

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 7, 2025

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: José and Rosalia Ortiz Property Shed	2. Location: 248 Rodriguez Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe Parcel # 11933824
5. Property Type: <input checked="" type="checkbox"/> Buildings: Shed <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: March 6, 2025		
7. Previous Survey Date(s): <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6872741,-105.9260488		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View north and west elevation, facing northeast		
11. Brief Description of the Property: A small storage shed is positioned on a graded pad overlooking an arroyo. Based on aerial photographs, the shed was likely constructed between 1966 and 1973. This timeframe is supported by its construction technique, building materials, and the surface scatter found nearby. At the time of its construction, the property was owned by José and Rosalia Ortiz, whose home is located across the arroyo at 537 ½ Rodriguez Street. The hillside property has since changed ownership and is now linked to a lot to the north at 246 Rodriguez Street. The shed does not hold any status within the Downtown and Eastside Historic District. <i>Continued on Page 5.</i>		
12. Who uses the property? Storage		
13. Construction Date: Date: Between 1966 and 1973 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: aerial photographs		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

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(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



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



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

John W. Murphey
 Architectural Historian
 Architectural History Services
 505-577-7593/707-583-7819
John@archhistoryservices.com

For: Steven Barrett and Katharine Arnold

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

Current owner: Steven Barrett and Katharine Arnold

N/A

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: Unknown None Low Moderate High
 Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
 See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
 If yes: State National
 If 'no' or unknown, do you think this property is eligible for listing? No Yes
 Why? See Evaluation of Historical Status

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

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

24. Supplemental Forms:

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

16. Primary Architectural Style Not Applicable

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

Notes: Other: Vernacular

17. Documents Available and Their Locations

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

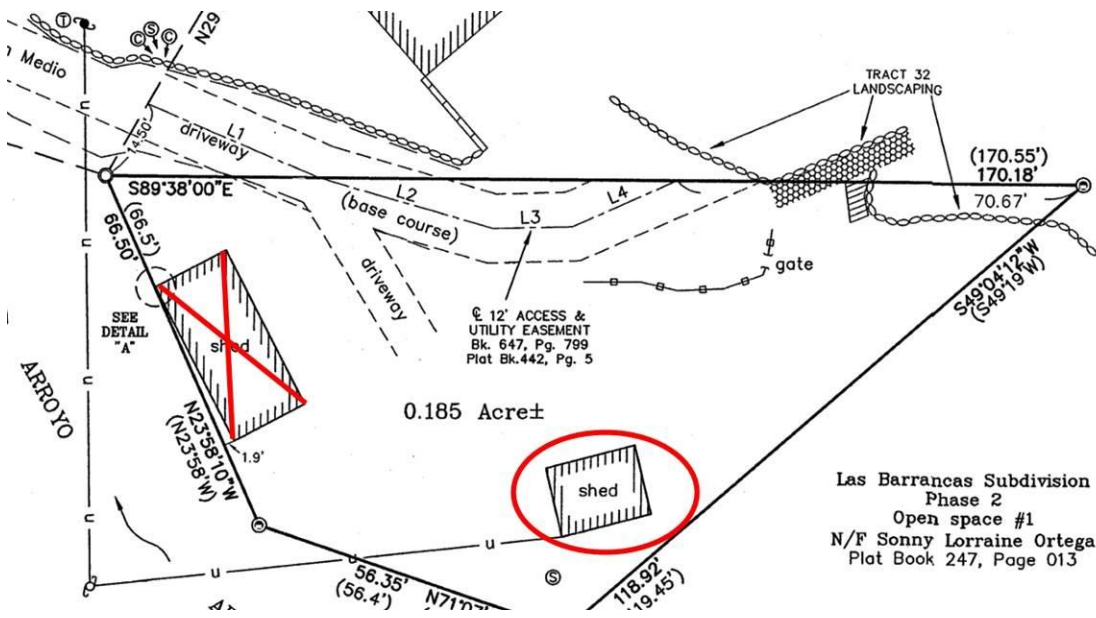
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion of 2018 survey plat. Courtesy of Zia Surveys.



Las Barrancas Subdivision
 Phase 2
 Open space #1
 N/F Sonny Lorraine Ortega
 Plat Book 247, Page 013



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Architectural Description Continued

Setting

The structure rests on a graded pad on a 30° slope, above a sand wash that drains into Arroyo Saiz. It sits below a modern Northern New Mexico-style house (246 Rodriguez Street), constructed in the 1980s with additions made in the 2000s (Photo 2). It is accessed by a graded gravel drive which also serves as storage for materials used in a landscaping business (Photos 3 & 4).

Structure

The shed is oriented 255° southwest, with its only entry on the west elevation (Photo 5). The roughly 104-square-foot building is constructed with a frame structure sheathed in fiberboard and finished with stucco, showing a time-diagnostic brocade texture.

The construction technique is visible through a cut on the south elevation (Photo 6). It consists of a layer of fiberboard nailed to the studs, covered by a metal lath to hold the stucco. There is no indication of insulation. The layering suggests it was constructed on a small budget and not intended for human habitation.

Based on an exploration 6" below ground level, the shed sits on a mixed poured concrete and rubble stone foundation (Photo 7).

A flat roof that extends out on the south and east elevations protects the structure.

West

The west elevation is fenestrated with a 32-inch-wide glass and four-panel wood door. While the door appears old due to weathering, the interior reveals that the panels are made of plywood (Photo 7). This door model was still being sold by Sanbusco (No. F-117) in the 1960s.¹ The remnants of a screen door suggest an effort toward human comfort.

¹ Santa Fe Builders Supply Company, "Building Materials, Catalog B," (Santa Fe, c.1967), Section A, 5.

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South

The roof extends over the south side, providing protection for a window (Photo 8). The window is a horizontal sliding aluminum unit, which is diagnostic of the shed's construction period (Photo 9). The elevation has the aforementioned damaged area, along with a round opening holding a modern wall thimble, suggesting the shed was once used for human habitation.

East

The east side of the building has a shallower overhang than the south side and has a similar aluminum sliding window (Photo 10).

North

The north elevation faces the slope and has no fenestration. It is covered with a rough gray coat of stucco, suggesting that this side of the building was not intended to be visible at the time of construction (Photo 11). Ironically, it is now the most visible side of the building.

Interior

The interior is one space currently for storage. It has no ceiling, and the roof construction is exposed (Photo 12). The room is spanned by 1 ½" x 5 ¼" joists arranged at 16" on-center. Sheets of plywood create the decking. Recent white drywall is tacked to the studs; there is no source of electrical lighting. Recently installed white drywall has been attached to the studs.

A notable feature is the circuit breaker box located in the southeast corner (Photo 13). Cutler-Hammer "Safety Breaker" box panels were introduced in the mid-1960s. The minimum number of breakers suggests that the structure had only basic electrical needs, likely consisting of a single light and an outlet suitable for powering a radio or small heater.

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Site

The site features several segments of CMU blocks that are exposed at ground level. The purpose of these blocks is unclear (Photo 14). Ground debris along the south elevation includes broken window glass, fragments of planting pots, and aluminum pull-tabs — a possible time indicator of the shed’s construction era (Photo 15).

Historical Overview

Most of the land above Palace Avenue remained undeveloped through the early 20th century. Its sloped terrain, poor soil, and the seasonal impacts of the arroyo were not conducive to settlement.

L. Bradford Prince, an attorney and the 14th Governor of New Mexico Territory, owned a considerable part of Fort Marcy Hill, including land now crossed by Hillside and Rodriguez streets (Fig. 1). Settlement began to move up the hillside after the taming of Arroyo Saiz in the 1930s, which, along with its tributaries, had defined where people could construct homes.

The first evidence of the parcel holding the shed comes from a plat made for Felix A. Armijo in 1953 (Fig. 2). The tract that would later hold the subject structure was acquired in 1960 by José and Rosalia (Rose) Ortiz, who lived in the home across the arroyo, addressed at the time as 527 Hillside Street. The deed was recorded three years later.²

José Valentino Ortiz was born in 1915 to Policiano and Gregorita Ortiz. Census records show he grew up in Rio en Medio, a traditional Hispanic community along the river of the same name in northern Santa Fe County. He married Rosalia Trujillo, a resident of Rio en Medio, in the early 1940s, and the couple relocated to Santa Fe a decade later. By the mid-1950s, they and their seven children were in the house across the arroyo, which was deeded to them in 1957 (Photo 16). The family would grow to eleven children.

² Quitclaim Deed, Felix A. Armijo and Jose Alfson Armijo to Jose V. and Rosa Ortiz, recorded January 28, 1963, Book 198/Page 52, Instrument # 262470, Santa Fe County, New Mexico.

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Both José and Rose, as she was popularly called, worked. City directories show that José did blue collar work. During the period when the shed was constructed, they both worked at the Catholic Maternity Institute and Clinic, a charity-based maternity home on Palace Avenue. Rose worked as a nurse’s aide, while José served as a watchman.³

In 1987, José and Rose deeded the subject lot, now populated with the shed, to their son, Ruben Ortiz, and his wife, Debra.⁴

José Valentino Ortiz died in 2007 at 91. Rosalia followed him three years later, passing at the age of 85. Their son Vincent M. Ortiz continues to live in the family home, now addressed as 537 ½ Rodriguez Street. The tract holding the shed went out of family ownership in 2018, when it was deeded to the current property owner.

Use of the Structure

According to the current owner, the shed may have served as a “bunkhouse” to accommodate the additional children of the Ortiz family, particularly the daughters who were close in age.⁵ The breaker box and windows on the east and south sides suggest the structure may have been intended for temporary human habitation. However, the lack of wall insulation indicates it was not designed for year-round use. In later years, the shed served as an art studio for a neighbor. The wall thimble may coincide with this new purpose.

³ R.L. Polk & Co., *Santa Fe City Directory, 1968* (Dallas: R.L. Polk & Co., 1968), 343 and 346.

⁴ Warranty Deed, Jose V. and Rosa Ortiz to Debra E. and Ruben R. Ortiz, recorded May 28, 1987, Book 582/Page 459, Instrument # 623452, Santa Fe County, New Mexico.

⁵ Conversation with property owner Steven Barrett, March 6, 2025. Barrett learned of the story after speaking to Vincent Ortiz, José and Rose’s son, who lives across the arroyo at 337½ Rodriguez Street. Murphey left a note at Ortiz's residence seeking further information, but as of March 10, there was no response.

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Evaluation of Historical Status

The shed is barely 50 years old and does not possess any architectural or traditional construction significance. In addition, it is separated from its associated property through different ownership.

For these reasons, the recommendation is to designate the shed at 248 Rodriguez Street as Non-Contributing to the Downtown and Eastside Historic District.

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Illustrations

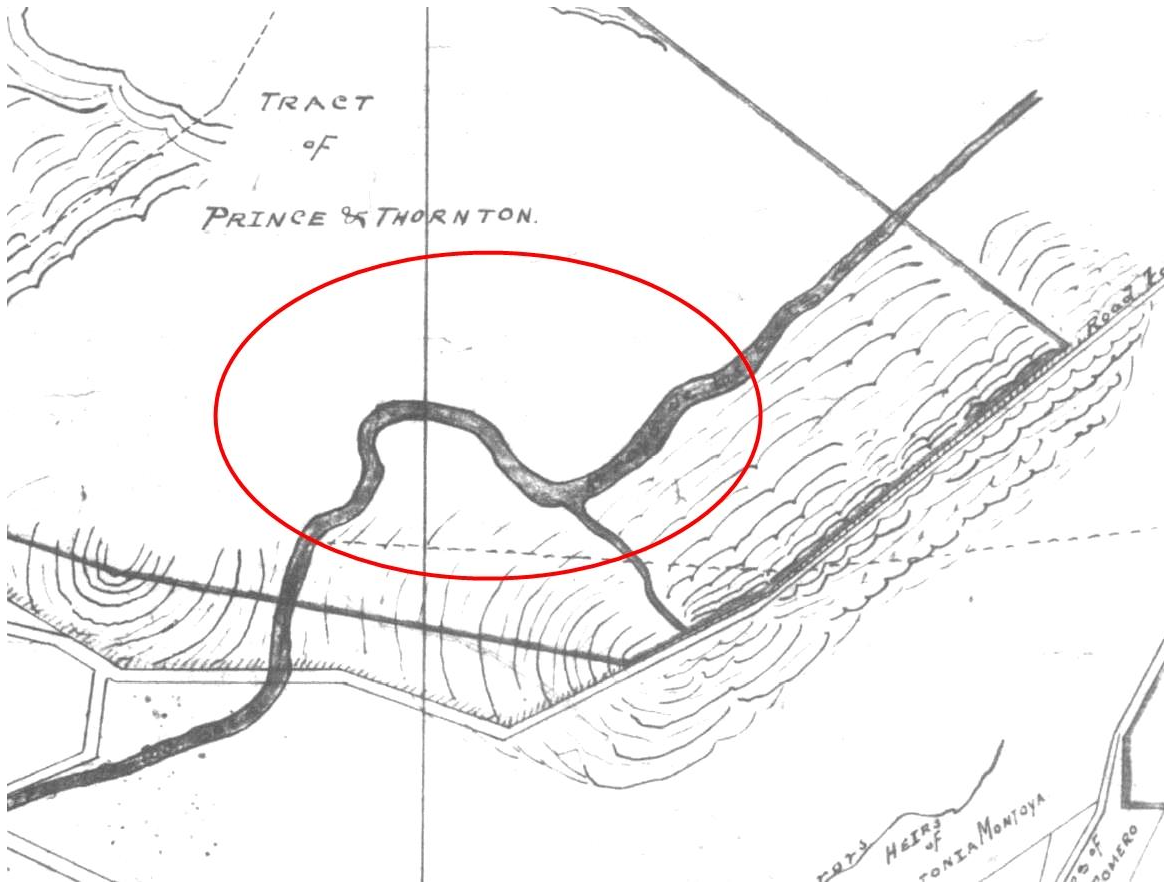


Figure 1: General location of subject property circled.
 William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits,"
 1897-98.

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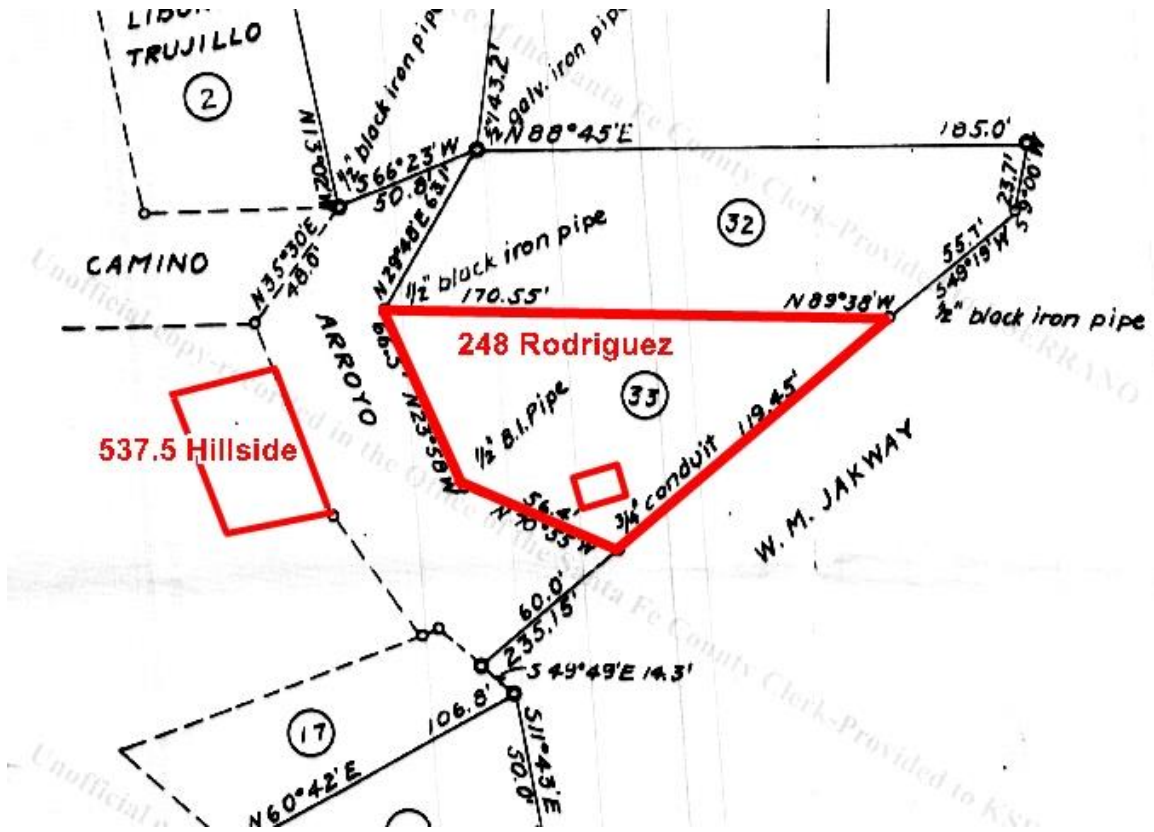


Figure 2: Subject tract highlighted in relation to the Ortiz residence.
 James C. Harvey, "East Portion' of Tract of Land Subdivided for Felix A. and J. A. Armijo," October 5, 1953.

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Figure 3: Overlay of November 10, 1958, aerial photograph on current satellite map. Note shed is not present.

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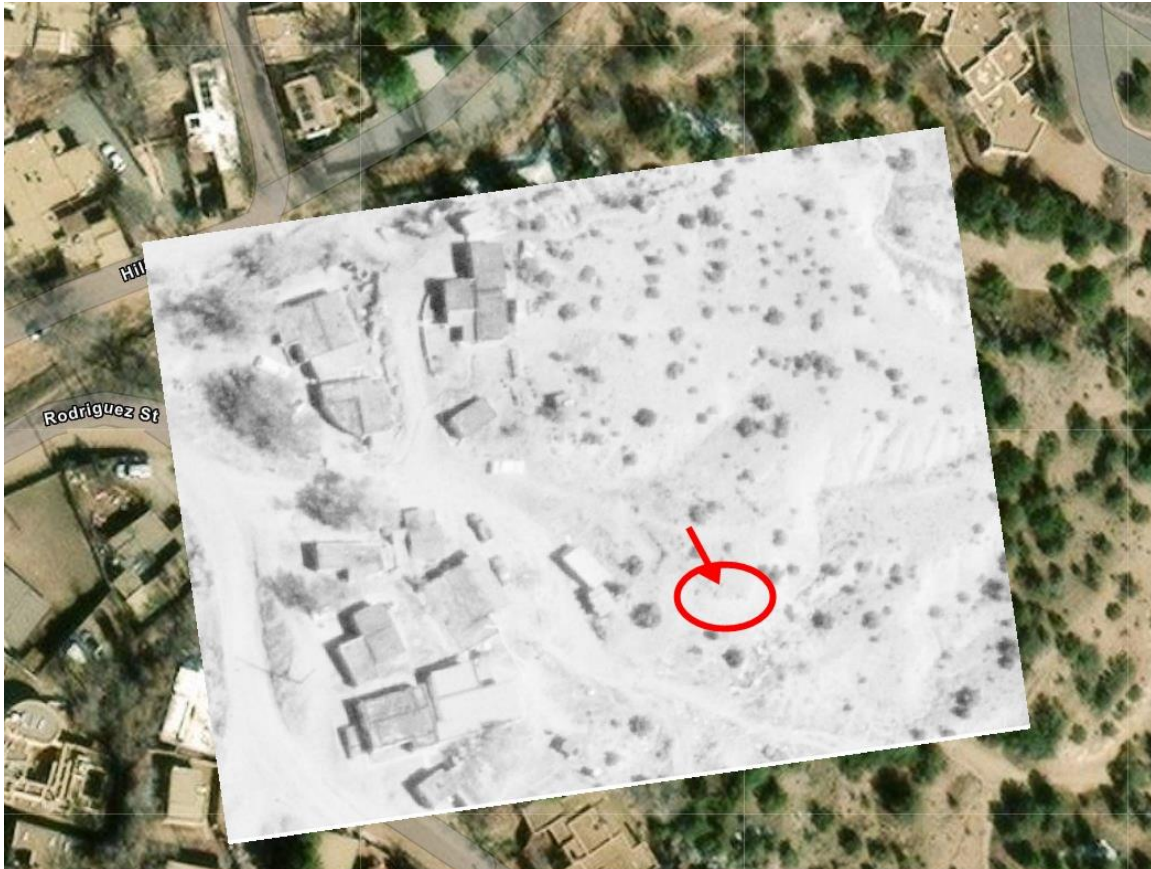


Figure 4: Overlay of May 2, 1966, aerial photograph on current satellite map. Note shed is not present.

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**Figure 5: May 11, 1973, aerial photograph.
 Note presence of shed.**

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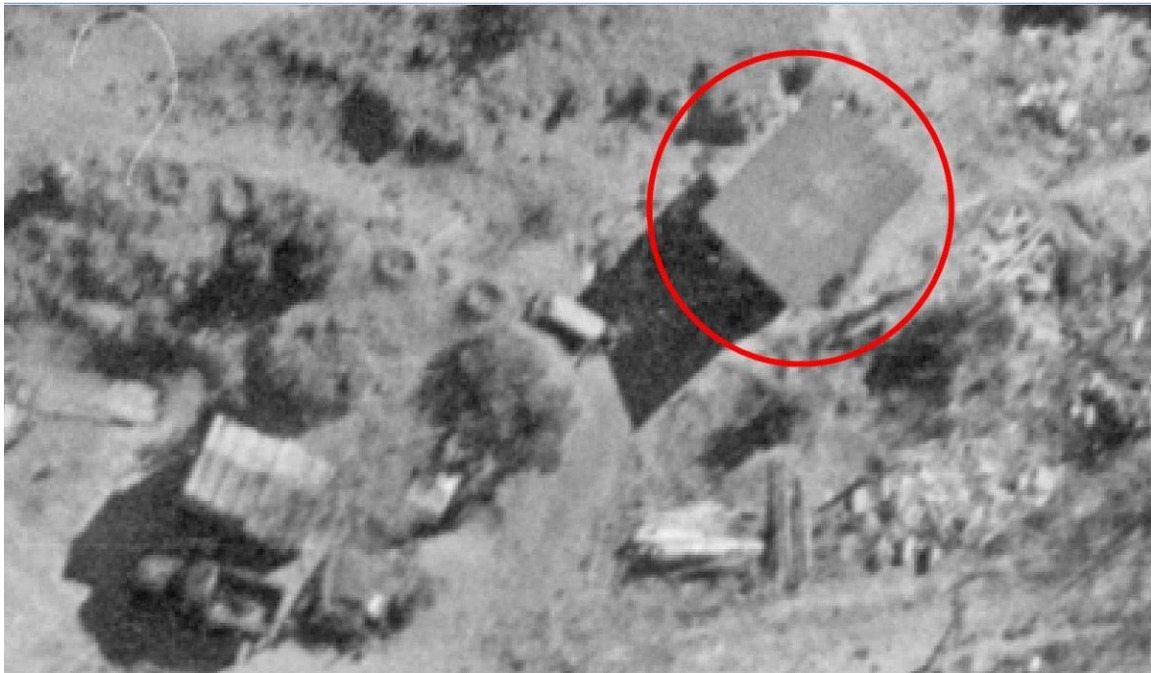


Figure 6: Close-up of 1973 aerial.

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Survey Photographs

(All images taken by John W. Murphey on March 6, 2025)



Photo 2: View from parking court of 246 Rodriguez Street. Camera facing south.

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Photo 3: View from driveway of 246 Rodriguez Street. Camera facing southeast.

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Photo 4: West elevation and immediate setting. Camera facing northeast.

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Photo 5: West elevation. Camera facing northeast.

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Photo 6: Break in south elevation revealing construction technique. Camera facing north.

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Photo 7: Exposure of foundation, consisting of poured concrete and rubble.

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Photo 7: Interior of west door.

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Photo 8: West and south elevations. Camera facing northeast.

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Photo 9: Aluminum sliding window on east elevation. Camera facing northwest.

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Photo 10: East elevation. Camera facing southwest.

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Photo 11: North elevation. Camera facing southeast.

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Photo 12: Interior of shed. Camera facing northeast.

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

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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	
1. Name of property: José and Rosalia Ortiz Property Shed	2. Location: 248 Rodriguez Street Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: March 6, 2025



Photo 13: Breaker box on east wall.

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Photo 14: Low foundation wall. Camera facing northeast.

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Photo 15: Surface debris found around shed.

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Photo 16: 537 ½ Rodriguez Street, the former José and Rosalina Ortiz House. Camera facing southeast.

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Photo 17: View of shed from the arroyo near the 537 ½ Rodriguez Street. Camera facing southeast.

