, 2024	



Photo 4: North elevation. Window #1. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: North elevation. Window # 3. Camera facing south.

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> </u> A <u> </u> B <u> </u> C <u> </u> D	
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**Photo 6: North elevation oblique. Addition with railing at right.
Camera facing northeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe	
		5. Date of Survey: May 22, 2024	



Photo 7: South elevation oblique, east end. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: South elevation oblique. Enclosed porch or non-historic addition at left. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: South elevation. Original 8/1 window. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 10: Back building, east elevation, north end. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 11: Back building, north elevation. Camera facing southeast.

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

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		5. Date of Survey: May 22, 2024		



Photo 12: Back building, west elevation at left; Petroleum Building at right. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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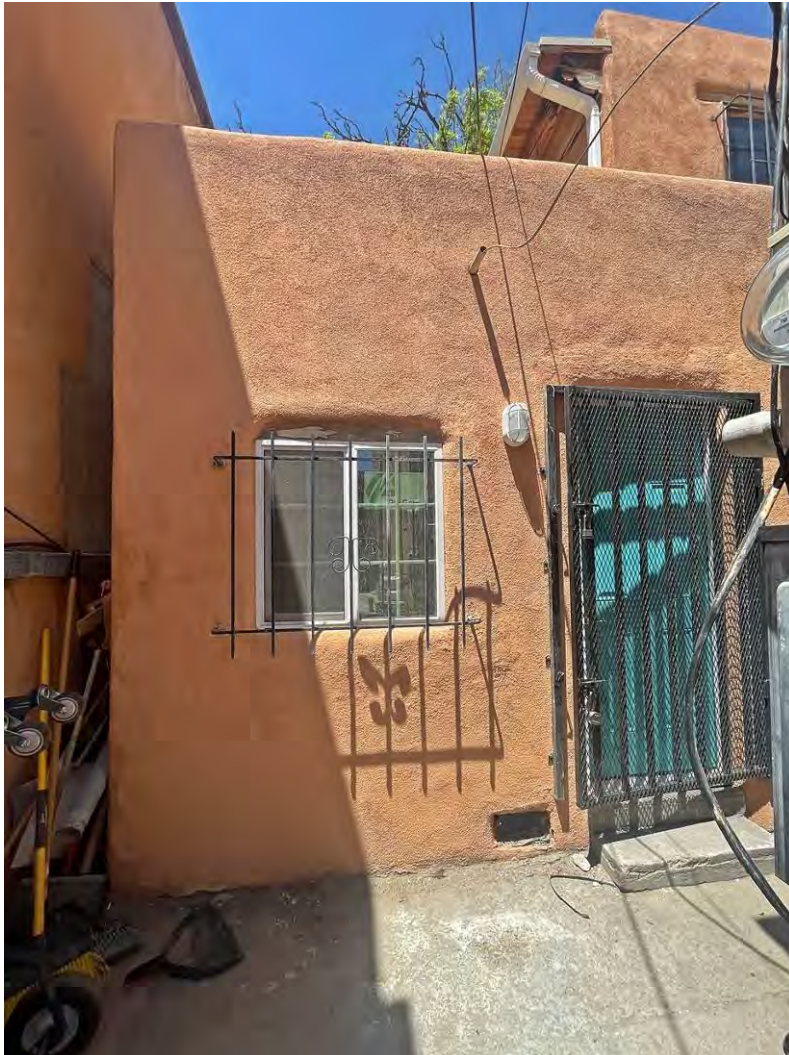


Photo 13: Back building, central east elevation. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe		
		5. Date of Survey: May 22, 2024		



**Photo 14: Back building, east elevation, south end.
 This section may represent an earlier shed.
 Camera facing northwest.**



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 01/06/2025		214 OLD SANTA FE TRAIL
Property Owner of Record: MARK Suleiman		Proposed Construction Description:
Applicant/Agent Name: JOHN A. PADILLA		Landscape Planters NORTH AND SOUTH SIDE
Contact Person Phone Number: 505 660-1682		TOTAL ROOF AREA: NA.
Zoning District: BLD00D		Lot Coverage: 55 %
Overlay: <input type="checkbox"/> Escarpment <input checked="" type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		<input type="checkbox"/> Open Space Required: -
Submittals Reviewed with PZR:		Setbacks:
<input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		Proposed Front: 10' Minimum: _____
Supplemental Zoning Submittals Required for Building Permit:		2nd Front? -
<input type="checkbox"/> Zero Lot Line Affidavit		Proposed Rear: 0'0" Minimum: -
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required NA.		Proposed Sides: L ___ R ___ Minimum: _____
Use of Structure: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial Type of Use: RETAIL/coolery		Height: Proposed 24'-4"
Terrain: <input type="checkbox"/> 30% slopes -		Maximum Height: _____ or
		<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance
		<input type="checkbox"/> Regulated by Escarpment District
		Parking Spaces:
		Proposed _____ Accessible _____
		Minimum: _____
		Bicycle Parking**:
		Proposed: - Minimum: _____
		** Commercial Requirement

* 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

01/06/24

DATE

To Be Completed By City Staff:		2025-009844PAR
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: Legal lot of record provided, no parking required per 14-8.6(B)(3)		
REVIEWER: Rebekah Clouser		DATE: 1 / 31 / 2025

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.



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

PROJECT DESC: Case 2021-003908-HDRB. 214 Old Santa Fe Trail. Downtown and Eastside Historic District. John Padilla, agent for Mark Suleiman, owner, requests primary facade designation for a contributing structure. (Daniel Schwab)

CASE NUMBER: 2021-003908--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 214 OLD SANTA FE TRL
Santa Fe, NM 87501

CONTACTS: Applicant	JOHN A PADILLA	PO Box 22986 SANTA FE , NM 87502
Property Owner	Mark Suleiman LLC	214 Old Santa Fe Trail Santa Fe, NM 87501

BOARD ACTION

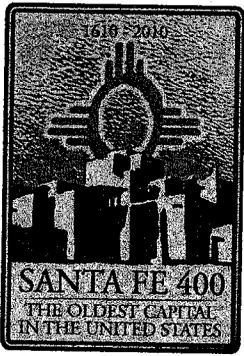
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jul 27, 2021. The decision of the Board was to designate the north facade as primary.

For further information please call 505-955-6605.

Sincerely,

Daniel Schwab

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, New Mexico

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

David Coss, *Mayor*

Councilors:

Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Chris Calvert, Dist. 1

Rosemary Romero, Dist. 2

Miguel M. Chavez, Dist. 3

Carmichael A. Dominguez, Dist. 3

Matthew E. Ortiz, Dist. 4

Ronald S. Trujillo, Dist. 4

Project description: Construct three 3' high stuccoed pilasters on a contributing property.

Project number: 09-10100055

Case number: H-09-055

Project type: HDRB

PROJECT LOCATION (S): 214 Old Santa Fe Trail

PROJECT NAMES:

OW - Charles Barnett
Santa Fe, NM 87501

214 Old Santa Fe Trail
505-982-1634

AP - Mark Shaw
Santa Fe, NM 87501

214 Old Santa Fe Trail
505-982-1634

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, August 25, 2009, acted on the above referenced case. The decision of the board was to approve the application on the condition that the stucco be cementitious and that the color be confirmed with staff before a building permit application is submitted.

For further information please call 955-6605.

Sincerely,

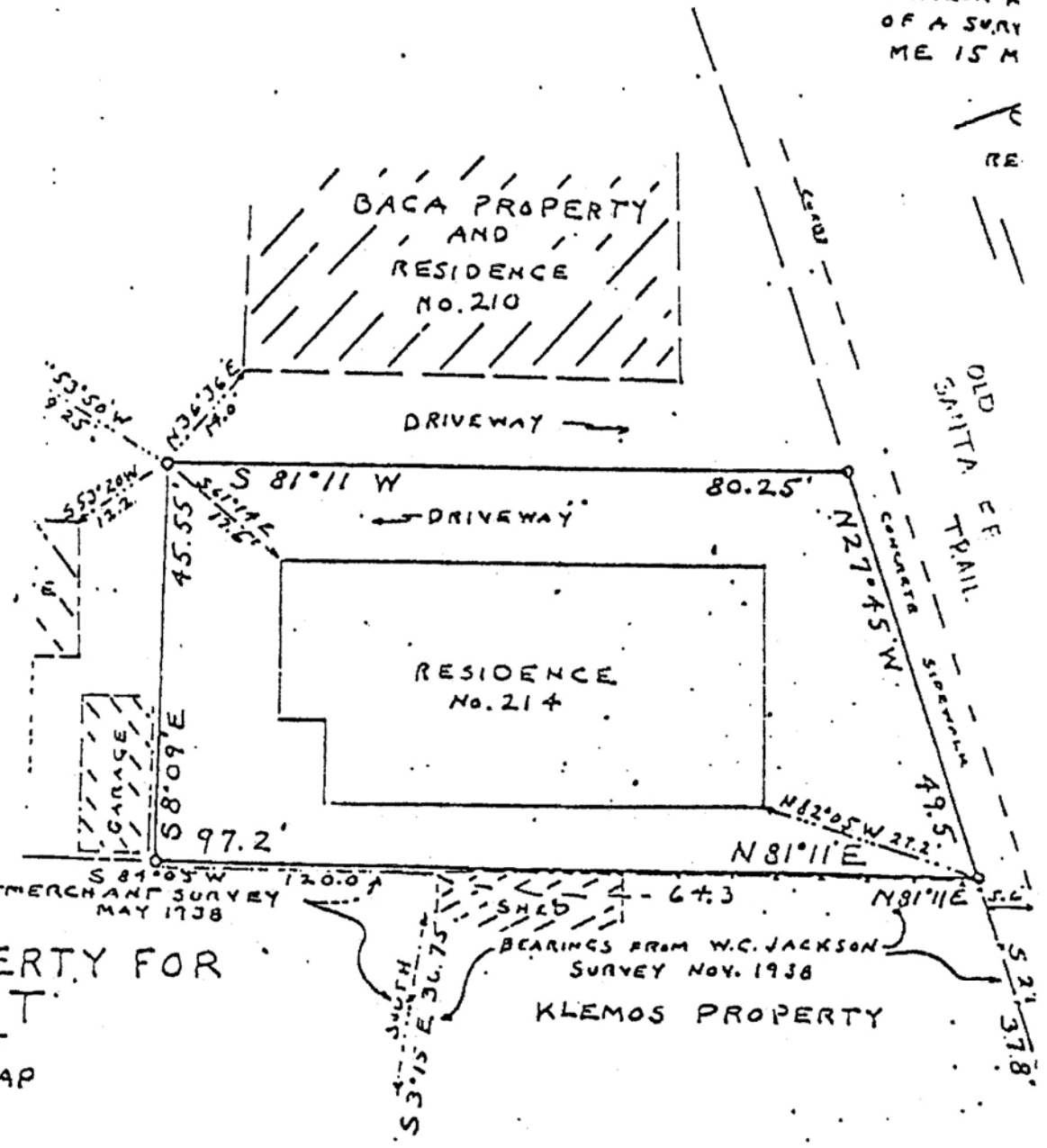
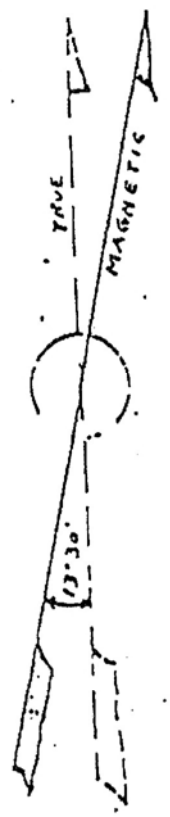
Marissa C. Barrett
Senior Planner Historic Preservation Division

NOTE: Applicant can not apply for building permit until after the 7-day appeal period is completed beginning on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). HDRB approvals expire one (1) year after the date of their decision. Renewals of such decisions are available for one (1) additional year upon request. 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 building permit. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.



PROPERTY CORNERS

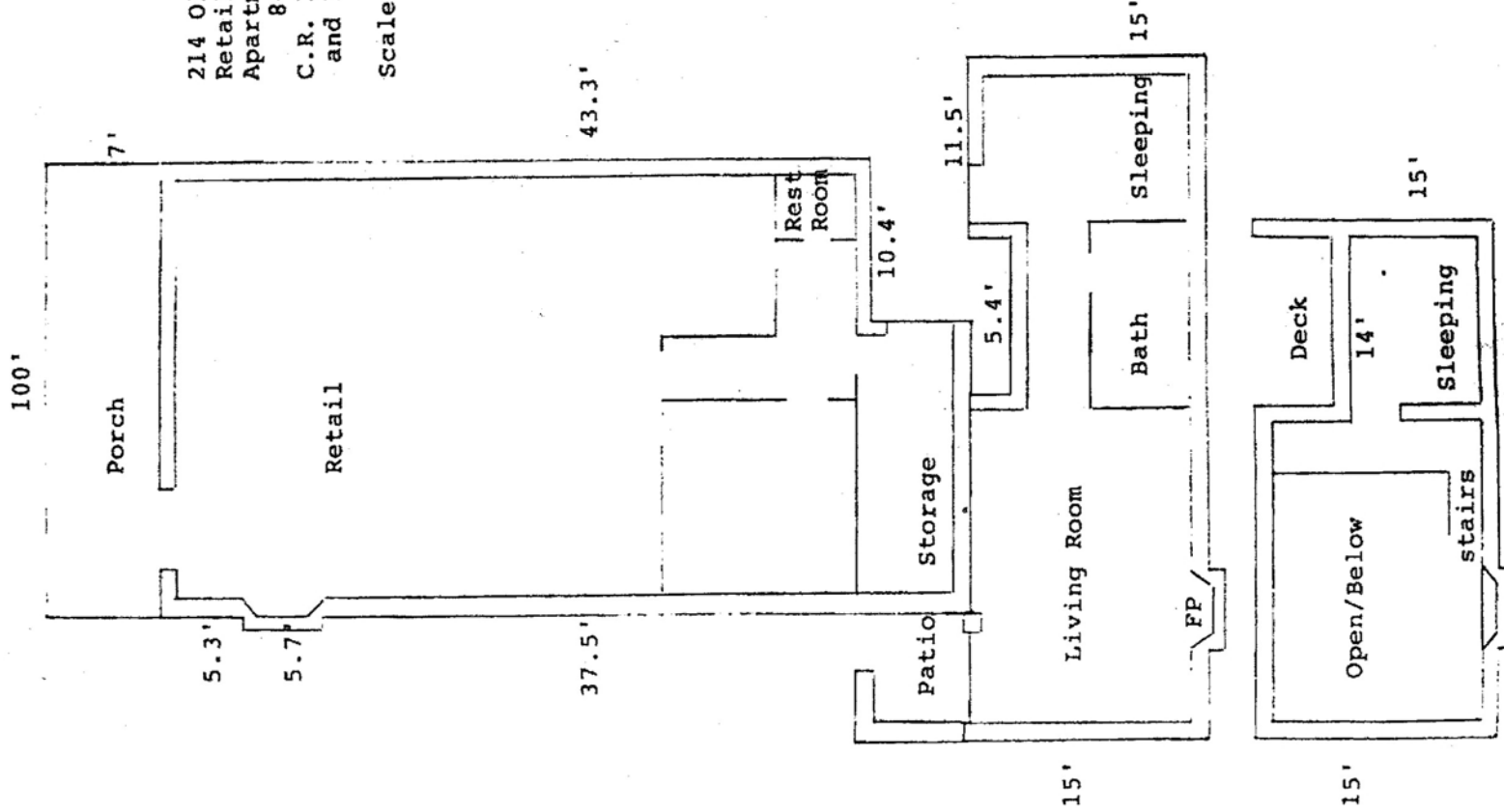
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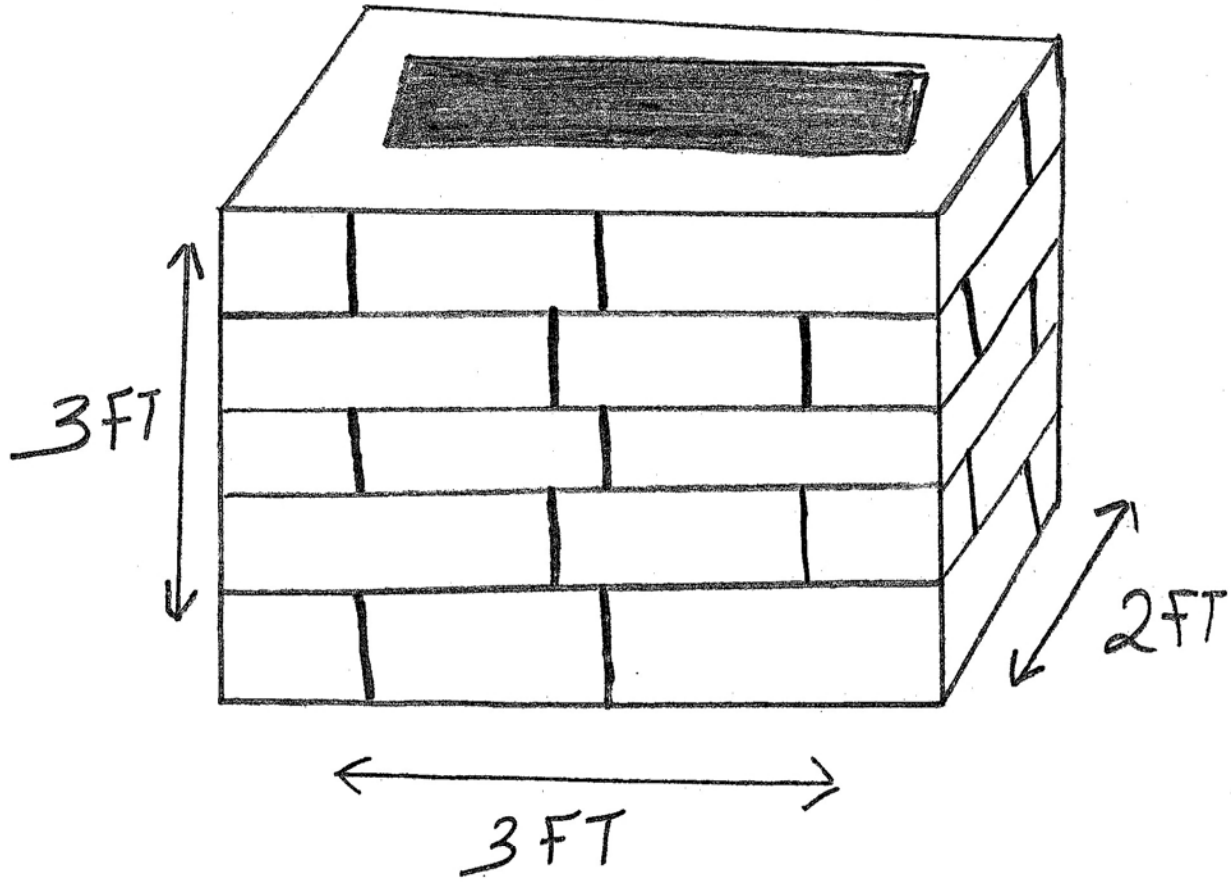
CEDARIO ORTIZ PR

PLAT
SHOWING SURVEY OF PROPERTY FOR
ELOISA D. STEWART
NO. 214 COLLEGE STREET
PORTION LOT 2, BLK 33, KINGS MAP
SANTA FE, NEW MEXICO
SCALE 1" = 20 FT.

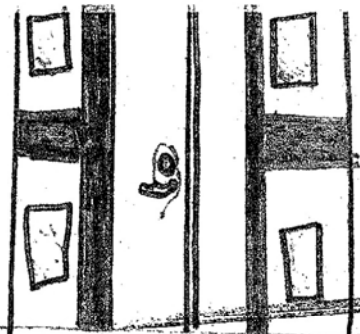
Exhibit RA



214 Old Santa Fe Trail
Retail - 1,348+- s.f.
Apartment - 1,027+- s.f.
8-3-88
C.R. Keever
and Paul Hewett
Scale: 1" = 10'+-



Building



PLANNING & LAND USE

- HISTORIC DESIGN REVIEW
- LANDSCAPE REVIEW
- ESCARPMENT ARCH. REVIEW
- APPROVAL
- CONDITIONAL APPROVAL
- REJECT

REMARKS

Shue to
not
concrete

NAME Cecilia Rios for
Sharon Woods

DATE 8-25-09
8 1/2 FT.

↑
18 ft

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14 ft

← 15 ft →

← 14 ft →

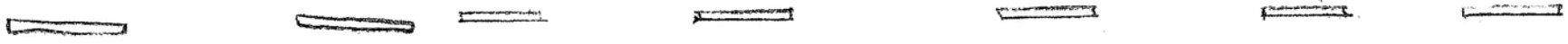
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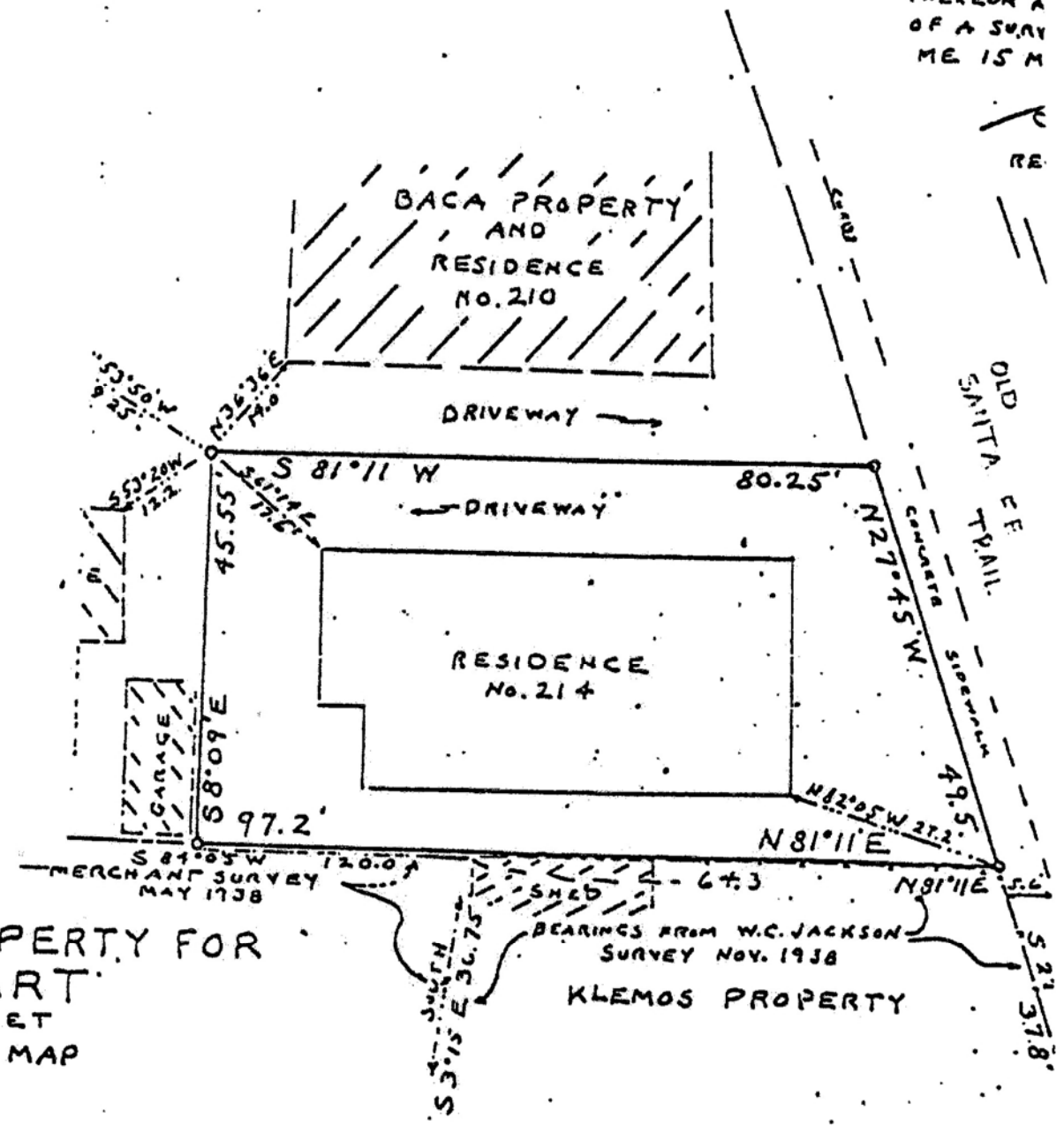
Sidewalk

Street



PROPERTY CORNERS

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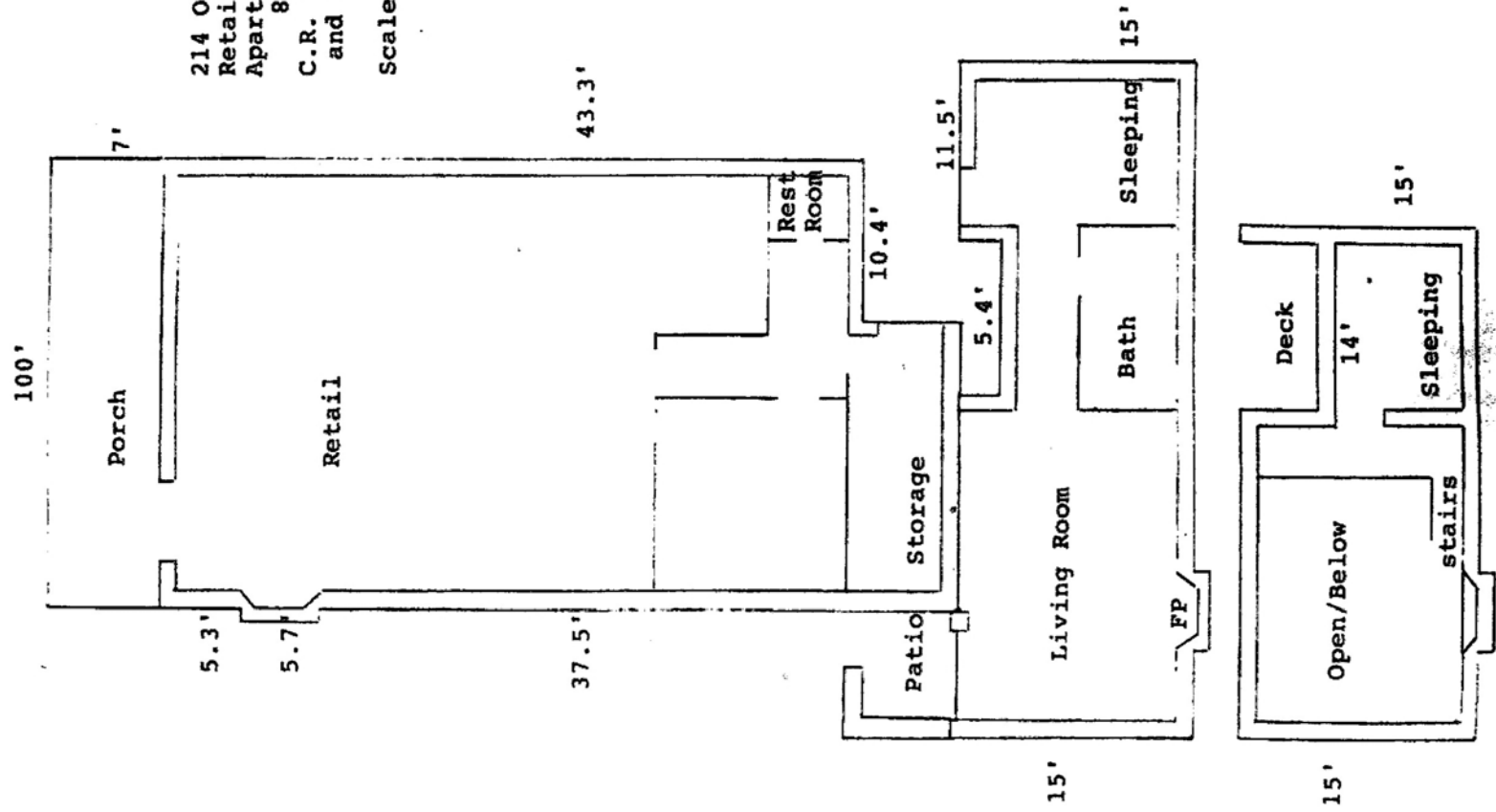
CECARIO ORTIZ PR

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SCALE 1" = 20 FT.

Exhibit RR



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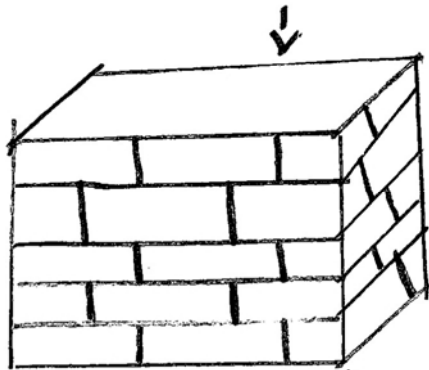


Building

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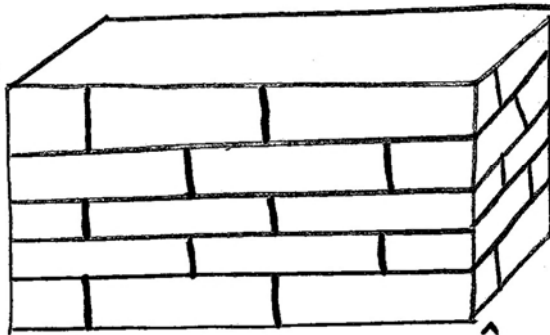
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14 ft

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8 1/2 ft



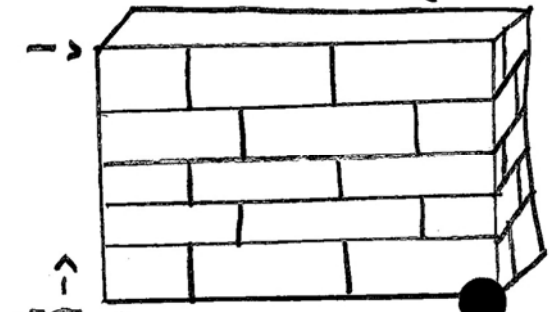
← 15 ft →

↑
2 1/2 ft



← 14 ft →

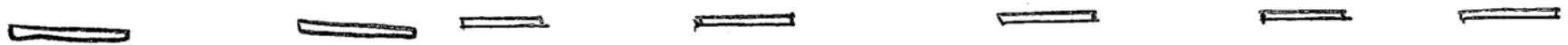
↑
2 ft

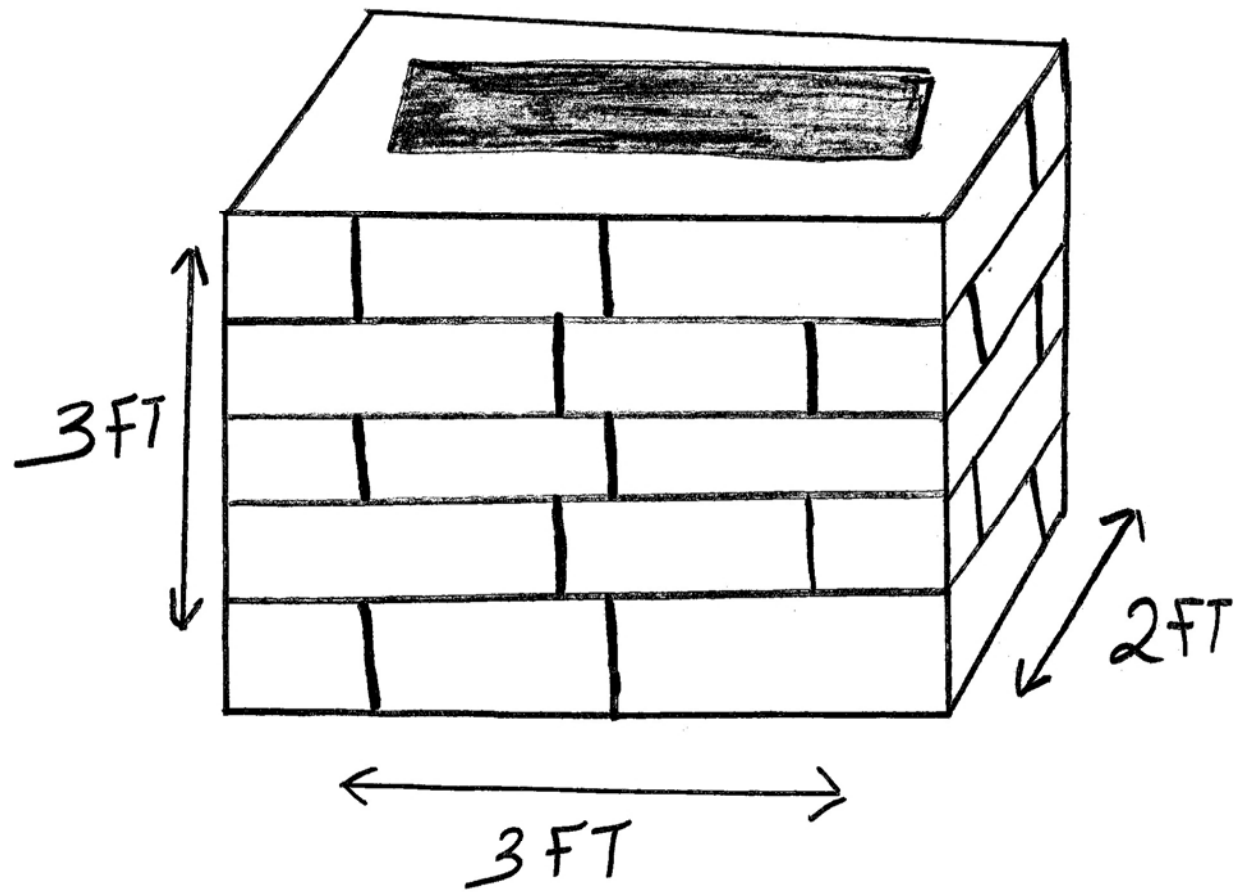


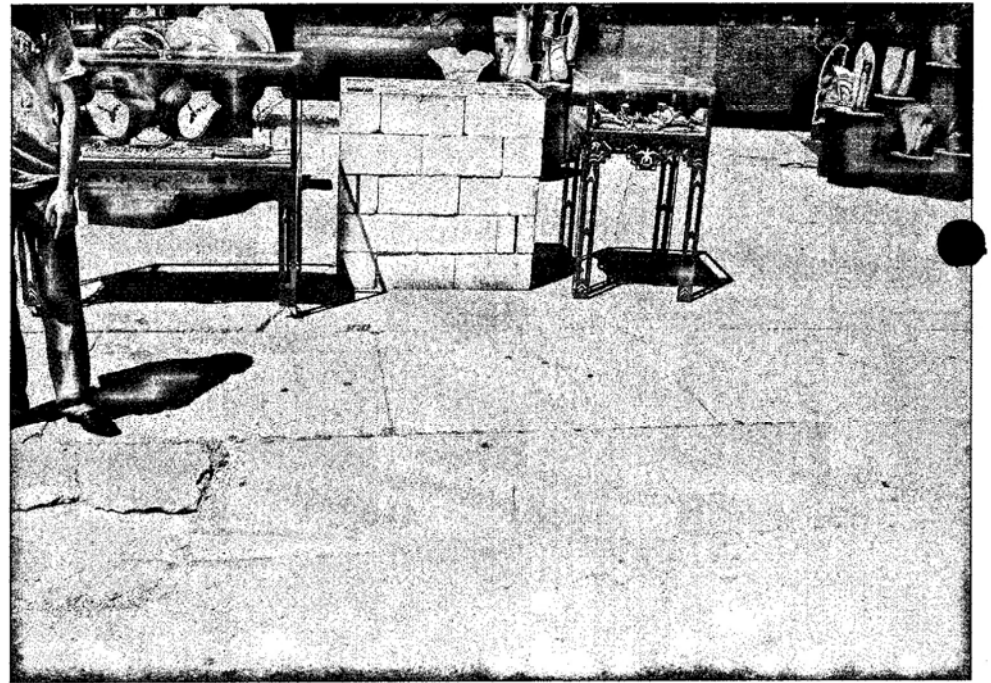
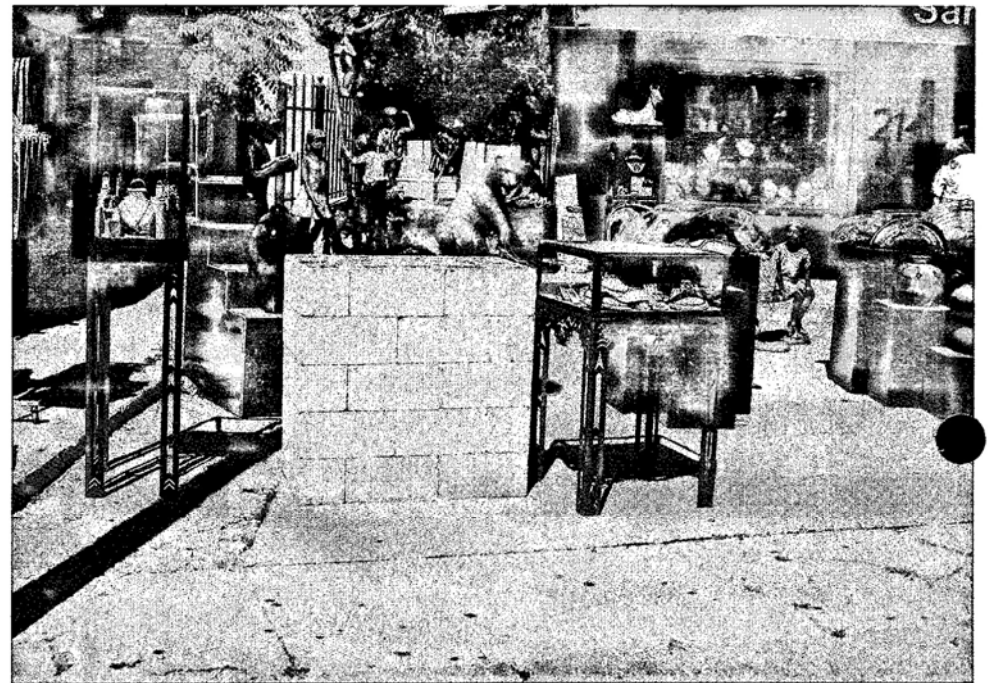
↑
1 ft 8 inches

Sidewalk

Street










Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department - Building Permit Division

To Be Completed By Applicant:

Date Submitted: 8/3/09	Site Address: 214 Old Santa Fe Trail
Property Owner of Record:	Proposed Construction: construction of pillars for showing of merchandise
Applicant Name: Villa de San Ignacio	TOTAL ROOF AREA:
Phone Number:	Agent Phone Number:
Agent Information:	

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting. **BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.**

APPLICANT/AGENT:  DATE: 8/3/09

To Be Completed By Staff:

Zoning District Overlay: BCD Historic

Subdivision: Lot: Block: Permitted Use:

Accessory Use:

Special Exception:

Variance:

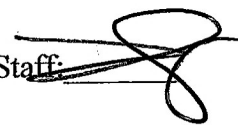
Prohibited Use:

- Historic Escarpment Flood Zone

ZONING SUBMITTALS:

Item	Required	Use	Complete
Proof of Legal Lot of Record	Yes		YR
Approved Development Plan(s)	Yes		N/A
Existing Drawing Site Plan*	Yes	ALL	YR
Proposed Drawing Site Plan*	Yes	ALL	N/S
Copy of Recorded Accessory Structure Affidavit	Yes	ALL	N/A
Approval Letters	Yes	ALL	Provide
Accessory Structure Affidavit	Yes	ALL	N/A
Zero Lot Line Affidavit	when 0' lot line exists		N/A

* 1":100' or larger or as approved by staff

Staff: 

Setbacks:

Front: Provided OK Required OK 2nd Front Provided OK Required OK
 Left Side: Provided OK Required OK Right Side: Provided OK Required OK

ZONING SITE PLAN REQUIREMENTS:

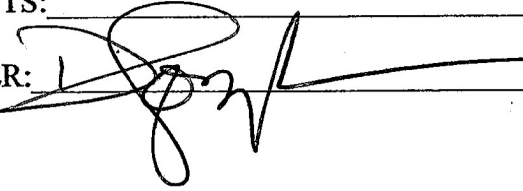
ITEM	Complete
Address of Property	YPR
North Arrow	YPR
Graphic Scale	YPR
Information Table (upper right hand corner of site plan)	
a. Zoning: <u>BCD</u>	<u>OK</u>
b. Overlay Districts: <u>Historic</u>	<u>OK</u>
c. Flood Zone: <u>NA</u>	
d. Use of buildings: <u>Commo</u>	
e. Number of parking spaces Provided _____ Required _____	<u>NA OK BCD</u>
f. Parking and isle dimension	<u>OK</u>
g. All building separation(s) on and off the property (10' separation required for all structures.	<u>OK</u>
h. All Setbacks from property lines	<u>OK</u>
i. Height of Structures Proposed <u>2 F</u> Required <u>OK</u>	
j. Lot Coverage Proposed _____ Required <u>BCD</u>	<u>OK</u>
k. Open Space and square footage (if required)	<u>OK</u>
l. Access on and off the property	
m. Driveway and visibility Triangle Dimensions	
n. Bicycle Parking Requirement Provided _____ Required _____	<u>OK.</u>
Graphic representation of items a. thru n.	
Location of proposed structures including walls and/or fences and all other elements of the drawing	
Any existing easements of record	
Street names	
Vicinity Map	

Preliminary Approval:

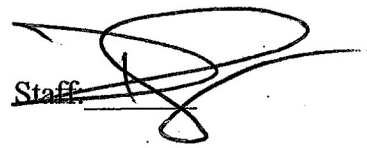
Preliminary Approval with conditions:

Provide docs to BP. Submitted

COMMENTS:

REVIEWER: 

DATE: 8/3/07

Staff: 

City of Santa Fe, New Mexico

memo

DATE: August 25, 2009
TO: Historic Design Review Board Members
VIA: David Rasch, Supervising Planner Historic Preservation Division DR
FROM: Marissa C Barrett, Historic Preservation Planner Senior MCB

CASE # H-09-055

ADDRESS: 214 Old Santa Fe Trail
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Survey Form
- Zoning Review Sheet
- Other:

APPLICANT SUBMITTALS

- Proposed Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATIONS:

Staff recommends approval of the pillars as they comply with Section 14-5.2 (C) Regulations for Contributing Structures, Section 14-5.2 (D) General Design Standards, and Section 14- 5.2 (E) Downtown and Eastside Historic District Design Standards.

BACKGROUND AND SUMMARY:

The Vernacular style commercial building located at 214 Old Santa Fe Trail was built from 1912-1921 and has received minor alterations which includes a 1945 addition to the rear of the building. The Official Map lists the building as Contributing to the Downtown and Eastside Historic District.

On July 28, 2009 the owner was issued a red tag for building CMU pilasters without HDRB approval or a building permit. The owner stopped work immediately and contact City staff.

The applicant proposes construction of three pilasters to a height of 3'. The 2x3x3 pilasters will be located along Old Santa Fe Trail and will be stuccoed to match the contributing building stucco color. The applicant states, in the application letter, that glass cases may be placed on the pilasters at the open of the store to display items such as jewelry or sculptures and will be removed at the store's close in the evening.

07/28/09

FOR THE SITE 214 OLD SANTA FE TRAIL, NAME OF BUSINESS SANTA FE JEWELS.

CONSTRUCTING THREE PILLARS , SIZE 2X3X3.

MATERIALS: CEMENT BLOCKS, PLASTER, STUCCO, COLOR SANTA FE STUCCO .

THE REASONS IS TO DISPLAY SCULPTORS, OR SMALL GLASS CASES FOR JEWELRY.

WE WERE NOT AWARE OF THE LAWS FOR THE HISTORICAL PRESERVATION .

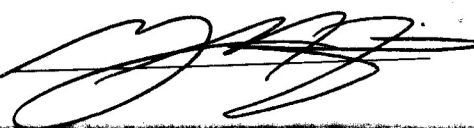
AS FOR THE SCULPTORS AND OR GLASS CASES WILL BE REMOVED EVERY TIME AT CLOSING.

WE HAVE BEEN IN BUSINESS OVER 25 YEARS VERY SATISFIED ARE WILLING TO FOLLOW ALL LAWS.

Beginning at the northeast corner, a point on the west side of Old Santa Fe Trail, formerly College Street, from which the center of the sewer manhole bears N. 19° 15' E., 18.45 feet distant; thence S. 81° 11' W., 80.25 feet to the northwest corner; thence S. 8° 09' E., 45.55 feet to the southwest corner of the tract herein described; thence N. 81° 11' E., 97.2 feet to the southeast corner of the tract herein described; thence N. 27° 45' W., 49.5 feet to the point and place of beginning.

All as shown upon plat of survey made by Samuel P. Davalos, licensed surveyor, May 15, 1948, entitled "Plat Showing Survey of Property for Eloisa D. Stewart, No. 214 College Street, Portion Lot 2, Block 33, King's Map, Santa Fe, New Mexico".

Subject to easements of record.

14-3.10 BUILDING PERMIT
STOP WORK Copy No. 1 Permit No. NO PERMIT
Location 214 OLD SANTA FE TRAIL
SANTA FE NM
Date 7/28/09 Inspector 



HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 214 Old Santa Fe Trail

HISTORIC DISTRICT: Downtown & Eastside Don Gaspar Westside-Guadalupe
(Please see attached map) Transition Historic Review
Historic Landmark (outside of historic districts)

PROJECT PROPOSAL: 3 Pillars 2x3x3

CONSTRUCTION COST: \$ 600~~00~~ FEE: \$ 250 + \$20 Poster Cost = \$ 275

OWNER: Charles Barnett PHONE#: 505-982-1634

OWNER ADDRESS: 214 Old Santa Fe Trail

CITY, STATE, ZIP CODE: Santa Fe NM 87501

APPLICANT: Mark Shaw PHONE #: 505-986-8096

ADDRESS: 214 Old Santa Fe Trail

CITY, STATE, ZIP CODE: Santa Fe NM 87501

NEW CONSTRUCTION:
Single-Family Residence Commercial Multi-Family Residence

OTHER CONSTRUCTION:
Demolition Remodel Addition Residential Signs Wall/Fence
Antenna

PREAPPLICATION MEETING: Date: Aug 3, 2009 Case Planner: [Signature]

PRELIMINARY ZONING REVIEW: Date: August 3, 2009 Planner: [Signature]
(You must schedule a meeting with Zoning Planner @ 955-6585 prior to the HDRB submittal deadline date. Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES NO Pillars
If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? 2x3x3

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

[Signature]
Signature of Applicant/Owner

8/3/09
Date

