



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009370--HDRB

Project Description: 2024-009370-HDRB, 1030 ½ W. Houghton St., Don Gaspar Area Historic District, non-contributing and no- historic status (accessory buildings), Seres Architect LLC, agent for Francesca Banci, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential and accessory.

Project Location(s): 1030 W HOUGHTON ST 1/2
Santa Fe, NM 87505

Contacts:

Applicant: JEFFREY SERES
122 LORENZO RD
Santa Fe, NM 87501

jeffreyseres@gmail.com

Property Owner: FRANCESCA BANCI
1030 W Houghton Street
Santa Fe, NM 87505

francesca@lapiswealth.com

Historic District: HD: Don Gaspar Area

Historic Building Status:

Non-Statused: True Non-Contributing: True Contributing: Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: 1995

Year of Construction: late 1940s

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024
TO: Historic Districts Review Board Members
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2024-009370-HDRB, 1030 ½ W. Houghton St., Don Gaspar Area Historic District, non-contributing and no- historic status (accessory building), Seres Architect LLC, agent for Francesca Banci, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential and an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: 2024 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the residence structure be maintained as non-contributing and the status of the accessory structure be designated as non-contributing to the Don Gaspar Area Historic District, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 1030 ½ West Houghton is listed as non-contributing to the Don Gaspar Area Historic District.

The vernacular style residence is constructed of adobe with cementitious stucco painted pink. The residence was most likely constructed in the late 1940s. On the east side of the residence, panels of wrought-iron balustrade hold the 66-square-foot porch structure. The porch floor is concrete;

the ceiling is finished with stucco. The perma-stone-like treatment of the building wall has been stuccoed over giving a false depth of the inset of the window. The east houses two steel combination windows, one sliding vinyl window and another steel window, and the main entry to the house. The windows are deep set with angled reveals. Each steel window is topped with a wood block lintel.

The north wall has an opening near the center holding a ½-lite wood panel door. This door appears to be original according to the 2024 HCPI. A three-angle piece of galvanized metal shelters the opening.

The west elevation contains one steel combination window, and the roof drains over this side through three galvanized gutters; electrical and gas lines run along the base.

The south elevation holds one steel combination window topped with a wood block lintel.



Figure 1: Main Residence

The accessory structure is located north of the dwelling and is constructed of concrete blocks. The west half shows on a 1958 aerial in the 2024 HCPI form. The structure appears to be made of three sections and totals about 360 sq. ft. The eastern end of the building encroaches onto the adjacent property and according to aerials, was built after 1969. The western end is the older section and has steel casement windows bracketing a wood door. Going to the east the center area steps down in height and holds a single five-panel wood door perforated with holes. At the eastern end the roof steps up for another rectangular room with a five-panel door. The east has a 6-lite barn sash window. The eastern encroaching section of the accessory structure was approved for demolition under case 2022-005830-HDRB in 2022, which included the renovation of the main residence located at 1030 W Houghton St.



Figure 2: Accessory Structure

The applicant requests:

- 1) Status Review with primary façade designation, if applicable, for a residential structure.
- 2) Status Review with primary façade designation, if applicable, for an accessory structure.

Though the residence has maintained its overall footprint since 1958 and retains most of its original windows, staff finds that the residence is non-contributing due to the alterations which are misleading on the eastern elevation and that the residence does not particularly contribute to the primary home's setting or the West Houghton streetscape.

The accessory structure appears to be two buildings of different construction with an addition to merge them into a single building. The conflicting styles and construction types create a rough appearance that is not cohesive to the neighborhood and the streetscape. Therefore, staff finds this to be a non-contributing structure.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of

Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

14-12 Significant Structure:

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

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

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:

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


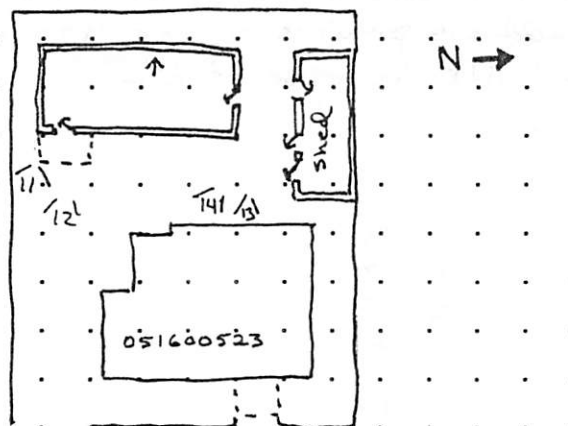
14-12 Primary Façade:

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

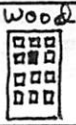

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

| Title | Name | Initials |
|-------------------------------|----------------|-----------|
| Department Director | Heather Lamboy | |
| Assistant Department Director | Maggie Moore | <i>MM</i> |
| Planning Manager | Gary Moquino | <i>GM</i> |
| Planner Senior | Lani McCulley | <i>LM</i> |

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

| | | | |
|---|---|--|---|
| IDENTIFICATION | ADDRESS: <u>1030 1/2 w. Houghton</u> | ID NUMBER: <u>0516 00 523.1</u> | |
| | UTM REFERENCE EASTING NORTHING ZONE <u>12 13</u> | LEGAL DESCRIPTION: TNSP <u>17</u> (N) S RANGE <u>9</u> (E) W SEC <u>26</u> <u>NE 1/4 SE 1/4</u> | BUILDING NAME: SANTA FE ID NUMBER: <u>H 2409.1</u> |
| | FIELD MAP <u>Santa Fe Historic Structures Survey, 1983-85/1992</u> |  <p>#12 East Elevation</p> | |
| | DATE OF CONSTRUCTION: <u>Owner 1932 ESTIMATE by 1937 ACTUAL (manuel st.)</u> SOURCE(S) <u>City Directory</u> | | |
| BUILDING DATA | ARCHITECTURAL STYLE: <u>S-P Rev / vernacular</u> | SIGNIFICANCE | |
| | USE: HISTORIC: <u>residential</u> OTHER _____ PRESENT: <u>residential</u> OTHER _____ | | |
| | SURROUNDINGS: <u>residential</u> | | |
| | RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR | | |
| | ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? <u>House & storage shed</u> IF INVENTORIED, LIST ID NUMBER(S) <u>051600523</u> | | |
| | DEGREE OF REMODELING: <input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR <u>windows replaced.</u> EXPLAIN: <u>Decorative stucco wainscot, wrought iron balustrade</u> | | |
| OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED |  <p>w. Houghton 1/4" = 10'</p> | | |
| BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | | |
| SURVEYED <u>6/95</u> BY <u>MJH</u> | | | |
| LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING | | LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE LOCAL DESIGNATION: <u>Don Gaspar</u> HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input type="checkbox"/> CONTRIBUTING <input checked="" type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |
| LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE | | | |
| LOCAL DESIGNATION: <u>Don Gaspar</u> HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input type="checkbox"/> CONTRIBUTING <input checked="" type="checkbox"/> NON-CONTRIBUTING | | | |
| LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | NEGATIVES WITH NMHPD ROLL # <u>M344</u> NEG # <u>11</u> TO <u>13</u> | |

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

| | |
|---------------------|--|
| ROOFS & DRAINS | Flat w/parapet, metal canals |
| BUILDING WALLS | adobe w/ Lt.brown stucco |
| FOUNDATIONS | stone & concrete |
| DOORS | <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>wood</p>  </div> <div style="text-align: center;"> <p>wood</p>  </div> </div> |
| WINDOWS | metal casement |
| PORCHES OR PORTALES | wrought iron posts & balustrade, wood corbels & beam |
| BALCONIES | |
| COURTYARDS | |
| FENCES/WALLS | N: picket & conc. block E: stucco on block S: vertical planks over stucco on block W: stone below, conc. block above |
| ARCH. DETAILS | multicolor, pointed, stucco (looks like stone facing) under porch as wainscot & surrounding window |
| OTHER | Concrete block shed: with decorative stucco |

COMMENTS Willy Romero built this house in 1932. It originally faced Don Cubero but he had no easement for access from that street. He got an easement from his father (who owned the house to the east) to W. Houghton. Now he owns both properties, renting out his parents home. Two of his brothers live across the street. The city directory does not indicate a Don Cubero address previous to the 1937 manuel st address but the owner is sure he built the house in 1932.

ADDITIONAL PHOTOGRAPHS



#11 South Elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

1030 $\frac{1}{2}$ W. Houghton

ID NUMBER: 0516 00523.1

SANTA FE ID NUMBER: H 2409.1

SURVEYED/RESEARCHED

DATE 6/95 BY MJH



#13 North Elevation



#14 S. Elevation & Shed

February 20, 2024

Members of the Historic Districts Review Board

City of Santa Fe

200 Lincoln Ave.

Santa Fe, N.M.

RE: 1030 ½ W. Houghton St. – Status Review

Dear Board Members,

On behalf of the property owner, Francesca Banci, we are pleased to submit the attached HCPI prepared by John Murphey, dated Feb. 8, 2024, and existing drawings of the property. We agree with the findings and recommendations included in the HCPI and request the residence and storage building at 1030 ½ W. Houghton St. remain Non-Contributing.

Thank you for your consideration of this request.

Regards,


A handwritten signature in black ink, appearing to be 'JJS', with a long horizontal line extending to the right.

Jeffrey J. Seres AIA
Seres architecture

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

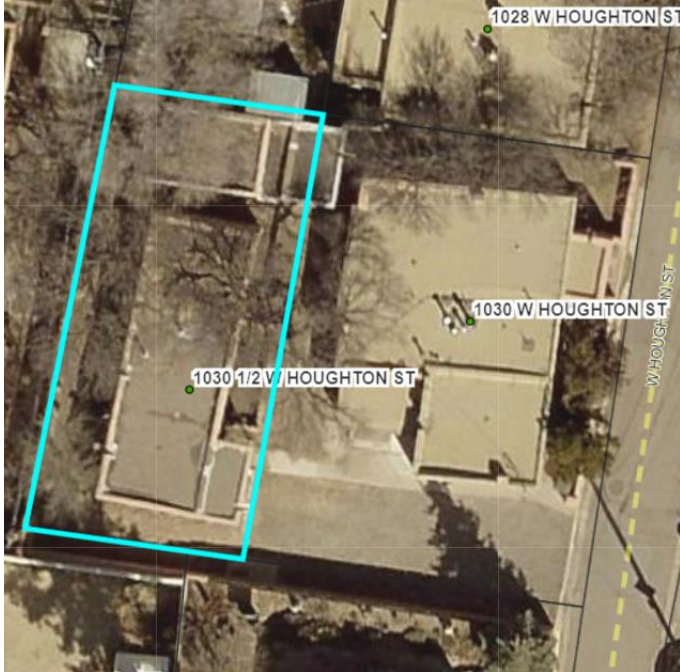
Date of Form: February 8, 2024

| | | |
|---|--|--|
| 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: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 4. County: Santa Fe Parcel # 12305792 |
| 5. Property Type: <input checked="" type="checkbox"/> Buildings: house and storage bldg. <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object |  | |
| 6. Date of Survey: January 14, 2024 | | |
| 7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: June 1995 <input type="checkbox"/> No: | | |
| 8. Name of Project: HDRB Status Evaluation | | |
| 9. Lat/Long: 35.675226,-105.9473371 | | |
| 10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing east. January 14, 2024. | | |
| 11. Brief Description of the Property: The house sits behind the Alberto and Anastacia Rodriguez de Romero home (1030) at the bottom of West Houghton Street in the Don Gaspar Area Historic District and is designated Non-Contributing. While close (15' distance) to the older home and historically connected to that dwelling, it sits on its own parcel. The current property owner owns both lots. The small, rectangular subject parcel includes the house and an adjacent storage building. The southern portion of the house is partially visible from the street, approximately 60' west of its centerline (Photo 2). <i>Continued on Page 5.</i> | | |
| 12. Who uses the property? Not in use | | |
| 13. Construction Date: Date: c.1949-50 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: deeds, city directories, census, family accounts | | |
| 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 | | |

HCPI Base Form (FORM 1)

(Continued from other side)

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
 w/ Giulia Caporusco

For: Francesca Banci

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

Romero family members

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 : House No Status: Storage Building
 Per City of Santa Fe official designation map
 If 'yes', what is the name of the district? State National City of Santa Fe:
 Don Gaspar Historic District

24. Supplemental Forms:

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

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 A B C D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 | 4. County: Santa Fe 5. Date of Survey: January 14, 2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ARCHITECTURAL AND CONSTRUCTION DETAILS: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. Visible Construction Material: <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 checked="" 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: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> 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: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10. Window Types: House and Storage 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>Casement</td> <td>Steel</td> <td>3-3</td> <td>2</td> </tr> <tr> <td>Combination</td> <td>Steel</td> <td>3C-1F-3C</td> <td>1</td> </tr> <tr> <td>Combination</td> <td>Steel</td> <td>3C-3F-3C</td> <td>4</td> </tr> <tr> <td>Combination</td> <td>Steel</td> <td>3C-6F-3C</td> <td>1</td> </tr> <tr> <td>Barn Sash</td> <td>Wood</td> <td>6</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td>1</td> </tr> </tbody> </table> | | Operation | Material | Glazing | Number | Casement | Steel | 3-3 | 2 | Combination | Steel | 3C-1F-3C | 1 | Combination | Steel | 3C-3F-3C | 4 | Combination | Steel | 3C-6F-3C | 1 | Barn Sash | Wood | 6 | 1 | Sliding | Aluminum | 1-1 | 1 | 11. Door Types: House and Storage 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>½-Glass/ 4-Panel</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Single-Leaf</td> <td>5-Panel</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Single-Leaf</td> <td>?</td> <td>?</td> <td>1</td> </tr> </tbody> </table> | | Type | Style | Material | Number | Single-Leaf | ½-Glass/ 4-Panel | Wood | 2 | Single-Leaf | 5-Panel | Wood | 2 | Single-Leaf | ? | ? | 1 |
| Operation | Material | Glazing | Number | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Casement | Steel | 3-3 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Combination | Steel | 3C-1F-3C | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Combination | Steel | 3C-3F-3C | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Combination | Steel | 3C-6F-3C | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Barn Sash | Wood | 6 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sliding | Aluminum | 1-1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type | Style | Material | Number | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Leaf | ½-Glass/ 4-Panel | Wood | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Leaf | 5-Panel | Wood | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Leaf | ? | ? | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12. Chimneys <input checked="" type="checkbox"/> <input type="checkbox"/> N/A | | 13. Porches <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14. Other Significant Features N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications <u>#1 Date: Recent; replacement of bathroom window at house; material evidence</u> <u>#2 Date: Post-1969; additions made to east end of original storage building; aerial photographs</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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>

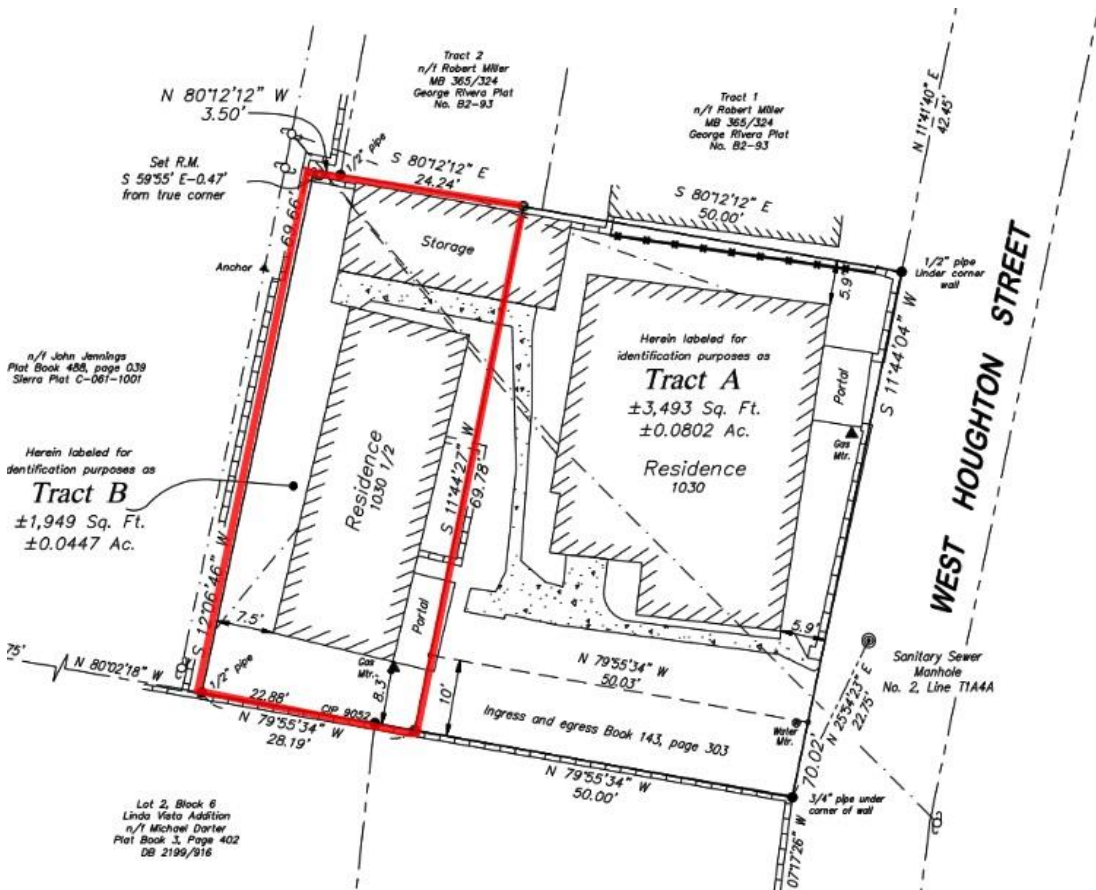
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Courtesy Seres Architecture LLC.



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|--|--|---|------------|---------------------------|--|
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | Criteria A B C D | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 | | | |
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Architectural Description Continued

House

The Willie Romero House is arranged on a north-south axis as a rectangle. The roughly 18' x 43' adobe holds a living room, bedroom, kitchen, and bathroom. These are arranged in a one-room deep plan, similar to a railroad flat. The building is made of adobe and finished with a recent cementitious stucco painted in pink. It is vernacular in construction and appearance.

East (Main) Façade

The east elevation faces the driveway with a porch that is of a different height (Photo 3). Panels of wrought-iron balustrade hold the 66-square-foot structure. Its floor is concrete; the ceiling is finished with stucco (Photo 4).

Historically, the porch wall had a Perma-Stone-like treatment (Fig. 1). Before the recent sale, this feature was covered in stucco, resulting in the window now having a pronounced stucco enframing that wasn't there previously.

The wall holds the main entry and a window looking into the living room. The window is a standard steel combination unit with 3-light crank-out casements framing a fixed light center panel. These units are used across the house, except at the bathroom. The windows sit deep in the wall with angled reveals. Most have block headers. A steel security gate obscures the adjacent door.

The elevation moves northward with another steel combination window at the bedroom (Photo 5), followed by a newer aluminum sliding unit at the bathroom and a steel window daylighting the kitchen (Photo 6).

North

The north side of the building creates a narrow passage between the dwelling and the storage building (Photo 7). The primarily solid wall has an opening near the center holding a door. The ½-light wood panel door leads to the kitchen and appears original.

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(Photo 8). A three-angle piece of galvanized metal shelters the opening. The rustic canopy postdates the 1995 survey.

West

The west elevation, looking upon a block wall, is the utilitarian side of the home. The roof drains over this side through three galvanized gutters; electrical and gas lines run along its base (Photos 9). The elevation contains one window — a steel combination unit at the kitchen.

South

This elevation works as the south living room wall and contains one window. Like the others, it is a standard steel combination unit topped with a wood block lintel (Photo 10). While most of the building has crisp lines, there is a lumpy quality to this elevation and the southwest corner, characteristic of adobe construction (Photo 11).

Storage Building

North of the dwelling stands a block building which has been for storage and, potentially, substandard housing (Photo 12). The origin of the structure is unclear, but the west half appears on a 1958 aerial (Fig. 5). The building is made of three pieces, enclosing roughly 360 square feet. The eastern end extends into the adjacent property and was built after 1969 (Fig. 6).

The structure faces south onto the home with a façade of multiple doors. The older west section has two steel casement windows bracketing a wood door. Like across the house, the windows are standard units of steel sash with exterior hinges and are opened by a rotary handle. They are topped with larger blocks than found on the home. The door, a ½-light and panel unit, mirrors the home’s north entry. The lower portion of the wall has a Perma-Stone-like finish. Contrasting with the material across the porch, it was made to look like multi-colored bricks.

The building steps down to the east with a narrow, lower volume. This space has a single five-panel wood door perforated with holes, signaling the space may have worked as an outdoor pantry. The roof steps up again to the final piece: another rectangular room

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with a five-panel door. The west end of the building has a combination steel window (Photo 13); the east has a 6-light barn sash (Photo 14).

Historical Overview

While there is countervailing information on the home’s origin, family memory holds that it was built in the late 1940s by Willie Romero after he returned from the war, perhaps with the help of his brother (see Appendix). The 1995 survey guessed that it had been built in 1932 by Willie Romero, who would have been only ten years old.

The subject dwelling ties historically to the home fronting West Houghton Street. This was the home of Willie’s parents, Alberto and Anastacia Romero. The Romeros acquired the 1030 West Houghton property around 1917 from the heirs of Encarnación Lujan. It was historically part of the Mesita de Juana Lopez grant.¹

The area that would hold the lower half of West Houghton was not touched in the late 19th century during a mini land rush south of the new capitol. Eastern investors, including the street’s namesake, poured into Santa Fe, acquiring vast tracts south of the river that were platted as grid-iron additions.

To the north and northwest lay Allen’s (originally Allan) Highland Addition, to the northeast, the Buena Vista Addition, and to the south, Houghton’s estate (Fig. 2). John D. Allan, a Canadian-born investor and Chicago resident, platted the eponymous subdivision. Buena Vista was created by Atchison, Topeka, and Santa Railway stockholders, including George W. Morse of New York and William S. Houghton of Boston.² Born in 1816 in Boxboro, Massachusetts, William Stevens Houghton came from a prominent family and made his own fortune in the wholesale boot and shoe business.³

Perhaps too far south and complicated by a meandering acequia, the area that would become West Houghton was never formally platted, resulting in its idiosyncratic

¹ Marie Romero Cash, *Tortilla Chronicles: Growing Up in Santa Fe* (Albuquerque: University of New Mexico Press, 2007), 4.

² John W. Murphey, “Building the South Capital Neighborhood” [area context], Draft, (20220, 5-6.

³ This contradicts with the often-mentioned misnomer that Houghton Street is named after Joab Houghton, the New Mexico supreme court judge of the 1840s.

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development pattern. It began when Benito Ortiz laid out the street pattern and erected several houses.⁴ Alberto and Anastacia’s home, built around 1918, anchored the end of future West Houghton.

As Marie Romero Cash, the granddaughter of Alberto and Anastacia and the niece of Willie, wrote, it became a “neighborhood of Spanish families, many of whom were related by degrees and most of whom had been born in the neighborhood.”⁵ In this way, it differed both in development and population from the adjacent Allen addition (Don Cubero Avenue), which was populated with mainly Anglos living in custom-built, Pueblo Revival-styled modern homes (Fig. 3).

Willie Romero

Willie Romero arrived in the neighborhood in the 1920s. He was born on August 27, 1922, as William R. Romero. Despite his parents’ intentions, he quickly took to the name Willie (sometimes spelled Willy).

The 1930 census, the first to record him, showed him living in his front house with his parents, Alberto and Anastacia. He was seven at the time and the second youngest of five siblings, ranging in age from four to 19.⁶ He attended school while his father worked as a laborer, “doing odd jobs.” His older sister, Manuelita, 16, was a servant in a private home; his brother Emilio, 19, worked for the highway department. The house and land were valued at \$500. A decade later, the following census still had Willie living at home with his parents in the house fronting West Houghton.⁷

Out of high school, he worked as a delivery boy for Zook’s Pharmacy on the Plaza. He roared around town on a motorcycle — one picture shows him on a Harley-Davidson (Fig. 4). In 1941, he crashed his motorcycle into a car, breaking his left leg. Hanging on to

⁴ Romero Cash, *Tortilla Chronicles: Growing Up in Santa Fe*, 4.

⁵ *Ibid.*

⁶ U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 11B; Enumeration District: 0009; FHL microfilm: 2341134.

⁷ U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 16A; Enumeration District: 25-9B.

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him were three friends, who were also injured. The driver of the car was the only person cited for his reckless behavior.⁸

Like many young men of his generation, Romero served during World War II. He registered for the draft on June 30, 1942. His draft card indicated he had no job and that his left leg had been broken below the knee.⁹ These facts were likely intertwined. Regardless of past injury, the Army took Willie, sending him to Fort Benning in Georgia. There, he was promoted to first-class private, serving in the military until September 1943, when he was honorably discharged.¹⁰

What became of Willie immediately after the war is unclear, as he does not appear in Santa Fe public records. He eventually married a local girl, Maria (Mary), who had two children from a previous marriage. Family memory recalls that it was around the late 1940s that he built the small home behind his parent’s house.

Willie acquired the land not from his father but from the Ortiz family who lived west of Don Cubero Avenue. This transaction was formalized on January 14, 1947, with a deed between Miguel and Marina Ortiz and Willie Romero.¹¹

Neither Willie Romero nor the house appears in the 1949 city directory. Romero, however, is recorded in the 1950 census as living at a home at 1032 West Houghton. Later city directories identify it as the “rear” house behind 1030 West Manhattan.¹² These findings are important as they demonstrate the house was likely not completed until 1950.

Willie lived in this newly built home with his wife, Mary, and her son, Delfino. Mary worked at La Fonda as a waitress, while Willie appears not to have had a job, at least not

⁸ “Youth Suffers Broken Leg,” *Santa Fe New Mexican*, June 5, 1941, 1.

⁹ National Archives at St. Louis; St. Louis, Missouri; WWII Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 105.

¹⁰ “Briefs,” *Santa Fe New Mexican*, April 12, 1943, 2.

¹¹ Warranty Deed, Miguel S. and Marina R. Ortiz, to Willie Romero, recorded February 25, 1947, Book 33/Page 29, Instrument # 1947084487.

¹² U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 76; Enumeration District: 26-28.

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one that would appear in a city directory.¹³ His niece, Marie Cash Romero, recalled he was more of a handyman.¹⁴

He did have musical talent, playing guitar and singing, and assembled a traditional band where his niece was mustered to play the accordion.¹⁵ The band played at parties, weddings, and other small events “all over” Santa Fe.¹⁶

Deeds show Willie and Mary’s house going back and forth in ownership in the 1950s. Willie’s younger brother, Rudolfo (Rudy), who worked with sheet metal, used his parent’s house as collateral to build homes. Willie would also deed his home to his brother to get out of a financial pinch.¹⁷ Years later, Willie’s home would end up being owned by one of Rudy’s children.

Mary died in 1968, and from then on, Willie lived in the house as a bachelor.¹⁸ He died in 2007, after living 85 years. His obituary stated, "he liked to be the story teller, embracing [the family] with memories of a Santa Fe of long ago."¹⁹

After his death, the property went to one of his brother’s children, who rented out Willie’s home. It was leased to a woman living on a fixed income for fourteen years until she moved in February 2023 to senior subsidized housing south of Alta Vista Street. According to the current owner, it was overrun by mice before when she acquired the property in February 2021.²⁰

¹³ Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1949 (El Paso: Hudspeth Directory Company, 1951), 309. Review of Santa Fe city directories, 1950-1960. At different times in the late 1950s, Willie is not recorded in the directories, while Mary continues live at the house.

¹⁴ Marie Romero Cash, telephone call with John W. Murphey, December 14, 2023.

¹⁵ Ibid.

¹⁶ E. J. Martinez, telephone call with John W. Murphey, December 14, 2023.

¹⁷ Romero Cash, telephone call with John W. Murphey.

¹⁸ Martinez, telephone call with John W. Murphey.

¹⁹ “Willie Romero,” *Santa Fe New Mexican*, September 16, 2007, C-2.

²⁰ Francesca Banci, telephone call with John W. Murphey, December 13, 2023.

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Evaluation of Historical Status

Constructed around 1950, the Willie Romero house is a vernacular building tucked behind a much older home which is a better example of the Spanish-Pueblo Revival style and traditional construction. While the subject dwelling has maintained its overall footprint since 1958 and retains most of its original windows, it does not particularly contribute to the primary home’s setting or the West Houghton streetscape. For this reason, the recommendation is to maintain a Noncontributing status.

The Storage Building is of rougher construction, with only its west portion predating 1958. Part of its east section has already been approved for demolition by the HDRB.²¹ Therefore, the recommendation is to designate the portion in the subject parcel as Noncontributing.

²¹ Angela Bordegaray, City of Santa Fe, Board Action Letter, Case# 2022-005830, September 28, 2022.

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Appendix

Family Memory and a Burro Barn

Several members of the Romero family who grew up on the street were interviewed about the origin of Willie Romero’s house. They all recalled — or assumed — that it was built in the late 1940s after Willie Romero returned from the war. One story floating around was that the house was assembled from a burro shed. Of the family members interviewed, only Terry Lockhart (Teresa Romero), 83, who grew up across the street, distinctly recalled a barn or shed somewhere on the greater property. E. J. Martinez, 86, who grew up north of Willie Romero’s house, remembered a shed that was possibly on the Miguel Ortiz property (which stood to the west and is now addressed 1015 Don Cubero Avenue). This *could* be the north-south structure seen on a 1935 aerial (Fig. 3). All recalled that the lot on Don Cubero was an open field used by the family for play and passage. They also agreed that Willie, possibly with the help of family members, built the current structure — and it did not incorporate a burro shed.²²

²² Marie Romero Cash, telephone call with John W. Murphey; E. J. Martinez, telephone call with John W. Murphey; Terry Lockhart, telephone call with John W. Murphey, December 17, 2023.

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Illustrations



**Figure 1: Photo from 1995 HBI survey.
 Courtesy NMCRIS.**

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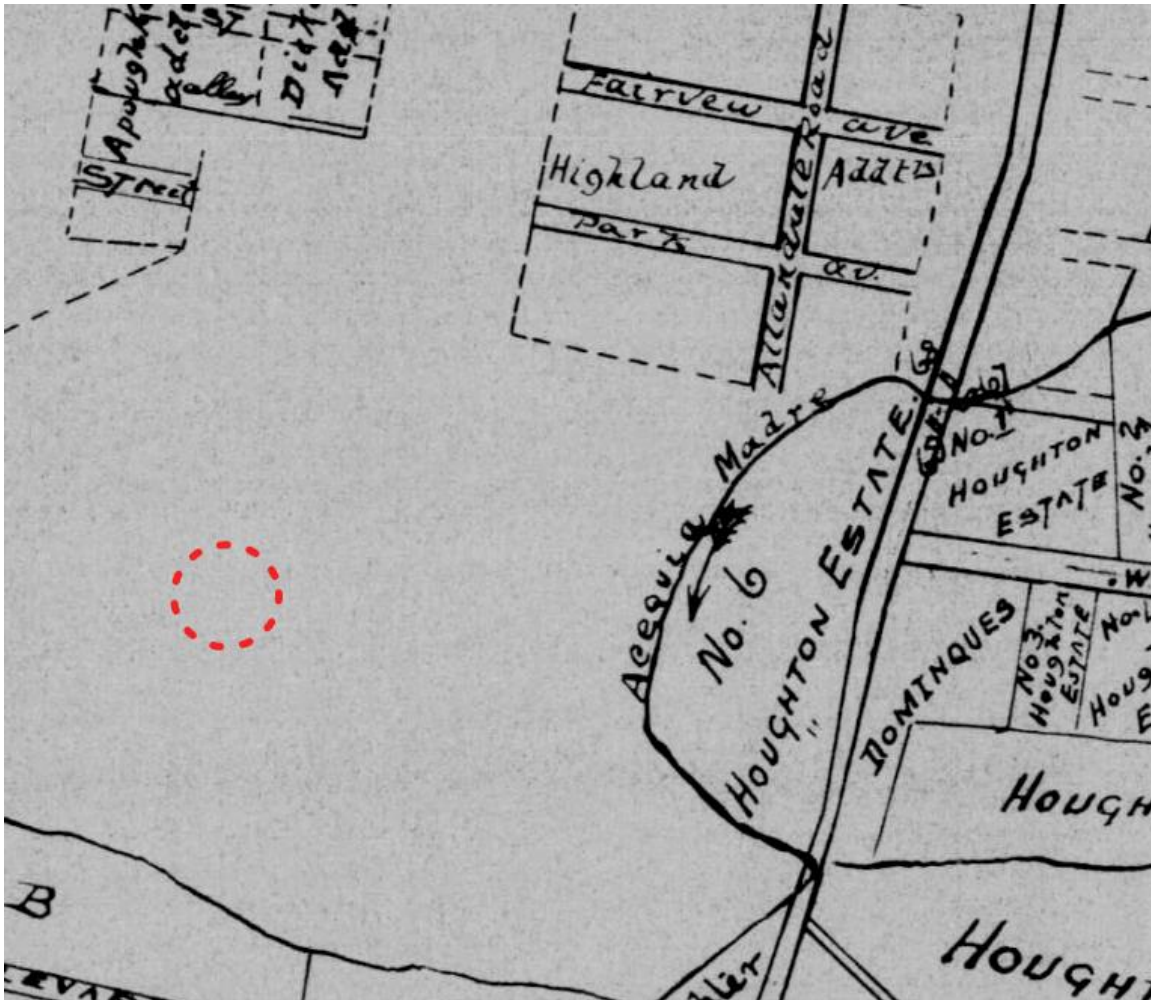


Figure 2: William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98. Rough approximation of future subject property.

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**Figure 3: 1935 aerial photograph overlaid contemporary aerial.
 North-south oriented building roughly in the area of the greater Romero property.**

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|---|---|--|--|
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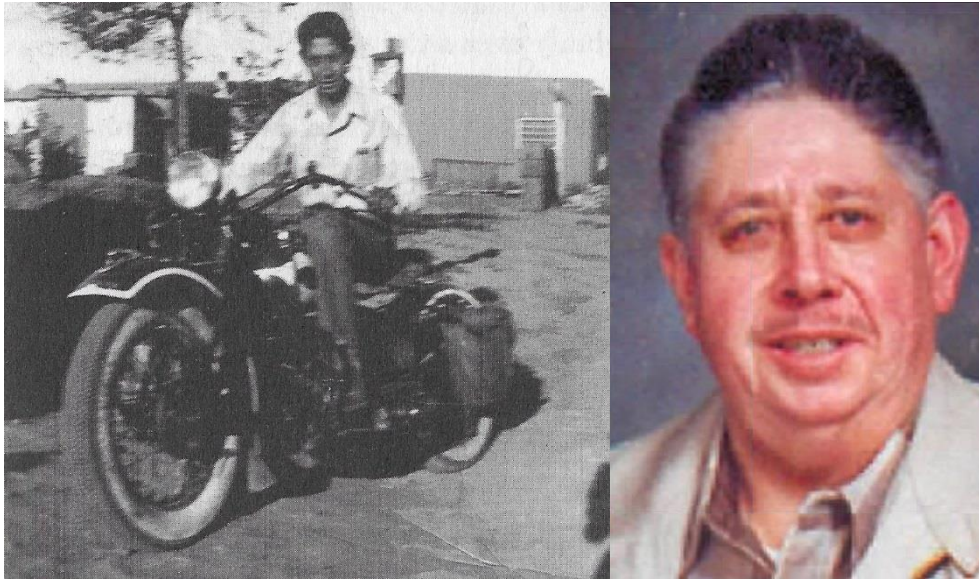


Figure 4: Willie Romero (1922-2007).
 Left, c. 1940s image of Willie on a Harley-Davidson; right, undated photo.
 Courtesy Marie Romero Cash and Romero family.

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**Figure 5: November 10, 1958, aerial photograph.
 Note shorter length of storage building.**

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**Figure 6: February 27, 1969, aerial photograph.
 Note shorter length of storage building.**

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Survey Photographs

(All images taken by Giulia Caporuscio on January 14, 2024, unless otherwise noted)



Photo 2: View from street. Subject house highlighted. Camera facing west.

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Photo 3: House. South and east elevations. Camera facing northwest.

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| | | NRHP | SRCP | Criteria A B C D | |
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| | | 4. County: Santa Fe | | | |
| | | 5. Date of Survey: January 14, 2024 | | | |



Photo 4: East elevation, porch. 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: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 14, 2024 |



Photo 5: East elevation, bedroom window. 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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| HCPI No. _____ | District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 14, 2024 |



Photo 6: East elevation. Camera facing southwest.

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 A B C D | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 | | | |
| | | 4. County: Santa Fe | | | |
| | | 5. Date of Survey: January 14, 2024 | | | |



Photo 7: East and north elevations. Camera facing southwest.

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: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 14, 2024 |



Photo 8: North elevation, entry. Camera facing southeast.

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 A B C D | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 | | | |
| | | 4. County: Santa Fe | | | |
| | | 5. Date of Survey: January 14, 2024 | | | |



Photo 9: North and west elevations. Camera facing southeast.

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 | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 14, 2024 |



Photo 10: South elevation. 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: <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: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 14, 2024 |



Photo 11: West and south elevations. 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: <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: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 14, 2024 |



Photo 12: Storage Building. South elevation facing northwest. Right portion of building located in adjacent parcel.

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 A B C D | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 | | | |
| | | 4. County: Santa Fe | | | |
| | | 5. Date of Survey: January 14, 2024 | | | |



Photo 13: West and south elevations. 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: <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: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 14, 2024 |



Photo 14: East elevation. Camera facing northwest.



East Side – Residence Front Elevation



North Side Residence Elevation

1030 ½ W. Houghton St.

Banci Residence

2-20-2024



West Side – Residence Rear Elevation



South Side Residence Elevation

1030 ½ W. Houghton St.

Banci Residence

2-20-2024



W. Houghton St. – Looking North



W. Houghton St. – Looking South



Storage Building – South Side Elevation



Storage Building – East Side Elevation

1030 ½ W. Houghton St.

Banci Residence

2-20-2024



Storage Building – West Side Elevation



1030



SERES architecture llc

122 Lorenzo Road
 Santa Fe, New Mexico 87501
 505-982-7191
 505-239-8577 C
 jeffreyses@gmail.com

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CONSULTANTS

| | |
|-----------|----------|
| Architect | Engineer |
|-----------|----------|

| | |
|-----------|----------|
| Architect | Engineer |
|-----------|----------|

BANCI RESIDENCE
 1030 1/2
 W. HOUGHTON ST.
 SANTA FE, N.M.

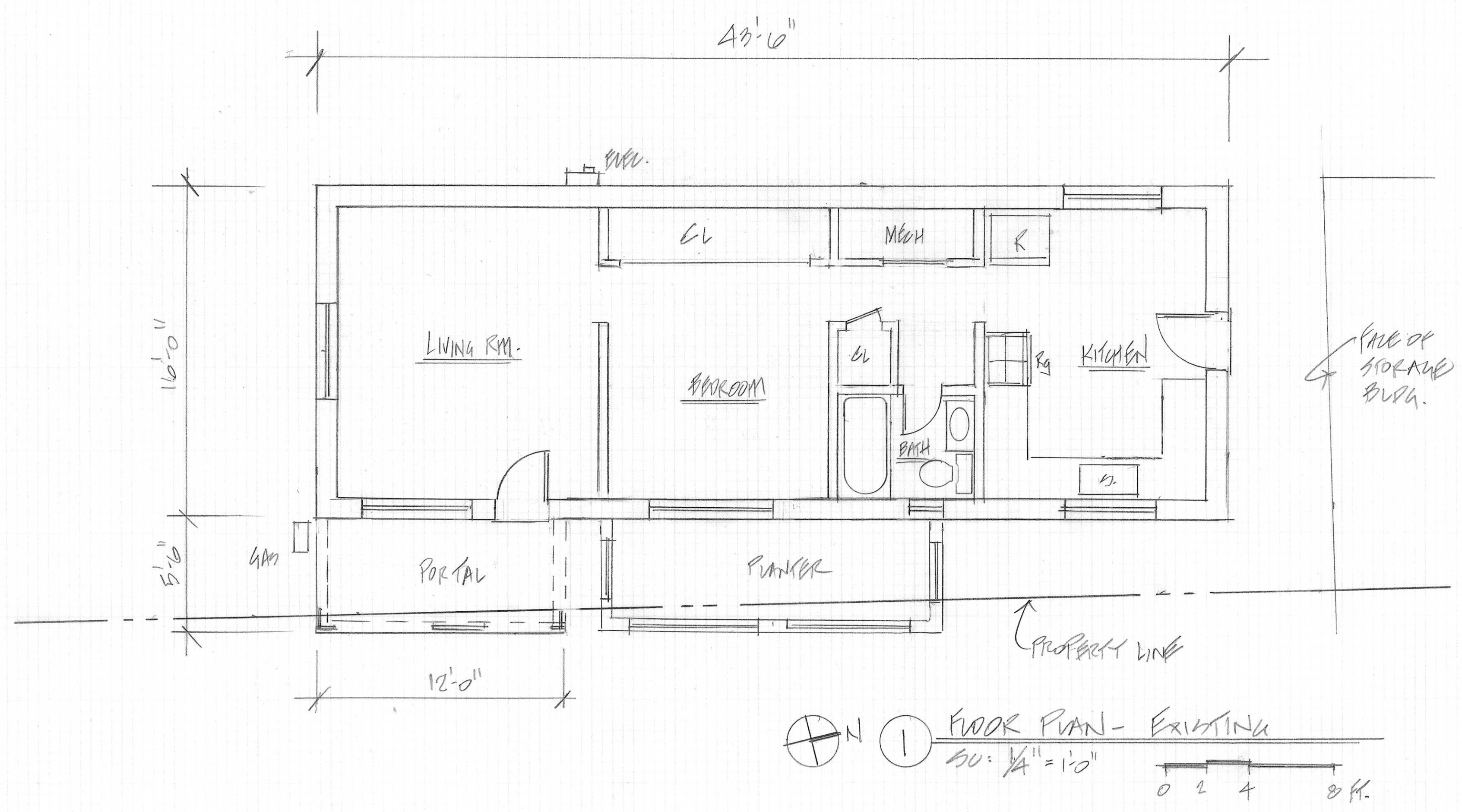
Key Plan

| No | Date | Description |
|-------------------|---------------|-------------|
| Revision Schedule | | |
| ISSUE: | HDRS - STATUS | |
| PROJECT NUMBER: | SA-2102 | |
| FILE: | | |
| DRAWN BY: | JJS | |
| CHECKED BY: | JJS | |
| DATE: | FEB 14, 2024 | |

| No | Date | Description |
|-------------------|---------------|-------------|
| Revision Schedule | | |
| ISSUE: | HDRS - STATUS | |
| PROJECT NUMBER: | SA-2102 | |
| FILE: | | |
| DRAWN BY: | JJS | |
| CHECKED BY: | JJS | |
| DATE: | FEB 14, 2024 | |

SHEET TITLE
 FLOOR PLAN - EXISTING
 RESIDENCE

A-101



⊕ N ① FLOOR PLAN - EXISTING
 SU: 1/4" = 1'-0"
 0 2 4 8 FT.

SERES architecture llc

122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseseres@gmail.com

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CONSULTANTS

Architect Engineer

BANKI RESIDENCE

1030 1/2
WEST HOUGHTEN ST.
SANTA FE, NEW MEXICO 87501

Key Plan

NTS

| No | Date | Description |
|-------------------------|------|-------------|
| Revision Schedule | | |
| ISSUE: HRS - STATUS | | |
| PROJECT NUMBER: SA 2102 | | |
| FILE: | | |
| DRAWN BY: JJS | | |
| CHECKED BY: JJS | | |
| DATE: FEB 19, 2024 | | |

Revision Schedule

ISSUE: HRS - STATUS

PROJECT NUMBER: SA 2102

FILE:

DRAWN BY: JJS

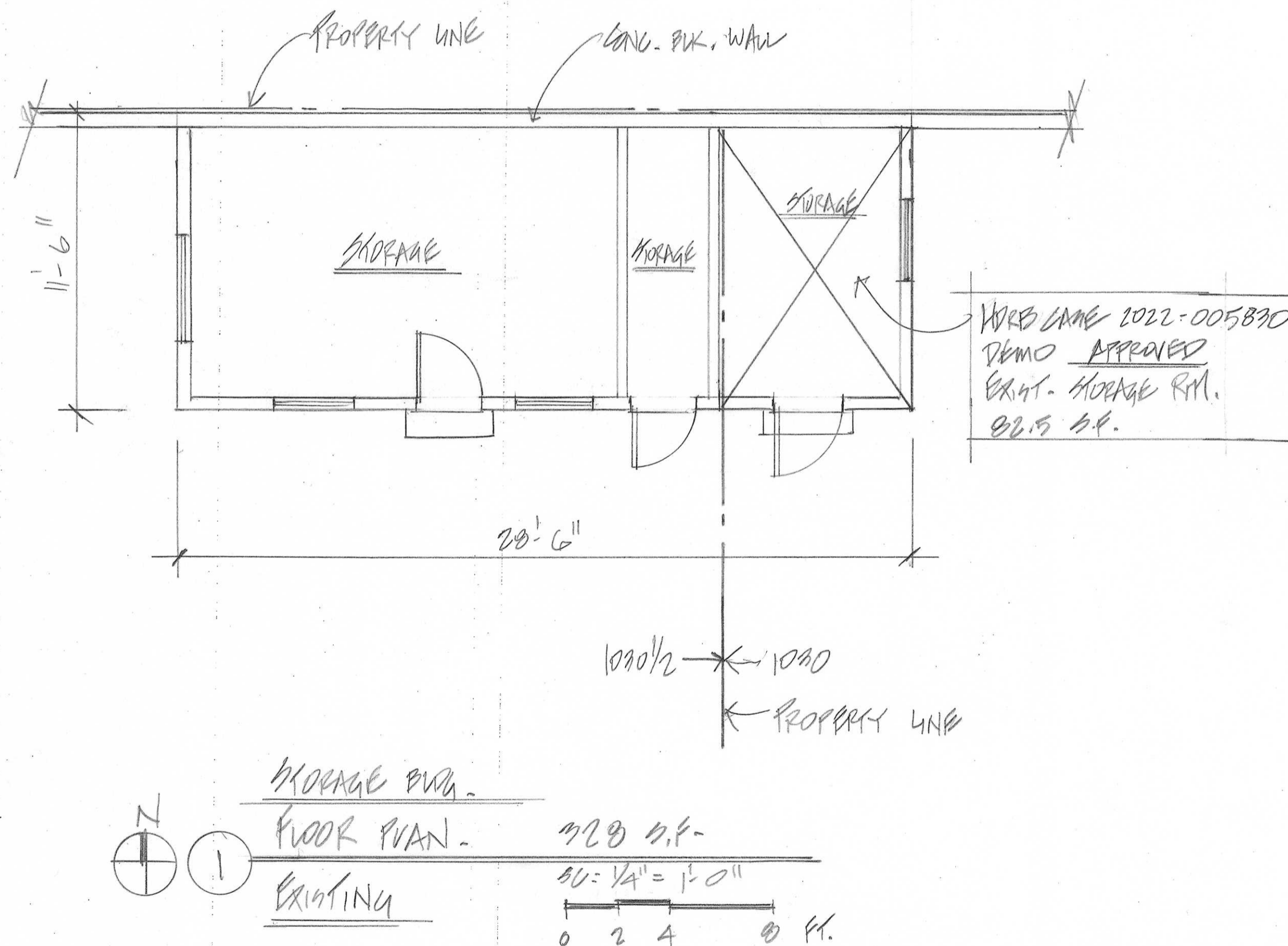
CHECKED BY: JJS

DATE: FEB 19, 2024

SHEET TITLE

FLOOR PLANS
STORAGE BRG -
EXISTING

A-102



CONSULTANTS

Architect Engineer

BRANDI RESIDENCE

1030 1/2
W. HOUGHTON ST.
SANTA FE, N.M.

Key Plan

NTS

| No | Date | Description |
|-------------------|------|-------------|
| Revision Schedule | | |

ISSUE: HORS - STATUES

PROJECT NUMBER: SA 2102

FILE:

DRAWN BY: JJS

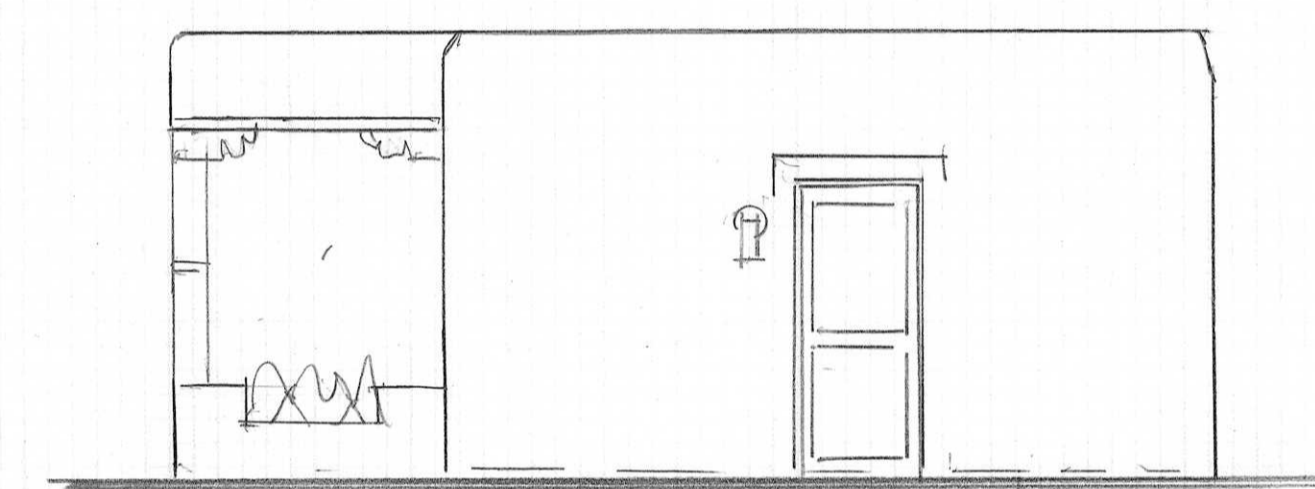
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DATE: FEB. 19, 2024

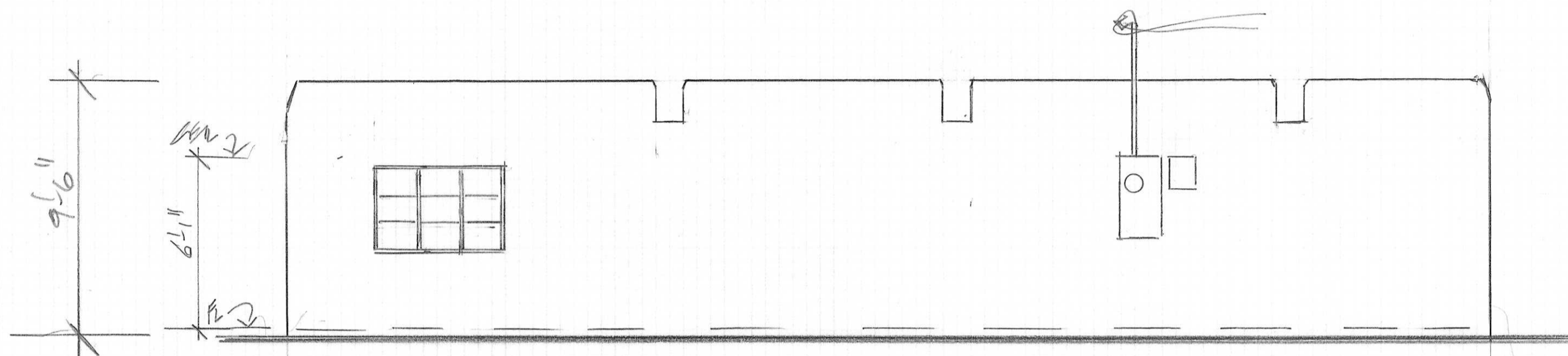
SHEET TITLE

ELEVATIONS
EXISTING
RESIDENCE

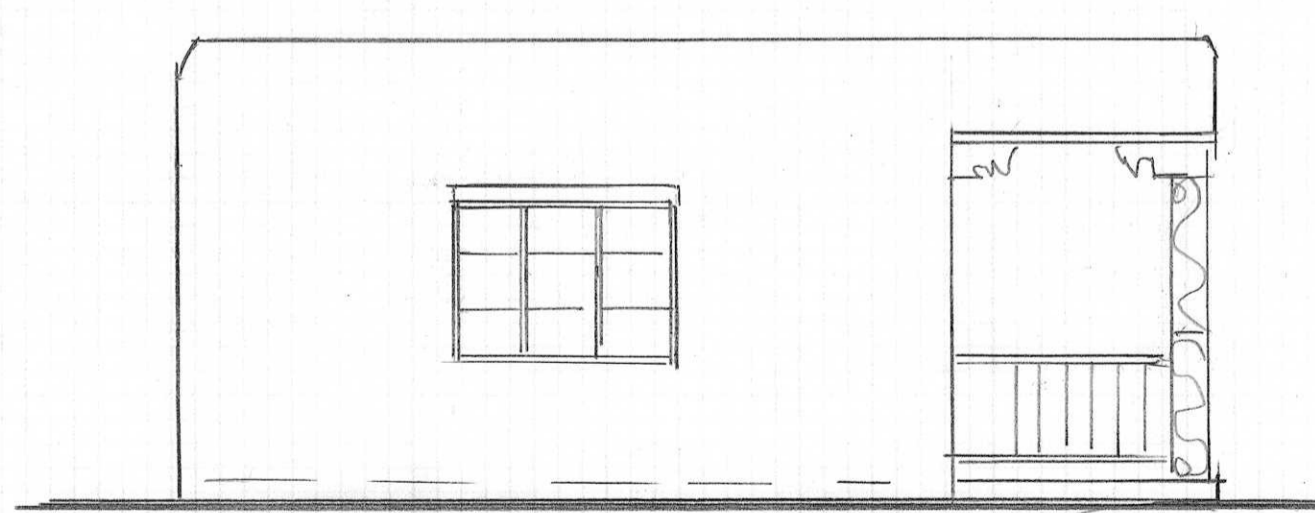
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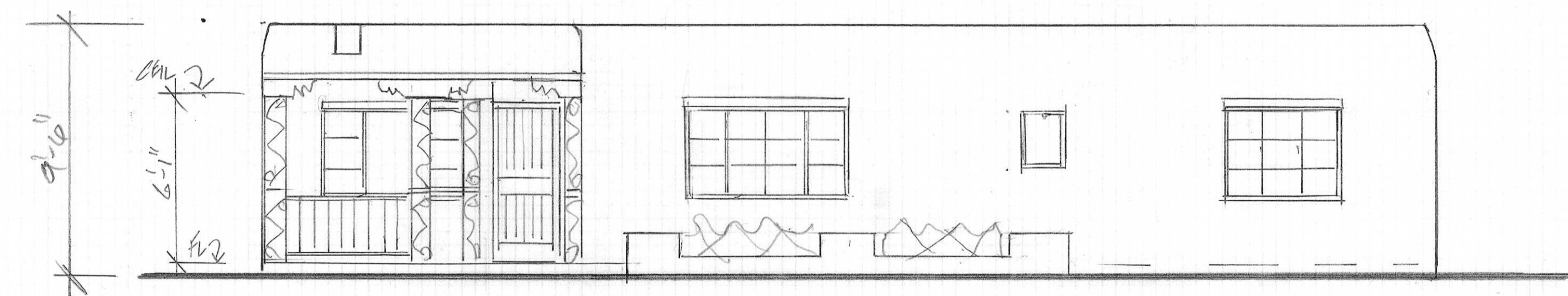
④ NORTH ELEVATION
60: 1/4" = 1'-0"



② WEST ELEVATION
60: 1/4" = 1'-0"



③ SOUTH ELEVATION
60: 1/4" = 1'-0"



① EAST ELEVATION (FRONT)
60: 1/4" = 1'-0"



CONSULTANTS

Architect Engineer

BANCI RESIDENCE

1020 1/2
WEST HOUGHTON ST.
SANTA FE, NEW MEXICO 87501

Key Plan

NTS

| No | Date | Description |
|--|------|-------------|
| Revision Schedule | | |
| ISSUE: HRRB - STATUS | | |
| PROJECT NUMBER: JA-2102 | | |
| FILE: | | |
| DRAWN BY: JJS | | |
| CHECKED BY: JJS | | |
| DATE: FEB. 19, 2024 | | |
| SHEET TITLE | | |
| ELEVATIONS STORAGE BUILDING EXISTING | | |
| A-202 | | |

No Date Description

Revision Schedule

ISSUE: HRRB - STATUS

PROJECT NUMBER: JA-2102

FILE:

DRAWN BY: JJS

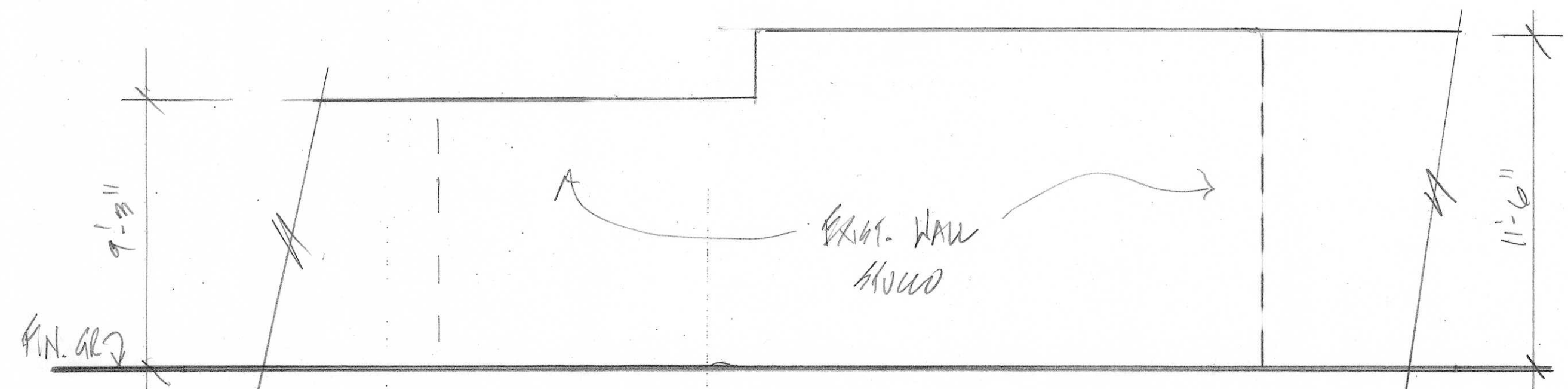
CHECKED BY: JJS

DATE: FEB. 19, 2024

SHEET TITLE

ELEVATIONS
STORAGE BUILDING
EXISTING

A-202

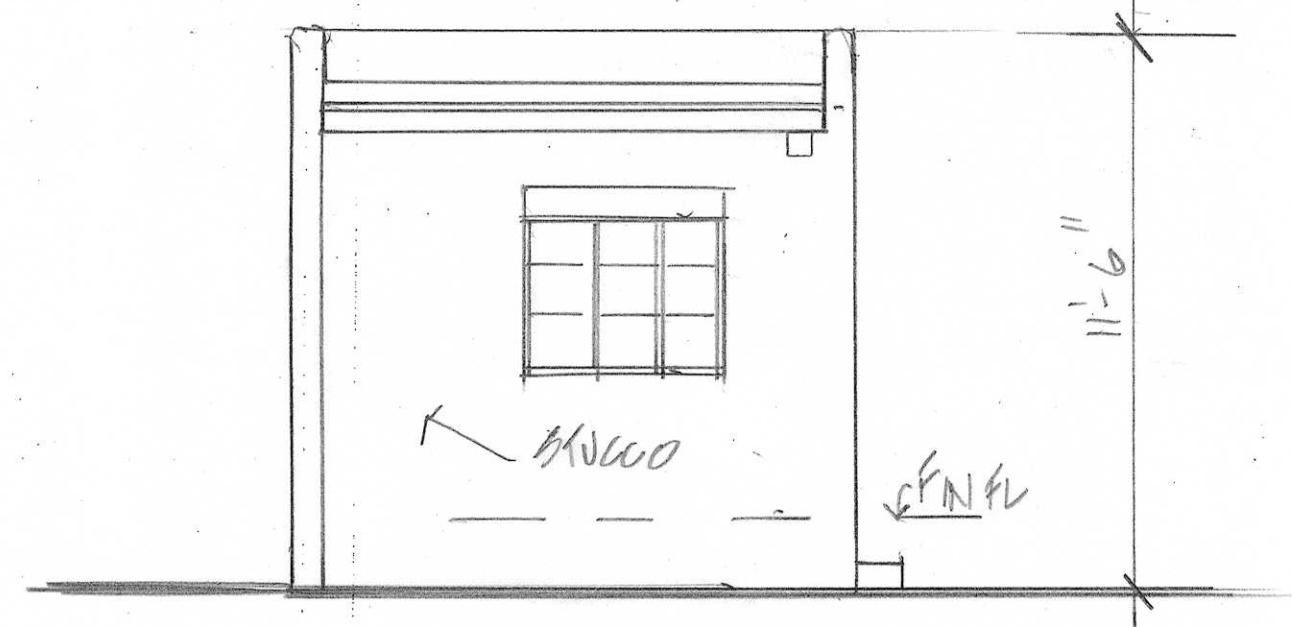


NORTH ELEVATION - EXISTING
SC: 1/4" = 1'-0"

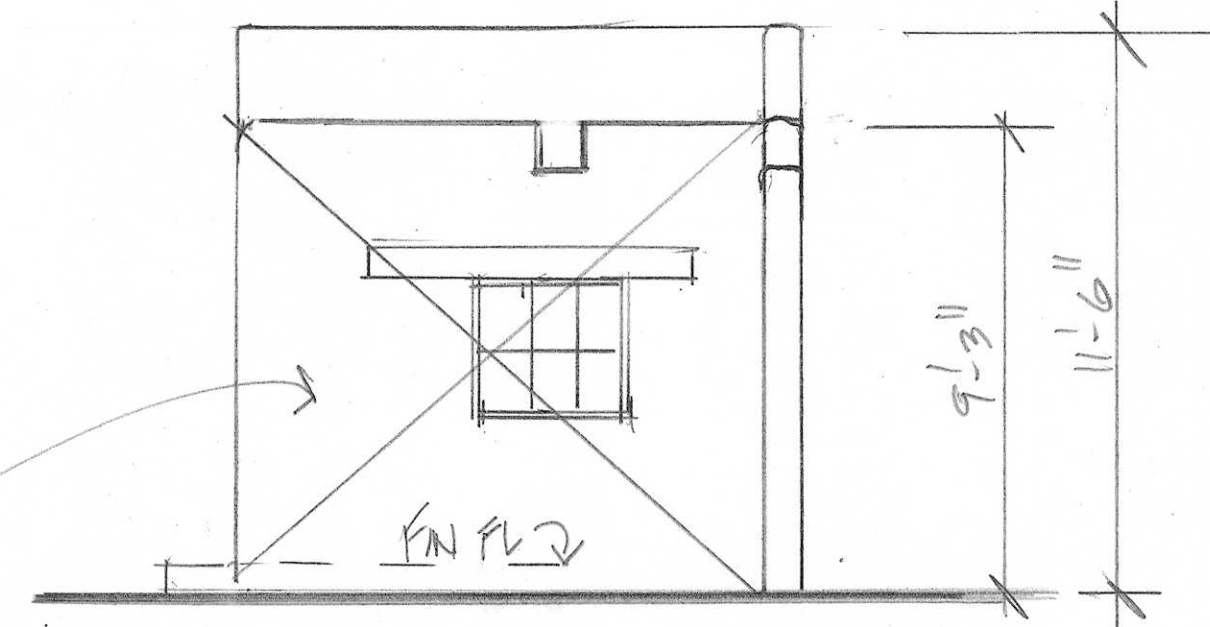


SOUTH ELEVATION - EXISTING
SC: 1/4" = 1'-0"

HRRB CASE 2022-005830
DEMOLITION APPROVED
PORTION OF STORAGE
BLDG.



WEST ELEVATION - EXISTING
SC: 1/4" = 1'-0"



EAST ELEVATION - EXISTING
SC: 1/4" = 1'-0"

HRRB CASE 2022-005830
APPROVED DEMOLITION
PORTION OF
STORAGE BLDG.