

Eden Kark
234 Irvine St
Santa Fe, NM 87501
Case number: 2025-009932--PAR

March 18, 2025

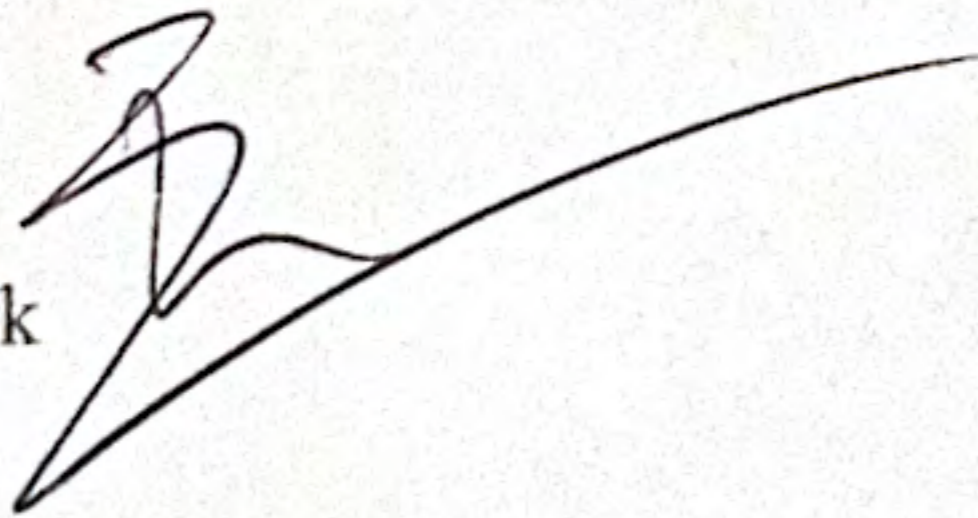
City of Santa Fe Historic Districts Review Board
City of Santa Fe
PO Box 909
Santa Fe, New Mexico 87504-0909

Dear City of Santa Fe Historic Districts Review Board:

I am writing to request a status review for all structures on the property of 234 Irvine St. This includes two structures: the main house, constructed pre-1928, on the West side of the property bordering Irvine St; and the accessory unit which was converted from a shed to a dwelling unit in the 1980's, on the South boundary of the property. If found to be Contributing status, then I am also requesting the primary facades to be assigned as well. In particular, I am requesting a downgrade in status for the accessory dwelling unit to non-contributing, in alignment with the original surveyor's designation from 1985. I request that the matter of a status review for the buildings at 234 Irvine be considered for inclusion on the agenda for the Historic Districts Review Board meeting scheduled to take place on May 13, 2025.

Sincerely,

Eden Kark

A handwritten signature in black ink, appearing to be 'Eden Kark', written over a horizontal line.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 11, 2025

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe Parcel # 11304576
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 house, 1 accessory dwelling unit <input checked="" type="checkbox"/> Structures: 1 wall, 1 fence <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: March 11, 2025		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: July 24, 1985, Harry Weiss <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6867702,-105.9577532		
10. Photo Information: John W. Murphey, photographer. Photo 1: View of east elevation, facing northwest.		
11. Brief Description of the Property: <p>Likely one of the oldest buildings on the street, the John and Lola Garrison House sits behind a tall privacy wall, midblock on the west side of Irvine Steet. The primary residence is a square plan adobe with a medium-pitch hip roof dwelling, showing several additions. Sitting behind it is a former shed that was converted into apartments in the 1980s. The property includes sections of block wall and a <i>latilla</i> fence. The primary residence and converted shed are designated as Contributing to the Westside-Guadalupe Historic District. Both buildings reveal multiple alterations, with the latter more dramatically changed.</p> <p>Continued on Page 5.</p>		
12. Who uses the property? Residence		
13. Construction Date: Date: Before 1928, primary residence; post-1935, former shed, now accessory dwelling unit <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: deeds, city directories and 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		

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



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



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

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

For: Current owner: Eden Kark

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

Current owner: Eden Kark
 N/A

19. Is Property Endangered? Unknown No Yes How?

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

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

22. National or State Register:

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

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

Is this property in a historic district? Unknown No Yes
 If yes: Significant Contributing; House and Accessory Building Non-contributing No Status: Walls and Fence
 Per City of Santa Fe official designation map

If 'yes', what is the name of the district? State National City of Santa Fe: Westside-Guadalupe Historic District

24. Supplemental Forms:

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

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ARCHITECTURAL AND CONSTRUCTION DETAILS:	
6. Visible Construction Material: Primary House and ADU <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:	7. Number of Stories: <u> </u> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <u> </u> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <u> </u> Other: Notes 9. Roof: <u> </u> N/A Shape: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gabled <input checked="" type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input checked="" 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 checked="" 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: BRAI +

10. Window Types: Primary House and ADU				11. Door Types: Primary House and ADU			
Operation	Material	Glazing	Number	Type	Style	Material	Number
Awning	Clad	1	2	Single-Leaf	¾ -Light	Wood	1
Awning	Wood	1	1	Single-Leaf	4-Light/3-Panel	Wood	1
Casement	Wood	4	2	Single-Leaf	Full Light	Wood	2
Casement	Wood	6 (paired)	10	Single-Leaf	10-Light	Wood	1
Fixed	Wood	1	2	Single-Leaf	Louvered	Wood	2
Hopper	Wood	1	1	Double	Full Light	Wood	3
Hung Sash	Wood	1/1* (upper leaded glass sash)	3				
Hung Sash	Wood	1/1	2				
Hung Sash	Wood	3/1	2				
Hung Sash	Metal	4/1	1				
Siding	Alum.	1-1	1				

12. Chimneys <u> </u> N/A stucco-clad at east roof plane	13. Porches <u> </u> N/A Type: <input type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
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14. Other Significant Features N/A

15. Modifications: <input checked="" type="checkbox"/> <u> </u> No known modifications

Numerous: see Architectural Description; most occurred after 1978; aerial photographs and material and visual evidence

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: Hipped roof cottage

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>

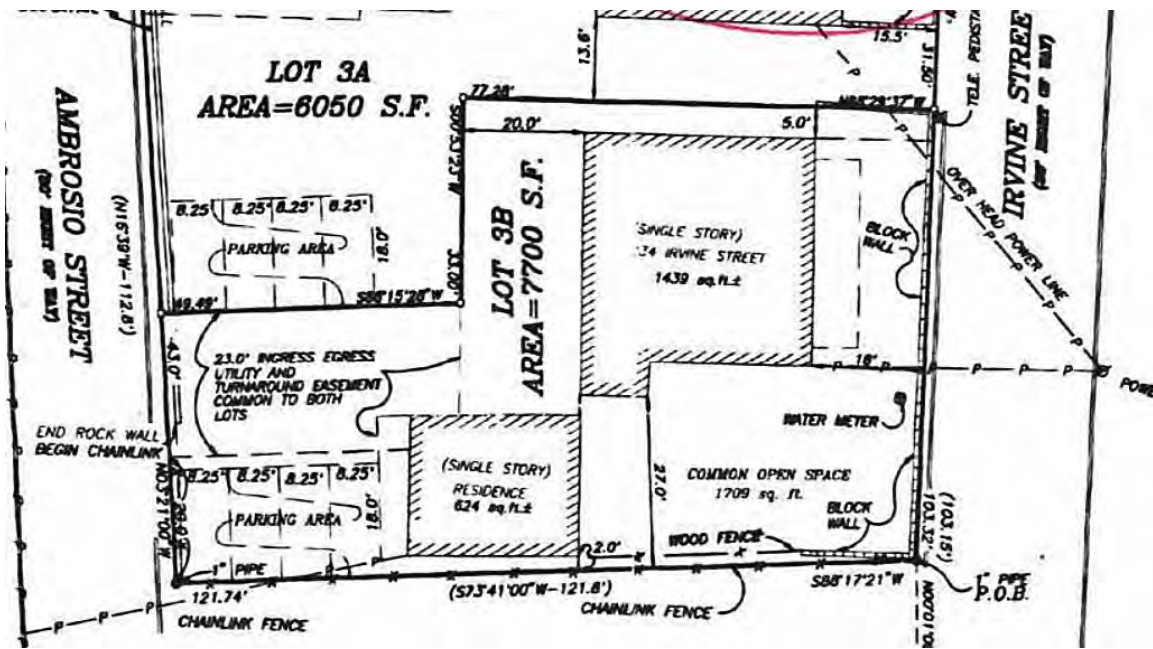
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion of 1994 survey plat. Courtesy of Dawson Surveys, Inc.



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Architectural Description Continued

Primary House

Built before 1928, the main building has a folk house design with a square ground plan and a hipped roof. It likely originally included only four rooms with a porch at the back. The floor plan and visible structural materials suggest an Anglo-American origin. It encloses roughly 1,796 square feet of heated space and is finished with brown stucco, holding flecks of straw to give it an adobe appearance.

East

The house presents a symmetrical facade with a centered entry door flanked by single windows (Photos 2 & 3). This configuration may reflect an original hall and parlor floor plan. Attached to the front is a non-historic wood porch. Erected by a previous owner, it gives the house an ersatz 19th-century appearance. The front door is a modern glass unit protected by an antique-looking wooden screen door (Photo 4). The depth of the door and the placement of its jambs feels authentic.

The window openings feature a lower sash topped by a leaded glass awning unit (Photos 5 & 6). Some window components seem to be non-historic. The lower sash contains insulated glass, and the lozenge pieces in the upper sash have been placed in new frames with an awning operation (Photo 7). Typically, windows of this type include a fixed upper sash, colonial trim, and wood casings; however, these windows lack all these elements.¹ Sandstone sills of unknown age form the base of the openings.

North

The north elevation faces a driveway that leads to a parking court and the backyard. It begins at the east end with a stucco wall that supports a corten vehicular gate (Photo 8). This wall and gate were added after the house was first surveyed in 1985 (Fig. 8).

¹ An example of this type of window is found at 625 Don Gaspar Avenue.

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Next is an opening holding paired 3/1 hung-sash wood windows. Set back 9 ¾” in the wall, the stock, putty-glazed wood windows appear older (Photo 9). Following this is an opening holding an art glass window of recent vintage (Photo 10).

A non-historic mechanical room bumps out 38” from the wall (Photo 8). The west side of the mechanical room represents the end of the original building and the beginning of the porch, which has since been enclosed. The transition is signaled by a change in the roofline (Photo 11). The enclosed porch has a pair of six-light casements of older vintage (Photo 12).

The porch was extended further westward after 1978 with a block addition (Photo 13). Aerial photographs indicate this extension. This is apparent when comparing the 1978 aerial to current satellite imagery (Figs. 7 & 9).

West

The west or back side of the house reveals numerous alterations (Photo 14).

These begin on the north end with the porch extension. The extension is fenestrated with a pair of six-light wood casements (Photo 15). They are set at a shallower position in the wall than the windows of the older part of the house. A smooth wood sill with a milky brown stain and exaggerated span sits at the base of the opening.

The center of the façade is protected by a recent porch. The roughly 136 square-foot structure shelters double glass doors bracketed by four-light wood casements (Photo 16). This fenestration and the mudroom behind it are of recent construction.

Moving south is a continuation of the extended porch. The CMU-constructed wall (Photo 17) has a 1/1 sash and a trio of six-light wood casements (Photos 18 & 19). Like the window at the north end, these openings also have smooth wood sills with an exaggerated span.

South

The south elevation opens onto a side yard planted with a lawn and an ancient pear tree (Photo 20).

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At the west end is a catslide bump-out (Photo 21). This feature is shown in the 1958 aerial (Fig. 6). It has two six-light wood casement windows without a sill (Photo 22). This window is positioned in the wall at a depth similar to that of the windows in the porch extension.

The original building includes a double glass door topped with a lozenge pattern transom (Photo 23). This opening is likely not original. The east window is a sash crowned by a leaded glass upper sash and a sandstone sill (Photo 24).

Accessory Dwelling Unit

Thought to have originally been a shed with an attached carport, the structure has evolved over the years, being first converted into apartments in the 1980s. The carport, which forms the west end of the structure, was enclosed and extended in 2019, resulting in a red tag violation.

Aerial imagery shows that the structure was a building with a north-south gabled roof and a carport with a lower flat roof attached to the west. This roof layout was modified when the carport was enclosed, resulting in an intersecting gable. The original part of the building is constructed from CMU, indicating it was built in the postwar era.

East

Shrouded by pyracantha (Photo 25), the east elevation contains a single hopper window with chunky wood casings (Photo 26).

North

This elevation has undergone significant changes due to the conversion of the apartment and the enclosure and extension of the carport. There are several newer doors and windows, some of which may have been repurposed (Photos 27-30). It is assumed that at least two of the pedestrian entries were added during the renovations.

A slight offset indicates the start of the enclosed carport (Photo 31). This section features modern glass doors and horizontal awning windows.

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West

The west end of the extension shows the change of roof form, with its low-pitch gable (Photo 32).

South

The south elevation along the property line features no original windows, as it consists entirely of those added during the apartment conversion and carport extension (Photos 33 & 34).

Street Wall

The previously mentioned front privacy wall is an extension of the height of a preexisting wall, a common occurrence in the area (Photo 35). The stuccoed block structure measures between 68” and 90” above outside grade and has diagnostic features (rounded gate arch and “window” openings) that indicate recent construction (Photo 36). The side sections of the wall also appear to be raised.

Latilla Fence

A tall latilla fence on a low rock foundation spans the west of the property along Ambrosio Street (Photo 37). The structure does not appear in a 1978 aerial photograph (Fig. 7).

Historical Overview

The Irvine Addition

Beginning in the late 19th century, large parcels of land, either raw or irrigated, on the west side of Santa Fe began to be subdivided. The first of these subdivisions was the Irvine Addition, which was platted in 1887 for Katharine McEnzie Irvine (Fig. 1).²

² “Round About Town,” *Santa Fe Daily New Mexican*, June 1, 1887, 4.

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Katharine and her husband, Alexander G. Irvine, both from the British Isles, arrived in New Mexico in the early 1870s. They came in hopes of improving Alexander’s health. In Santa Fe, Alexander started a stove and metal business, later partnering with another Scotsman, William A. McKenzie, as the Irvine & McKenzie Hardware Company. Both ventures were successful. The couple had extensive real estate holdings in Santa Fe; however, Alexander died in 1882, which led to a dilemma over their land holdings.

The Irvine Addition came up for auction on Saturday, June 4, 1887, with nearly \$5,000 in lots sold in the first few hours. Both locals and out-of-state investors swooped in, buying every lot of the plat. Santa Fe boosters took the sale as a good sign of the city’s future.³ But — hampered by poor roads, a recession, and a lack of sewerage — the addition did not develop as intended.

The 1912 King’s map of Santa Fe shows the west side of Irvine Street entirely under the ownership of the Ortiz family (Fig. 2). Instead of tidy town lots, there were large, undivided parcels with only a few houses built at the north and south ends of the street. With Santa Fe's push westward in the 1920s, the Irvine Addition began to fill in.

By 1928, there were 23 homes on Irvine between Alto and Dunlap streets.⁴ Eighty percent of the homes were occupied by people with Spanish surnames, and the same percentage owned their homes. Like many traditional neighborhoods, it had its *tiendecita* — the Handy Store, run by the Ortiz family.

John and Lola Garrison

One of the few Anglos who would purchase land in the Irvine Addition was John Garrison, who acquired the property in 1926 from the Ortiz family.⁵

John Calvin Garrison was born on February 25, 1885, in Preston, Idaho — a new Mormon settlement that his father, William Calvin Garrison, had moved to from Utah.

³ “Confidence in Santa Fe,” *Weekly New Mexican*, June 9, 1887, 4.

⁴ The following conclusions are based on analysis of data in the 1928 Santa Fe city directory. Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1928-39 (El Paso: Hudspeth Directory Company, 1928), 207.

⁵ Quitclaim Deed, Manuel Ortiz et al. to John Garrison, recorded June 11, 1926, Book 10/Page 239, Instrument # 31679, Santa Fe County, New Mexico.

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William was baptized a Mormon in 1869 in Alabama, shortly after his 8th child, General Newt Grant Garrison, was born. He abandoned his wife and children at age 46 and left for Utah with a 25-year-old woman named Jane Whitesides Cathey and her four-year-old child.⁶ Arriving there, the couple was directed to assist with the new Mormon settlement in Preston. In Preston, William married Emma Taylor, a young widow from England who had three small children. It was with Emma that he conceived John Calvin, the youngest of his 19 children.

John followed his parents to New Mexico, where they established a farm south of Las Cruces.⁷ They moved again to Fairview, an irrigated farming community north of Espanola, beginning a new farm. The 1910 census recorded the small family living there. It consisted of William, 84, his wife, Emma, 57, and his son, John, in his early 20s, who helped his father on the farm.⁸

Four years after the census, John married Maria Dolores “Lola,” Martinez (Fig. 3). Born in 1894 in Santa Fe, she was the daughter of Hilario Del Rosario Anacleto Martinez and Maria Francisca Gonzales y Martinez. She grew up near the subject property on Agua Fria Street. The couple got married on September 21, 1914.

The 1920 census noted them living at 220 Irvine Street. It is unclear whether this represents the subject property or the land bearing that address today. Whatever the case, based on the 1926 deed, Garrison owned considerably more property on Irvine Street than the current parcel.

The census documented the family, including John, 35; Lola, 25; two children, John Jr., 7; Ruth, 3; and Garrison’s mother, Emma.⁹ While Garrison is remembered to be a carpenter in family history, this census, and the one thereafter, lists him as an

⁶ Kim Bateman, “Letters of Books and Slates: The Love Story of William Dewine Ream and Nora Ellen Crockett and the History of their Families,” (Unpublished genealogical research document, 2019), 90.

⁷ Floyd Crockett Stuart, “Supplement: The Garrisons and Connected Families, 1630-1979,” (Family Search Document, Family History Library, The Church of Jesus Christ of Latter-day Saints, 1979), 92.

⁸ U.S. Census Bureau, Year: 1910; Census Place: Ranchitos, Rio Arriba, New Mexico; Roll: T624_916; Page: 5b; Enumeration District: 0157; FHL microfilm: 1374929.

⁹ Ibid., Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 5B; Enumeration District: 129.

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automobile mechanic. The family eventually grew to seven children, with all but one raised in the Irvine Street home.

The 1940 census captured this larger family, then including six children between the ages of four and 24.¹⁰ The original home probably proved to be too small, leading to the enclosure of the back porch. The house was valued at \$2,000, considerably higher than other homes along the street. John was now working as a police officer, and Lola was a seamstress in a weaving shop. This was potentially a Works Progress Administration (WPA) project. A newspaper account shows she was involved in the local WPA program performing for children at nearby Alvord Elementary School.¹¹

During World War II, Garrison moved the family to California, where he worked in the war production industry. They would relocate to Houston, where Lola died in 1967.

The Grocery Man

Before leaving Santa Fe, John and Lola deeded their Irvine Street property to neighbor Tony Larribas, who ran a grocery store down the street.¹² The Larribas family would own the 234 Irvine Street property until 1978.

Born on September 2, 1902 in the homesteading community of Trujillo, Colorado, Antonio José Larribas (Fig. 4) came to Santa Fe in the late 1920s, where he married Adela Virginia Rivas, a Santa Fe native and widow.

They initially lived on College Street, but by the mid-1930s, they had established a home and business at 220 Irvine Street. The business, Larribas Food Store, was a local grocery store that offered fresh fruits and vegetables, canned goods, meat, and frozen foods, putting it above the average Santa Fe barrio market. The family consisted of Tony and Adela, their one child together, two children from Adela’s previous marriage, and a female lodger.

¹⁰ Ibid., Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 14A; Enumeration District: 25-8B.

¹¹ “Mrs. Laura Gurule Heads Alvord PTA,” *Santa Fe New Mexican*, March 23, 1942, 3.

¹² Warranty Deed, John C. and Lola M. Garrison to Antonio and Adela L. Larribas, recorded January 1, 1946, Book 29/Page 87, Instrument # 79683, Santa Fe County, New Mexico.

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Tony kept the grocery going after moving to the house at 234 Irvine Street. The 1950 census shows the home to be occupied by only Tony and Adela. Tony would later sell the store to Tom Vigil.

Beginning in the mid-1950s, city directories show the property at 234 Irvine Street as two units. One was occupied by Tony and Adela, and the other was rented by Obed and Maria (Molly) Lucero. The dual residences began to evolve in addressing, with the second taking on the letter “A,” reflecting the small house that stands north of the driveway and which is now part of a separate parcel.

Adela died in 1966. Tony continued to live on the property through the early 1970s. In 1978, he, along with his second wife, Pauline, deeded it to Harvey Steven Yablon, a Brooklyn-born real estate developer, property manager, and broker, who later developed a reputation as a slumlord.¹³ Yablon spun it off to Kathleen Lippert, a New York social worker who transferred it to Christopher Javor, also of New York, within one year.

Buddhism and Woodwork

In 1980, after owning the property for less than two years, Javor transferred it to husband-and-wife Ken Maynard and Sally Hobensack.¹⁴ They would start the great transformation of the house.

Both had arrived in Santa Fe in the mid-1970s as part of a wave of spiritual seekers. Maynard, a carpenter, had spent several months in the early 1970s in Nepal and India, where he was exposed to Tibetan Buddhism.¹⁵ In Santa Fe, he and four other enthusiasts established the Tibetan Buddhist Center, an urban mediation center which was one of a dozen monasteries and centers organized by exiled Lama Kalu Rinpoche (1905-1989).

¹³ Warranty Deed, Antonio and Pauline Larribas to Havey Steven Yablon, recorded July 10, 1978, Book 366/Page 8, Instrument # 423346, Santa Fe County, New Mexico; Thom Cole, “Steve Yablon: A Man of Contrasts,” *Santa Fe New Mexican*, October 7, 1990, A1- A2.

¹⁴ Warranty Deed, Christopher R. Javor to Kenneth M. Maynard and Sally J. Hobensack, recorded April 22, 1980, Book 398/Page 739, Instrument # 457150, Santa Fe County, New Mexico.

¹⁵ William Heimbach, “Buddhists,” *Santa Fe New Mexican*, May 1, 1983, D-3.

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The center was led locally by Lama Karma Dorje and met in Maynard-Hobensack home on Irvine Street. The Santa Fe Dharma Study used the house from 1980 to 1986 until a new temple complex was completed on Airport Road, today’s Kagyu Shenpen Kunchab. The meditation center transformed Irvine Street. While still primarily Hispanic, new businesses, including Nature’s Pharmacy and the New Mexico Academy of Massage, began to pop up along the street.

Use of the property intensified after the Buddhist center moved into its new quarters. City directories of the 1990s show it occupied by not only Ken and Sally but also several tenants, two of them woodworkers. By 2001, three rental units were listed.¹⁶

It assumed that most of the changes to the primary residence and shed were made during this period. This would include the extension of the rear porch and the addition of the new porch at the front, which replaced an earlier structure. The wood and sandstone windowsills were likely also installed during this time.

The house had gained its ersatz appearance by the time the current owner acquired it in 2007 (Fig.10).

Evaluation of Historical Status

Primary Residence

While the original early 20th-century hipped roof building has survived with its ground plan discernable, post-1978 extensions and fenestration changes have affected all its elevations. Some of these, including the current front porch and various window treatments, verge on artifice. The strongest indicator of its original design is the front façade, which is blemished by the porch. Given its somewhat unique form, the recommendation is to maintain Contributing status, suggesting that the east elevation, minus the non-original doors, windows, and porch, be recommended as the primary façade.

¹⁶ R. L. Polk & Co., *Santa Fe City Directory, 2001* (Detroit: R.L. Polk & Co., 2001), 92.

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Accessory Dwelling Unit

It is unclear why this building is listed as Contributing. In 1985, the surveyor classified it as Non-Contributing due to the extensive alterations made to convert it into a rental property. This was intensified with the recent enclosure and extension of the carport. There is nothing to the building that reads as historic. For this reason, the recommendation is to downgrade it to Non-Contributing.

Walls and Fences

Neither the wall sections nor the coyote fence are historic. They are suitable for Non-Contributing status.

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Illustrations

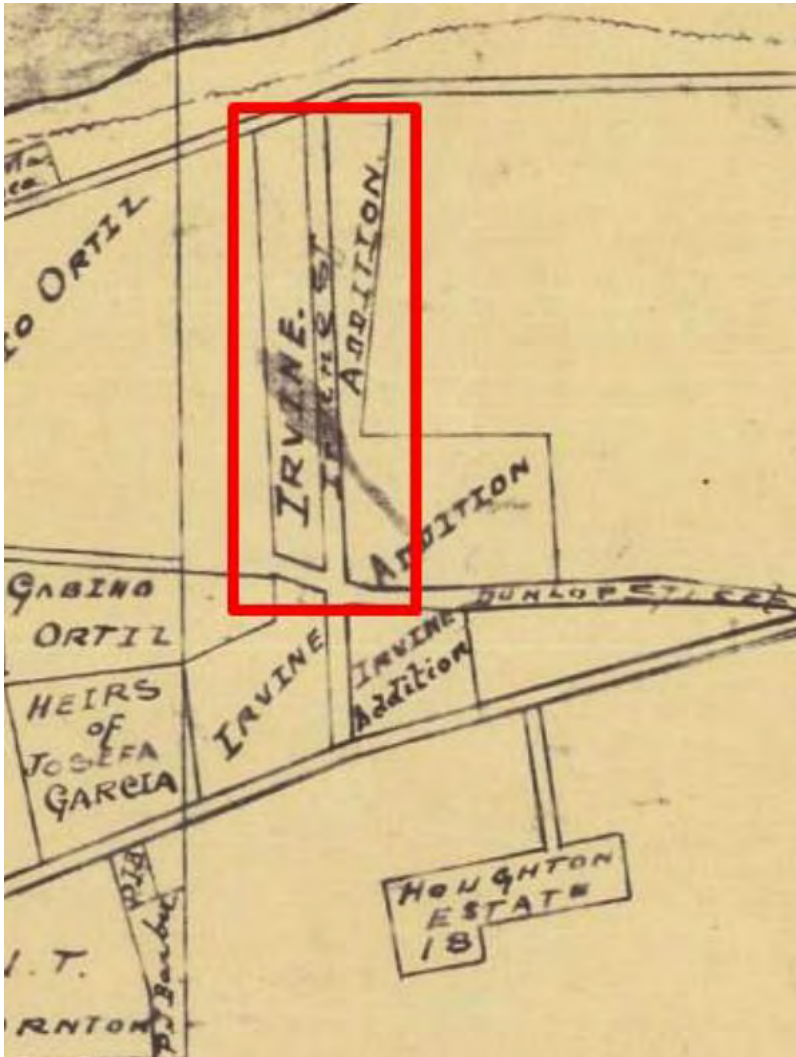
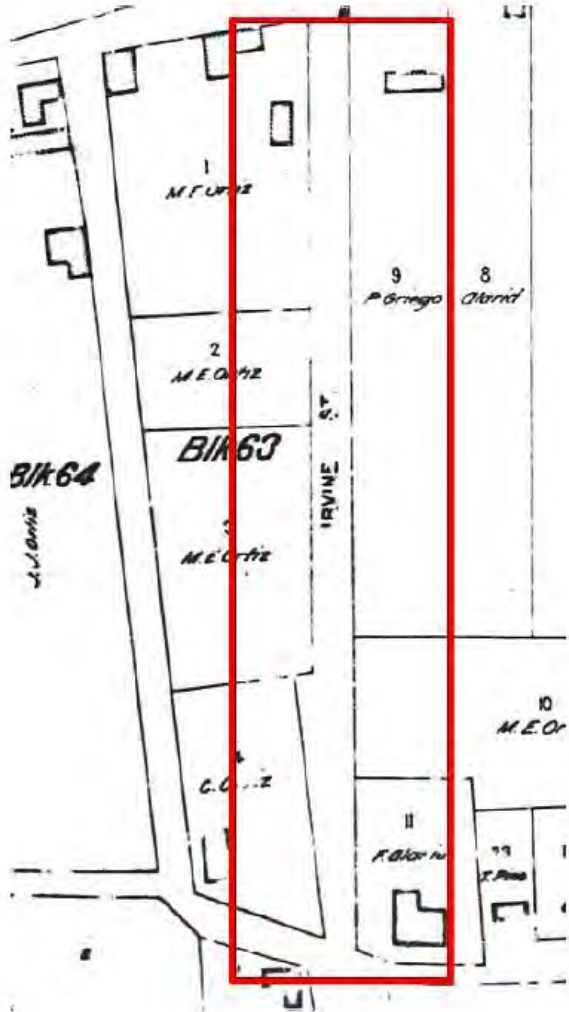


Figure 1: Portion of William White, "Owners of Land within the Santa Fe Grant Outside the City Limits," 1897-98.

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**Figure 2: Portion of N.L. King,
"King's Official Map of the City of Santa Fe," 1912.**

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Figure 3: John Calvin Garrison and Maria Dolores “Lola” Martinez.
Courtesy of Floyd Crockett Stuart.

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Figure 4: Tony Larribas (circled), mid-1940s.
Courtesy of the Rivas family.

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Figure 5: 1935 Soil Conservation Service aerial photograph. Primary residence circled. The shed, now an accessory dwelling unit, does not appear to be in place.

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Figure 6: November 10, 1958, aerial photograph. 1). Gabled shed and flat-roof carport; 2) depth of original rear porch; 3) absence of front porch; 4) presence of street wall; 5) presence of bump-out.

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Figure 7: September 11, 1978, aerial photograph.
Note original configuration of west porch maintains as well as ground and roof plan of shed and carport.

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Figure 8: 1985 HBI survey photograph. Photographer, Harry Weiss. Courtesy of NMCRIS.

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Figure 9: Red areas represent additions and extensions made after 1978.

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Figure 10: 2007 real estate photograph of front façade of primary residence. Courtesy of the Santa Fe New Mexican.

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Survey Photographs

(All images taken by John W. Murphey, March 10, 2025).

Primary Residence



Photo 2: East elevation. Camera facing southwest.

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Photo 3: East elevation. Camera facing northwest.

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Photo 4: East elevation. Entry door. Camera facing west.

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Photo 5: East elevation. South window. Camera facing west.

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**Photo 6: East elevation. North window. Camera facing west.
Note inserted casement lights in lower sash.**

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Photo 7: Detail of leaded lozenge pattern awning unit sash.

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Photo 8: North elevation of original building. Camera facing south.

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Photo 9: North elevation of original building. Window detail. Camera facing south.

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**Photo 10: North elevation of original building. Window detail.
Camera facing south.**

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Photo 11: North elevation. Juncture of original building and porch. Camera facing up.

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Photo 12: North elevation of enclosed porch. Window detail. Camera facing south.

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**Photo 13: North elevation of enclosed and extended porch. Camera facing south.
Note the porch was extended after 1978.**

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Photo 14: West elevation. Camera facing southeast.

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Photo 15: West elevation. North window of post-1978 porch extension. Camera facing east. Note exaggerated wood sill.

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Photo 16: West elevation. Recent porch and mudroom. Camera facing east.

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Photo 17: West elevation. CMU construction of post-1978 porch extension. Camera facing down.

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Photo 18: West elevation. South windows of post-1978 porch extension. Camera facing east. Note exaggerated wood sill.

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Photo 19: West elevation. Window detail of post-1978 porch extension. Camera facing east. Note exaggerated wood sill.

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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515	
		4. County: Santa Fe	
		5. Date of Survey: March 10, 2025	



Photo 20: 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: 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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515	
		4. County: Santa Fe	
		5. Date of Survey: March 10, 2025	



Photo 21: South elevation. Bump-out at the west end. 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: 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		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515		
		4. County: Santa Fe		
		5. Date of Survey: March 10, 2025		



Photo 22: South elevation. Bump-out at the west end. Window detail. 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: 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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515	
		4. County: Santa Fe	
		5. Date of Survey: March 10, 2025	



Photo 23: South elevation. Non-historic door. Camera facing north.

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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515	
		4. County: Santa Fe	
		5. Date of Survey: March 10, 2025	



Photo 24: South elevation. East window. Camera facing north.

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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515		4. County: Santa Fe	
		5. Date of Survey: March 10, 2025			

Accessory Dwelling Unit

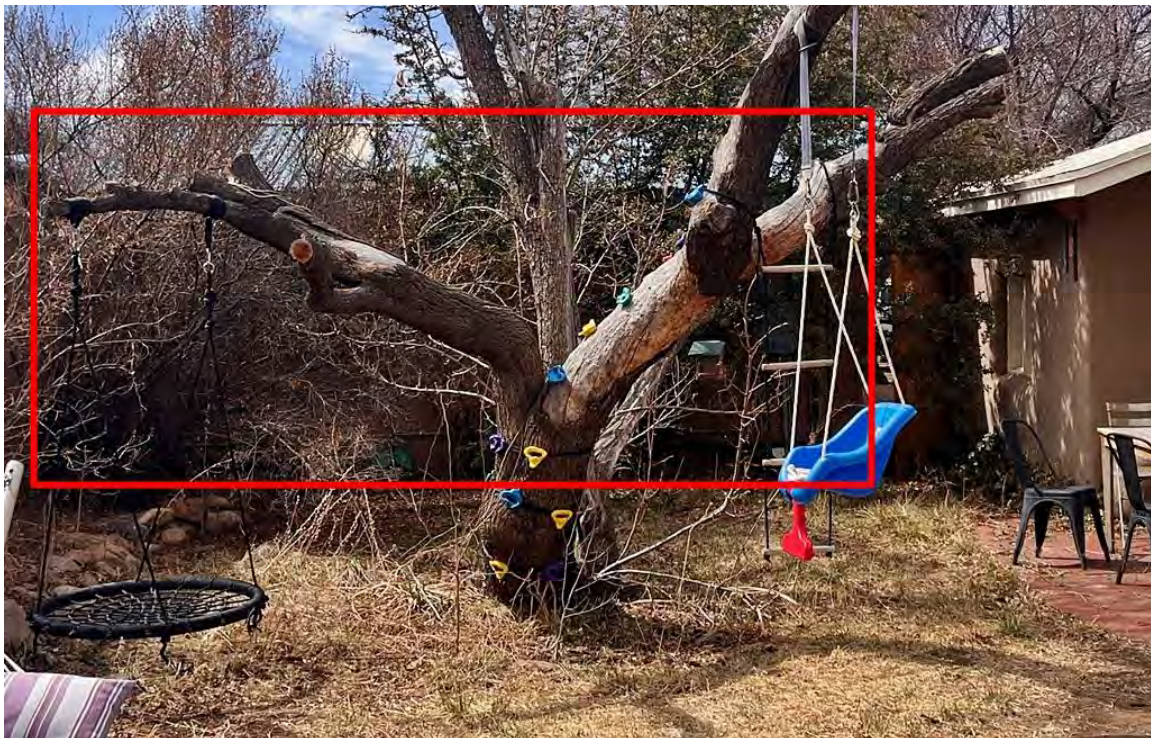


Photo 25: East elevation. Camera facing west. Building outlined in red.

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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515			
		4. County: Santa Fe			
		5. Date of Survey: March 10, 2025			



Photo 26: East elevation. Window detail. Camera facing west.

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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025



Photo 27: North elevation oblique, right. Camera facing east.

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
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025



Photo 28: North elevation. Window detail. 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. _____		<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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515	
		4. County: Santa Fe	
		5. Date of Survey: March 10, 2025	



Photo 29: North elevation. Door detail. 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:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No.	District No.	NRHP	SRCP	Criteria <u> </u> <u> </u> <u> </u> <u> </u>
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515		
		4. County: Santa Fe		
		5. Date of Survey: March 10, 2025		



Photo 30: North elevation. Window detail. 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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515	4. County: Santa Fe		
		5. Date of Survey: March 10, 2025			



Photo 31: North elevation. The area to the right represents enclosed and extended carport. 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. _____		<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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515	
		4. County: Santa Fe	
		5. Date of Survey: March 10, 2025	



Photo 32: West elevation of extended carport. Camera facing east.

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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515	
		4. County: Santa Fe	
		5. Date of Survey: March 10, 2025	



Photo 33: South elevation of ADU. Camera facing northeast.

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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515	
		4. County: Santa Fe	
		5. Date of Survey: March 10, 2025	



Photo 34: South elevation of extended carport. Camera facing east.

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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515	
		4. County: Santa Fe	
		5. Date of Survey: March 10, 2025	



**Photo 35: Street wall. Camera facing west.
Photo taken with ladder.**

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	
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515	
		4. County: Santa Fe	
		5. Date of Survey: March 10, 2025	



Photo 36: Street wall “window.” Camera facing west.

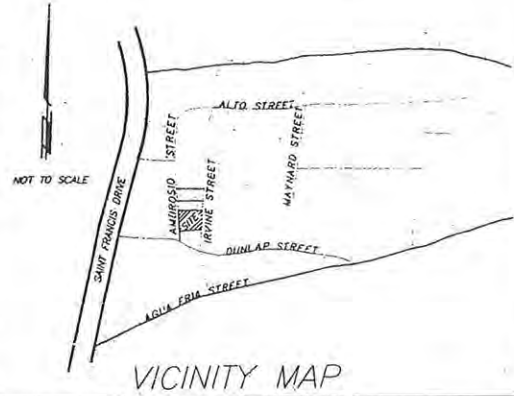
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515		
		4. County: Santa Fe		
		5. Date of Survey: March 10, 2025		



Photo 37: Latilla fence and gate along Ambrosio Street. Camera facing east.



VICINITY MAP

DESCRIPTION LOT 3A

LYING AND BEING SITUATE AT 2344 IRVINE STREET, IN A PORTION OF LOT 3, BLOCK 63 OF KINGS OFFICIAL MAP, SANTA FE, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT FROM WHENCE A SANITARY SEWER MANHOLE BEARS N⁰⁰00'57"W, 115.31 FEET; THENCE FROM SAID POINT OF BEGINNING S24°06'00"W, 31.50 FEET;

THENCE N88°29'37"W, 77.28 FEET;
 THENCE S00°53'23"W, 33.00 FEET;
 THENCE S88°15'28"W, 49.49 FEET;
 THENCE N03°21'00"W, 69.29 FEET;
 THENCE S85°33'41"E, 65.01 FEET;

THENCE S85°57'22"E, 67.72 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.14 ACRES MORE OR LESS, ALL AS SHOWN HEREON.

DESCRIPTION LOT 3B

LYING AND BEING SITUATE AT 234 IRVINE STREET, IN A PORTION OF LOT 3, BLOCK 63 OF KINGS OFFICIAL MAP, SANTA FE, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT FROM WHENCE A SANITARY SEWER MANHOLE BEARS S16°59'12"E, 261.20 FEET; THENCE FROM SAID POINT OF BEGINNING S88°17'21"W, 121.74 FEET;

THENCE N03°21'00"E, 43.00 FEET;
 THENCE N88°15'28"E, 49.49 FEET;
 THENCE N00°53'23"E, 33.00 FEET;
 THENCE S88°29'37"E, 77.28 FEET;

THENCE S02°25'13"W, 71.82 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.18 ACRES MORE OR LESS, ALL AS SHOWN HEREON.

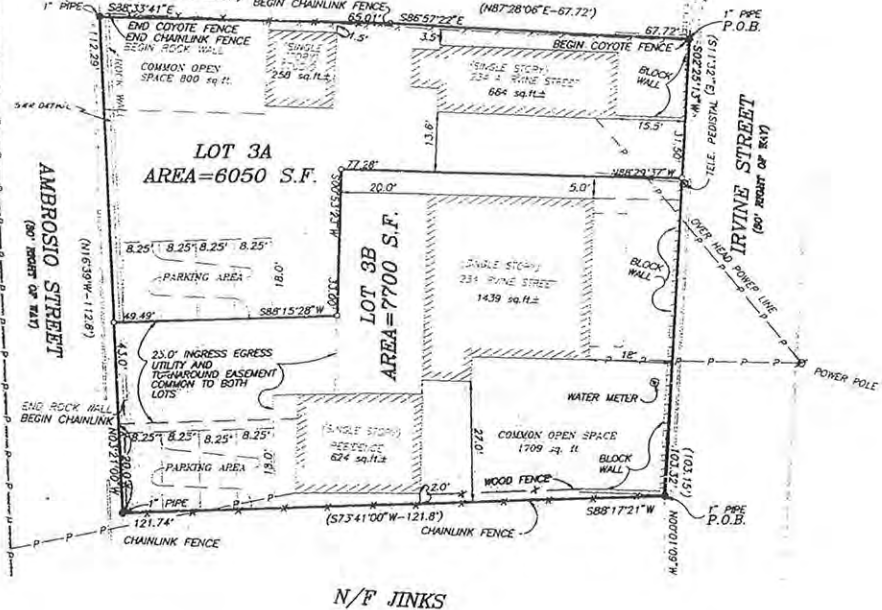
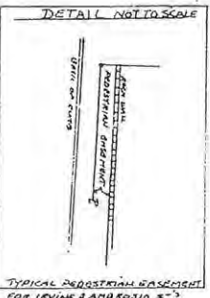
REFERENCE DOCUMENTS

- 1.) PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPEAT OF PORTIONS OF KINGS MAP, BLOCK 63, PLAT-B CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO, BY JOSEPH L. PACHECO ON SET., OCT., NOV., DEC., 1977.
- 2.) PLAT SHOWING SURVEY OF PROPERTY FOR ANTONIO LARRIBAS, ADDRESSES 234 & 2344 IRVINE STREET, SOUTH PORTION OF LOT 3, BLOCK 63, KINGS OFFICIAL MAP, SANTA FE, NEW MEXICO, BY SAMUEL P. DAWSON, ON 30 SEPTEMBER 1963, RECORDED IN PLAT BOOK 15, PAGE 40 AT THE SANTA FE COUNTY CLERKS OFFICE, SANTA FE, NEW MEXICO.

UTILITIES

Acad	3-15-74
SANITARY SEWER MANHOLE	DATE
Water	3-14-94
U.S. WEST COMMUNICATIONS	DATE
Public Service Co. of N.M.	3-15-94
PUBLIC SERVICE CO. OF N.M.	DATE
Gas Co. of N.M.	3-15-94
GAS CO. OF N.M.	DATE

- NOTES:
- 1.) TERRAIN MANAGEMENT REGULATIONS, SFCC 14-90, SHALL BE COMPLIED WITH AT TIME OF BUILDING PERMIT APPLICATION.
 - 2.) EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
 - 3.) TERRAIN MANAGEMENT REGULATIONS, SFCC 14-90, SHALL BE COMPLIED WITH AT TIME OF BUILDING PERMIT APPLICATION.
 - 4.) PURSUANT TO SFCC 14-95, A CAPITAL IMPACT FEE HAS BEEN ASSESSED ON THESE LOTS. ANYONE INTENDING TO BUILD SHOULD CONTACT STAFF AT CITY HALL.



NOTE: ROCK WALL TO BE REMOVED AT ACCESS FROM AMBROSIO ST. AT TIME OF BUILDING PERMIT OR SALE OF A LOT.

FLOOD ZONE
 THIS PROPERTY LIES WITHIN ZONE C AREAS OF MINIMAL FLOODING AS SHOWN ON F.L.R.M. COUNTY PANEL 350070-0005 B, DATED 7-2-80.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF DECEMBER 1994, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, N.M.P.L.S. 7014



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED THESE PRESENTS TO BE DIVIDED THESE LOTS SHOWN HEREON. THE SAID DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS SHOWN AND TO EXISTING UTILITIES NOT SHOWN. OTHER EASEMENTS ARE GRANTED AS SHOWN. THIS DIVISION CONTAINS 0.313 ACRES, MORE OR LESS. THERE IS NO ROAD DEDICATION AND MAINTENANCE OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE LOT OWNER.

THIS DIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M. OWNER(S)

Ken Maynard 3/1/94
 DATE

STATE OF NEW MEXICO
 COUNTY OF SANTA FE
 THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN MAYNARD THIS 1st DAY OF March 1994

Victoria Chavez 3/98
 NOTARY PUBLIC BY COMMISSION EXPIRES

REVIEWED BY CITY OF SANTA FE

David G. Matney 4/20/94
 TECHNICAL REVIEW DIRECTOR DATE

James J. 7/19/94
 PLANNING DEPARTMENT DATE

5-26-94
 PUBLIC WORKS DIRECTOR DATE

APPROVED BY THE CITY SUMMARY REVIEW COMMITTEE

Richard M. Long 11/20/94
 CHAIRMAN SECRETARY

LEGEND

BOUNDARIES ARE DERIVED FROM PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD, REPEAT PORTIONS OF KINGS MAP, BLOCK 63, PLAT-B CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO, BY JOSEPH L. PACHECO ON SET., OCT., NOV., DEC., 1977.

- DENOTES REBAR, OR AS SHOWN FOUND
- DENOTES REBAR, OR AS SHOWN SET.

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS



SURVEY PLAT PREPARED FOR
KEN MAYNARD

SHOWING THE DIVISION OF 234 AND 2344 IRVINE STREET, BEING PARCEL 43 OF THE TITLE CLEARANCE ASSISTANCE AND SURVEY MONUMENTATION PROJECT.

864:248

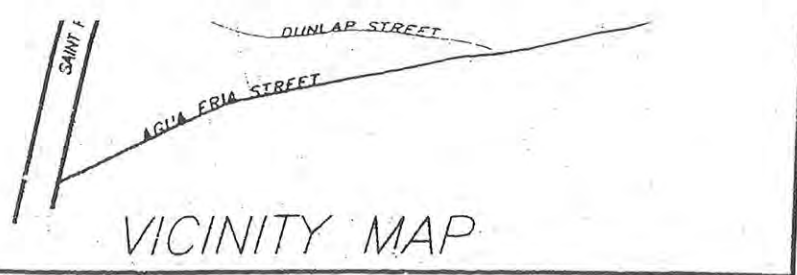
COUNTY OF SANTA FE
 STATE OF NEW MEXICO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON the 26th day of December 1994 A.D. at 10:28 o'clock P.M. and was duly recorded in book 275, page(s) 31 of the records of Santa Fe County.

Witness my Hand and Seal of office
 DONA G. ARMUO
 County Clerk, Santa Fe County, N.M.

Victoria Chavez
 Deputy

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 915 MERCER STREET
 SANTA FE, N.M.
 FILE# 2429 PLAT DATED 03/94



DESCRIPTION LOT 3A

LYING AND BEING SITUATE AT 234A IRVINE STREET, IN A PORTION OF LOT 3, BLOCK 63 OF KINGS OFFICIAL MAP, SANTA FE, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT FROM WHENCE A SANITARY SEWER MANHOLE BEARS N5°00'57"W, 115.31 FEET; THENCE FROM SAID POINT OF BEGINNING S24°06'00"W, 31.50 FEET;

- THENCE N88°29'37"W, 77.28 FEET;
- THENCE S00°53'23"W, 33.00 FEET;
- THENCE S88°15'28"W, 49.49 FEET;
- THENCE N03°21'00"W, 69.29 FEET;
- THENCE S88°33'41"E, 65.01 FEET;

THENCE S86°57'22"E, 67.72 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.14 ACRES MORE OR LESS, ALL AS SHOWN HEREON.

DESCRIPTION LOT 3B

LYING AND BEING SITUATE AT 234 IRVINE STREET, IN A PORTION OF LOT 3, BLOCK 63 OF KINGS OFFICIAL MAP, SANTA FE, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT FROM WHENCE A SANITARY SEWER MANHOLE BEARS S14°35'12"E, 261.20 FEET; THENCE FROM SAID POINT OF BEGINNING S88°17'21"W, 121.74 FEET;

- THENCE N03°21'00"E, 43.00 FEET;
- THENCE N88°15'28"E, 49.49 FEET;
- THENCE N00°53'23"E, 33.00 FEET;
- THENCE S88°29'37"E, 77.28 FEET;

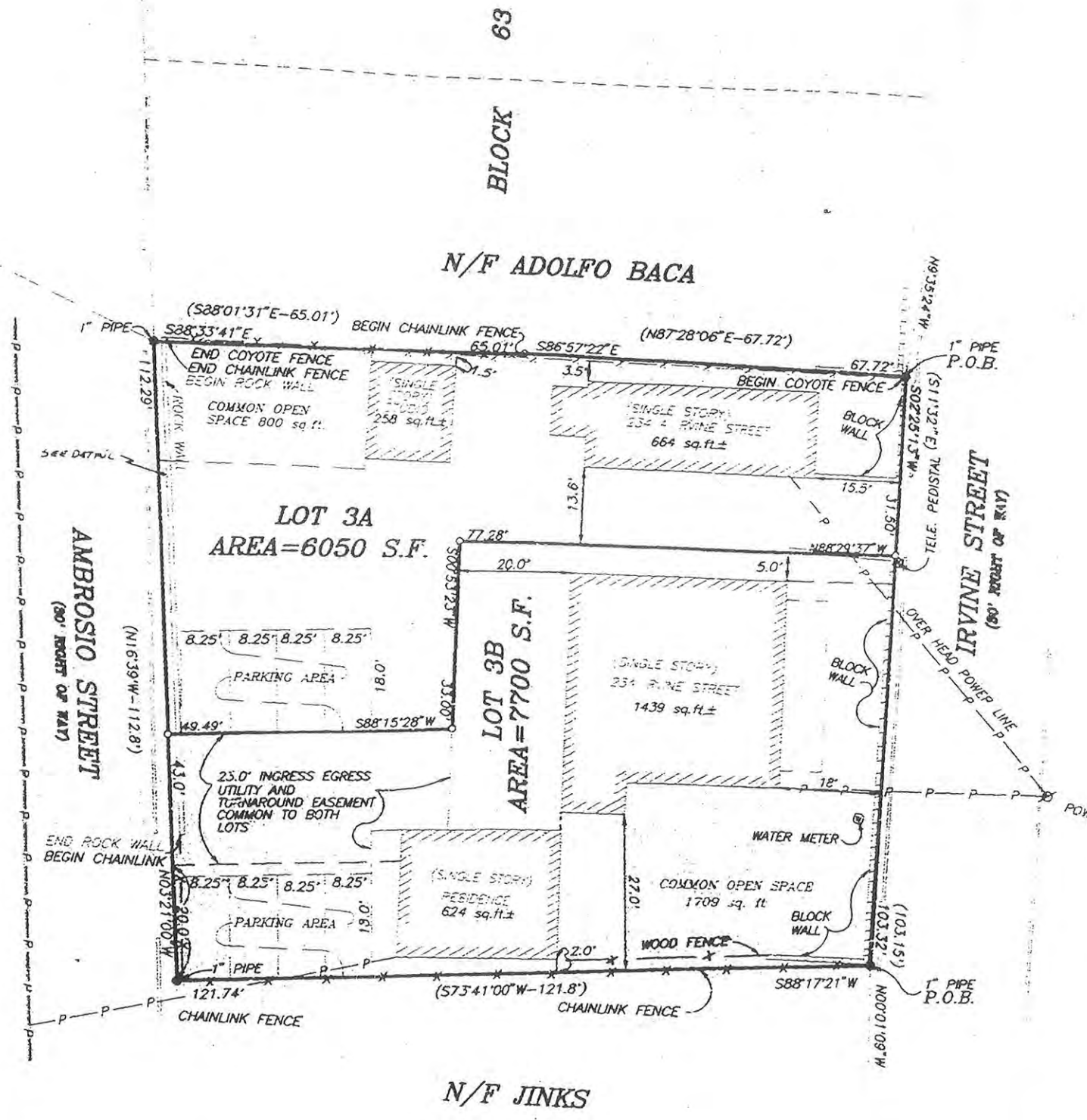
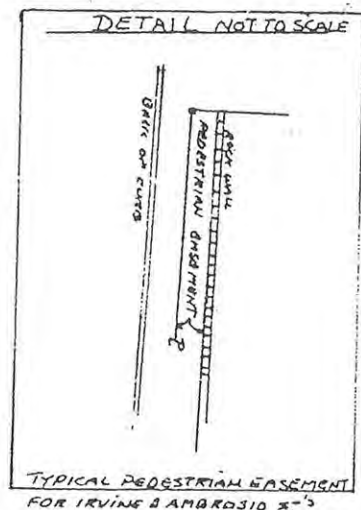
THENCE S02°25'13"W, 71.82 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.18 ACRES MORE OR LESS, ALL AS SHOWN HEREON.

REFERENCE DOCUMENTS

- 1.) PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP, BLOCK 63, PLAT-B CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO, BY JOSEPH L. PACHECO ON SET., OCT., NOV., DEC., 1977.
- 2.) PLAT SHOWING SURVEY OF PROPERTY FOR ANTONIO LARRIBAS NUMBERS 234 & 234A, IRVINE STREET, SOUTH PORTION OF LOT 3, BLOCK 63, KINGS OFFICIAL MAP, SANTA FE NEW MEXICO, BY SAMUEL P. DAVALOS, ON 30 SEPTEMBER 1965, RECORDED IN PLAT BOOK 13, PAGE 40 AT THE SANTA FE COUNTY CLERKS OFFICE, SANTA FE, NEW MEXICO.

UTILITIES

[Signature] 3-15-94
 SANGRE DE CRISTO WATER CO. DATE
[Signature] 3-14-94
 115 WEST EXAMINER'S OFFICE



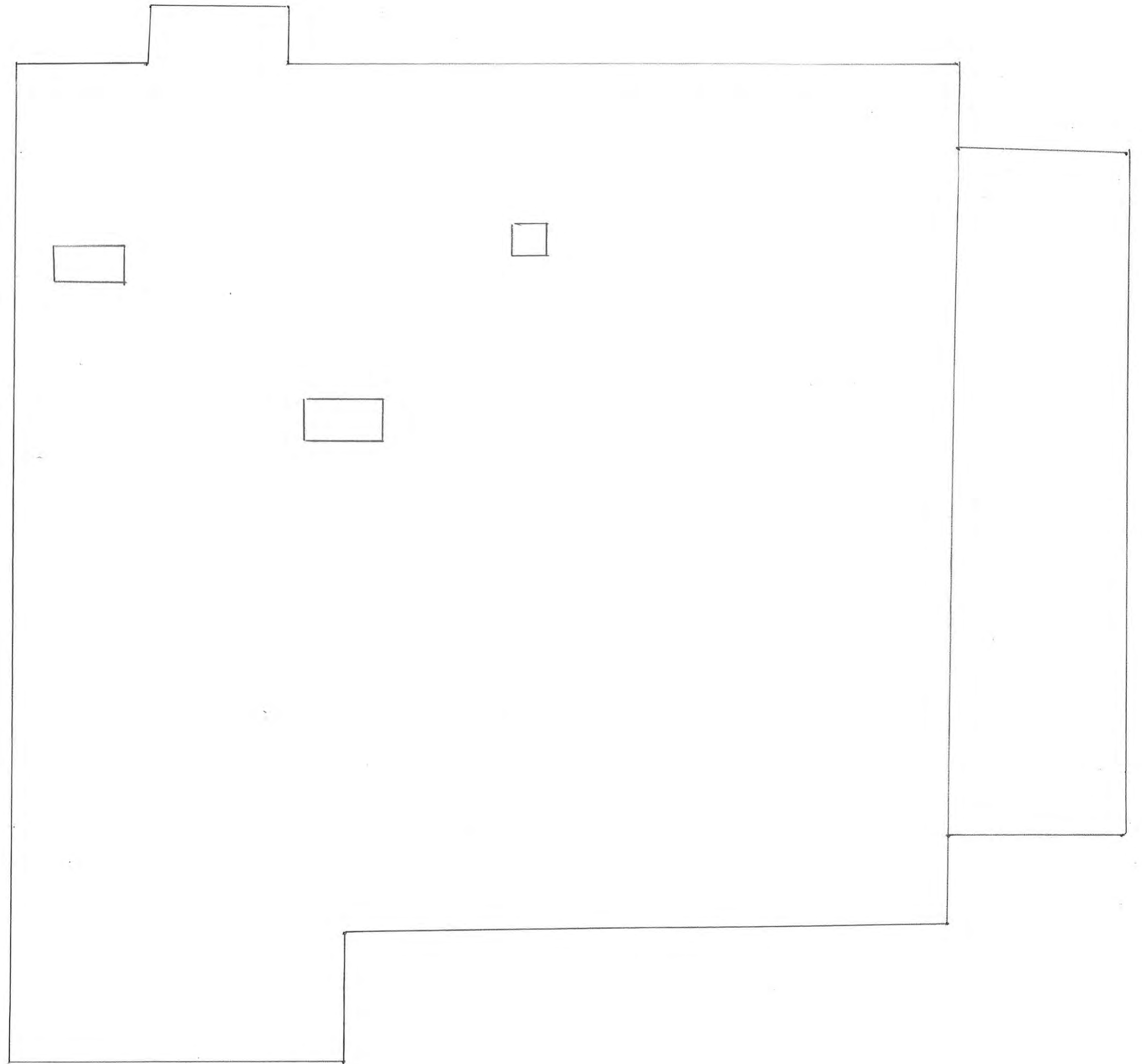
NOTE:

ROCK WALL TO BE REMOVED AT ACCESS FROM AMBROSIO ST. AT TIME OF BUILDING PERMIT OR SALE OF A LOT.

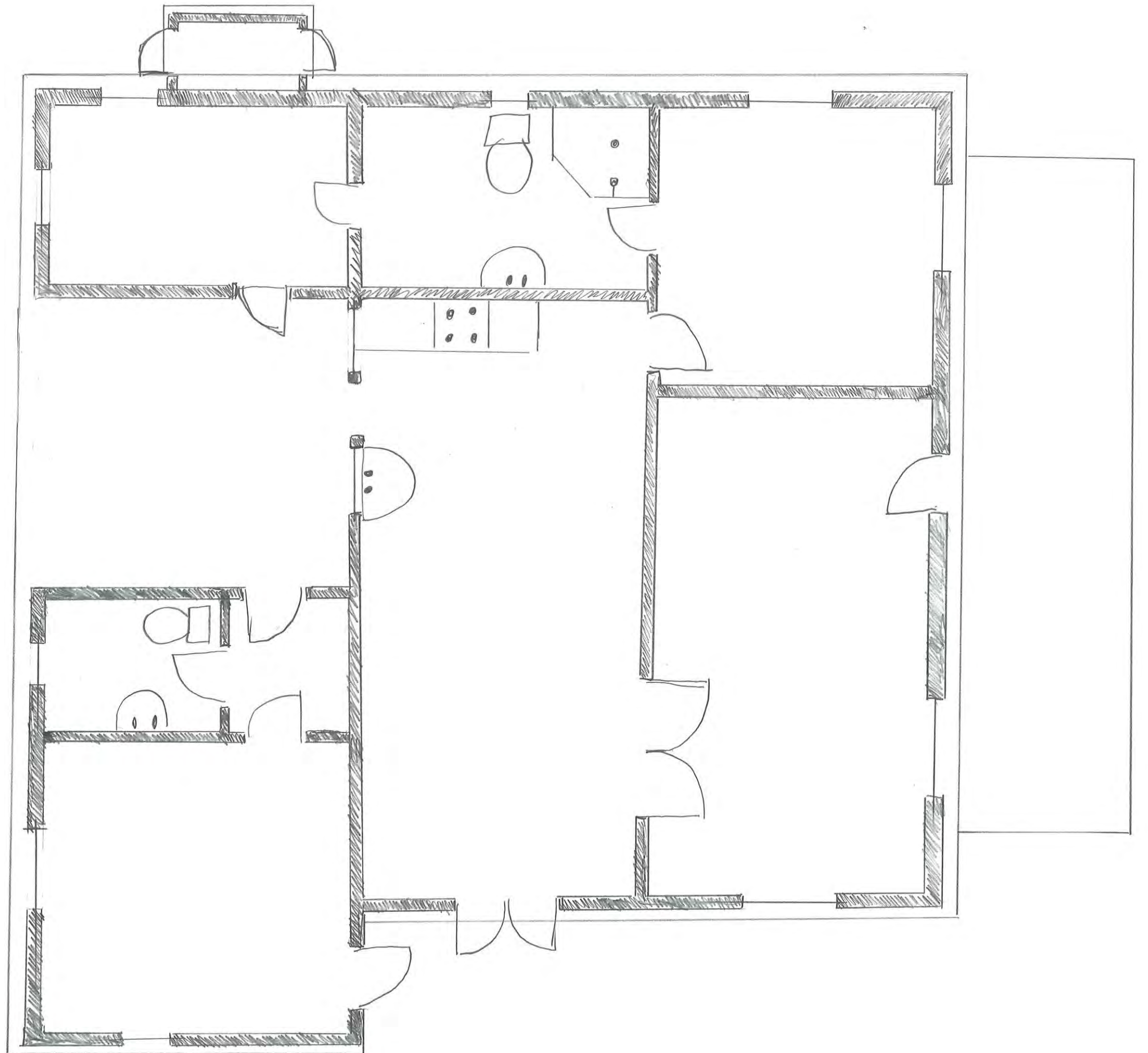


↑ N 1/4" = 1'

EXISTING



↑ N
1/4" = 1'
EXISTING

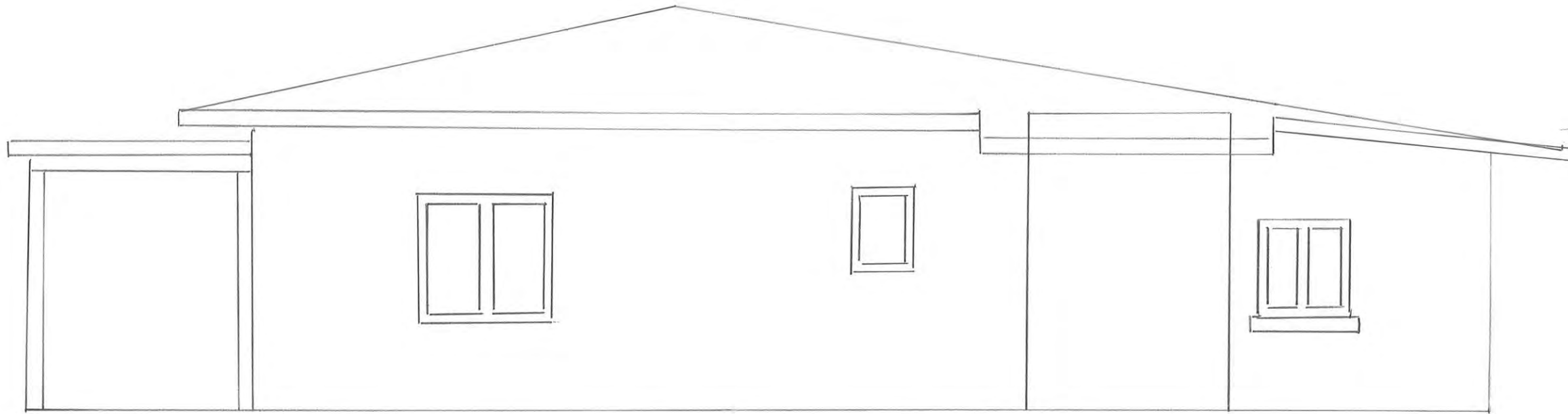


234 IRVINE STREET

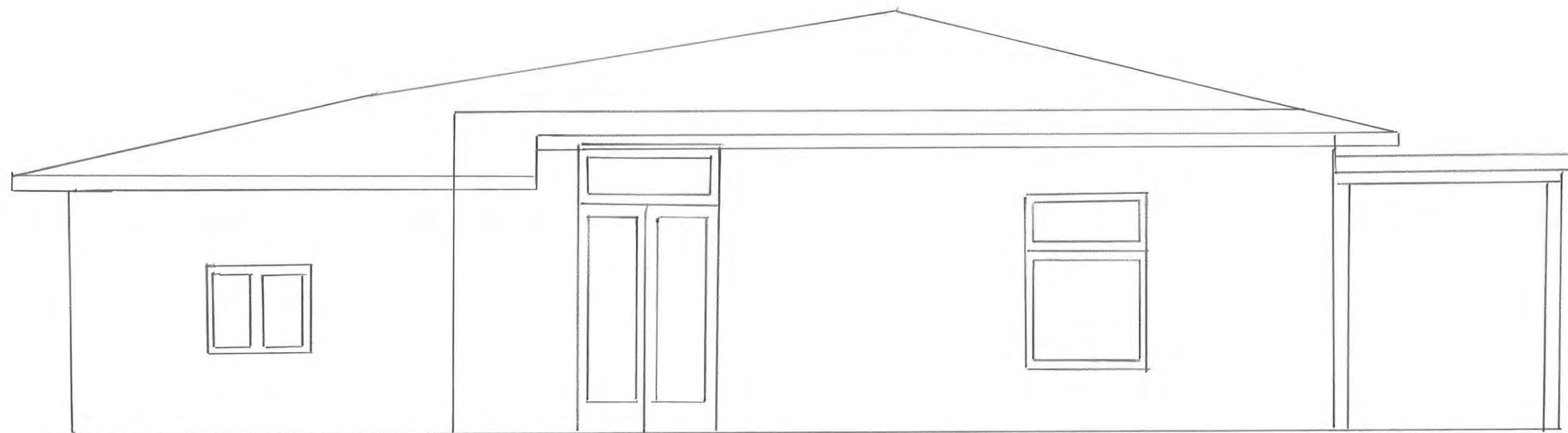
NORTH

1/4" = 1'

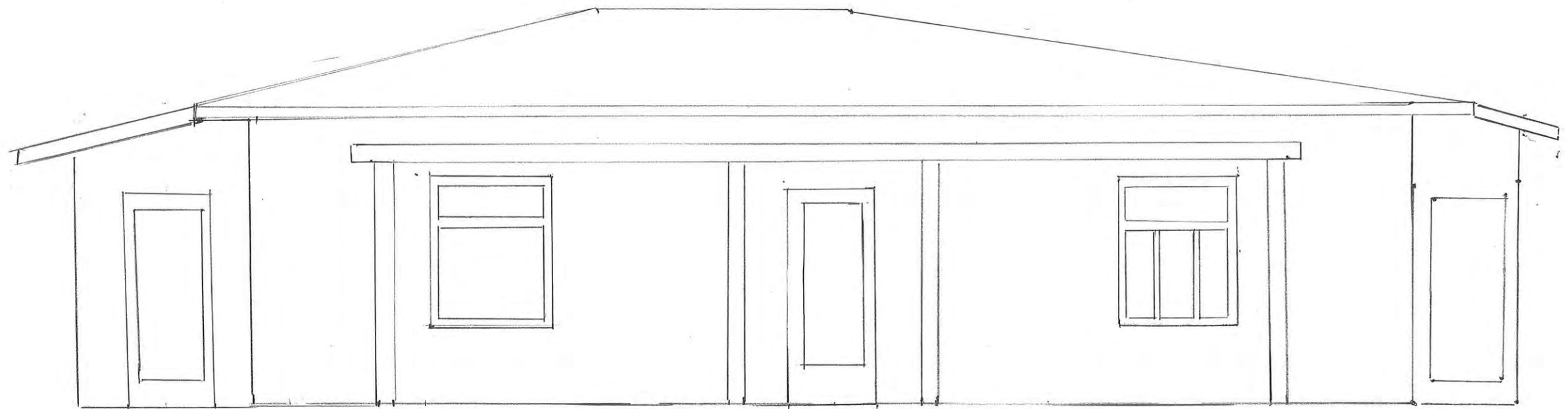
EXISTING



SOUTH
1/4" = 1'
EXISTING



EAST
1/4" = 1'
EXISTING



WEST
1/4" = 1'
EXISTING

