



# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2024-009369--HDRB

**Project Description:** 2024-009369-HDRB, 345 Garcia St., Downtown & Eastside Historic District, Contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, requests downgrade of historic status from Contributing to Non-Contributing for a residential structure and an accessory structure and a status review for a street frontage yard wall.

**Project Location(s):** 345 GARCIA ST  
Santa Fe, NM 87501

**Contacts:**

Property Owner: ROBERT HOLLEYMAN II  
2245 46TH ST NW

Applicant: Gayla Bechtol [gayla@gbasantafe.com](mailto:gayla@gbasantafe.com)  
320 Aztec Street AVE  
SANTA FE , NM 87505

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

**Historic Building Status:**

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

**Primary Elevations:**

**Publicly Visible Facade-East:**

**Publicly Visible Facade-North:**

**Publicly Visible Facade-South:** Yes

**Publicly Visible Facade-West:** Yes

**Historic District Inventory Number:** 1984

**Year of Construction:** early 1930s

**Project Type:** Primary Elevation Designation

**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

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**2024-009369-HDRB, 345 Garcia St., Downtown & Eastside Historic District, Contributing,** Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, requests downgrade of historic status from Contributing to Non-Contributing for a residential structure and an accessory structure and a status review for a street frontage yard wall.

**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 main residential structure be downgraded to non-contributing due to the number of alterations and additions to the original structure including all fenestrations, and the status of the accessory structure be downgraded to non-contributing while the front wall be designated as contributing due to it helping define the character of the streetscape, per 14-5.2(C) Designation of Significant and Contributing Structures.

**BACKGROUND & SUMMARY:**

The single-family residence and the accessory structure at 345 Garcia Street are listed as contributing to the Downtown and Eastside Historic District.

Likely constructed in the early 1930s, this Pueblo Revival style main residence is 2,637 sq. ft. and evolved over time as it is constructed of adobe, concrete block and wood frame. According to the 2024 HCPI there were significant changes to the structure circa 1987 including replacement of all of the windows and doors, the introduction of new openings and closure of old openings; replacement of the Territorial-type pediment trim; raising of the ceiling, roof, and parapets at the back of the house; alteration of the former carport fenestration; change of front or west wall at the vehicular entrance, a pedestrian entry, and possibly at other points of fenestration. Historic Preservation Division does not have the 1987 case file and cannot verify the full extent of the alterations; however, photographs from the 1987 case were retained and attached to the HCPI.



Figure 1: East elevation with front yard wall

The accessory structure in the southeast corner of the property currently serves as a guesthouse. The front portion appears to have started out as a shed as it has a mixture of board sidings. The remaining portion appears to be an enclosed carport according to the HCPI. A wood structure attaches to the building on the west to create a partial carport. The accessory structure was erected after 1958 and does not match the style of the home. Staff did note when visiting the site that the rear or eastern wall was partially built of particle board. This structure is not mentioned on the 1985 HCPI for the property so the reason for its' contributing status is unclear.



Figure 2: Guesthouse: west elevation under carport

A tall street wall, partially serving as a retaining wall, crosses the front of the property. The base is retaining and is constructed of stone. The remaining portion height of the wall is stuccoed and the full height is about 53". Near the center is an arched opening at the pedestrian gate. The area of the gate was previously a parking space in the 1950s-60s according to aerial photographs. The current driveway and pedestrian entrance were constructed by 1973 and is historic. The second portion of the wall connects to the front wall in the northwest corner and extends east. It is about 39" in height and in areas shows several layers of plasterwork.



Figure 3: Yardwalls with construction dates

The applicant requests:

- 1) Downgrade of the designation for the main residential structure from contributing to non-contributing.
- 2) Downgrade of the designation for the accessory structure from contributing to non-contributing.
- 3) Historic status designation of the yard and retaining wall.

## **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 Historic district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic 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:**

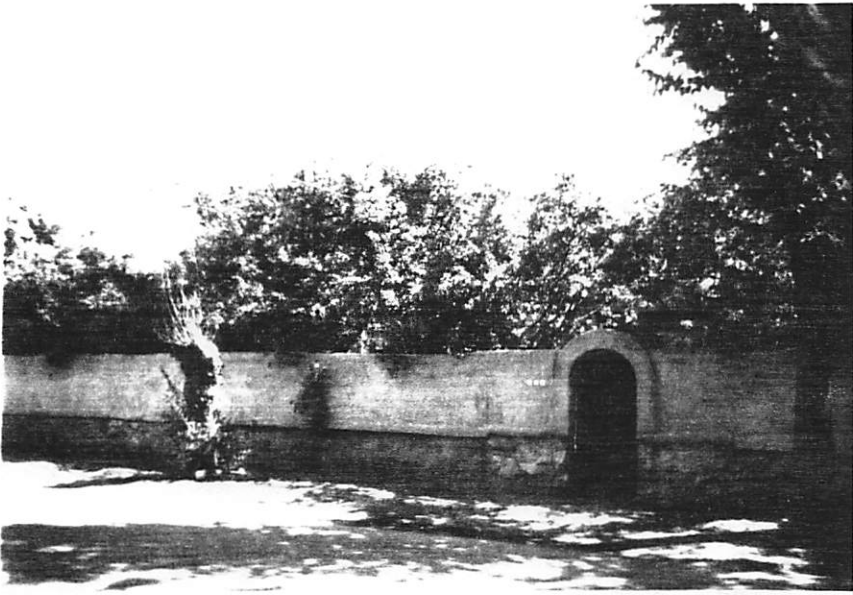
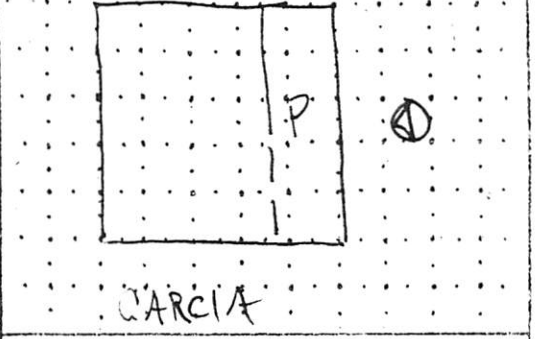
Title	Name	Initials
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	<i>MM</i>
Planning Manager	Gary Moquino	<i>GM</i>
Planner Senior	Lani McCulley	<i>LM</i>

building threatened? yes	surveyed date 2-10-84 by m b	county Santa Fe	ID no. 051611160
field map SFHD	number 3-1160	UTM reference zone 12 13	easting northing

location description 345 GARCIA *	city/town Santa Fe
	land grant/reservation

building name	legal description tensp N S range E W sec
---------------	--

film roll by "b" no. 7	negative nos. 20	loc. of neg. HPB	plan shape
------------------------	------------------	------------------	------------



date of construction	1929-33 estimate	actual
----------------------	------------------	--------

source	Bus/D.S.
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use	present residential	other
historic	residential	other

condition	excellent	good	deteriorating
	fair	<input checked="" type="checkbox"/>	

style Pueblo Rev	foundation material NV	degree of remodeling
	wall material/surface Adobe(?) Stucco	<input checked="" type="checkbox"/> minor <input type="checkbox"/> moderate <input type="checkbox"/> major

describe:
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architectural features Roof - flat shed overhanging above portal, Most not vis	surroundings Res
--	---------------------

relationship to surroundings	<input checked="" type="checkbox"/> similar <input type="checkbox"/> not similar
------------------------------	--

Windows 6/6 w pediment, white trim.	district potential
	<input type="checkbox"/> yes <input type="checkbox"/> no

significance	<input type="checkbox"/> eligible <input checked="" type="checkbox"/> of interest <input type="checkbox"/> none
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Door - NV	if eligible, why? contrib.
-----------	----------------------------

associated buildings?	<input type="checkbox"/> yes <input type="checkbox"/> no
-----------------------	--

comments	what type?
----------	------------

if inventoried, list ID nos.
------------------------------

* Very little visible fr. street	see back? <input type="checkbox"/> yes
----------------------------------	--

Case # H-87-124  
345 Garcia St.



Case# H-87-124  
345 Garcia  
St.











Lani McCulley  
City of Santa Fe  
Historic Preservation Division  
Planning and Land Use Department

October 28, 2024

RE: Status Review of 345 Garcia Street and Primary Facade Designation

Dear Ms. McCulley,

We propose the HDRB reviews the new HCPI by John Murphey and designate whether the main building will remain contributing and designate the primary facade. In addition we propose the outbuilding also be reviewed.

Mr. Murphey did not designate the recommended status for the main building but assumed the board would vote that the house would retain its status. We do not contest the opinion however we would like to point out that probably no openings in the house other than the windows flanking the fireplace remain in their original location, the front door has changed position and the front southwest room was actually a front porch.

Please note in the photographs the location of a light switch next to a door-sized bookcase in the current living room. And a scored concrete step at the location of the door on the outside. Admittedly these are subtle clues to changes so we are actively looking for photographs of the house during its Folklorica days as mentioned in the the HCPI. The other change not mentioned in Mr. Murphey's HCPI is another entrance closer to the parking space off Garcia might have been the "front porch". I mention these because of the nature of most houses on the street, and accepted practice in the 30's, that front doors face the street, especially in a compact bungalow-style house such as this. Unfortunately the aerial photographs do not reveal when the south portal was built, but again, these more bungalow-style homes, in whatever style was appropriate, in this case it was Territorial Revival (selective demolition has not occurred to reveal brick parapets) were built facing the street. This house was renovated over the years so that we arrive in its current south-facing orientation. If the portal had been original to the house the portal would have had Territorial Revival style wood columns and beams, but the portal is with corbels and vigas in the Pueblo Spanish Style.

Even with the changes the house contributes to the district but only the north facade around the chimney seems to have any integrity. We concur with Mr. Murphey the outbuilding is non-contributing.

Sincerely,

Gayla Bechtol, AIA

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 11, 2024

For HPD Office use only:		
HCPI No. _____	District No. _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  José Alfonso and Celine C. Armijo House	<b>2. Location:</b>  345 Garcia Street Downtown and Eastside Historic District Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: H-2090  <b>4. County:</b> Santa Fe Parcel # 11697280
<b>5. Property Type:</b> <input checked="" type="checkbox"/> Buildings: 1 house <input checked="" type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
<b>6. Date of Survey:</b> September 29, 2024		
<b>7. Previous Survey Date(s):</b> <input checked="" type="checkbox"/> Yes: February 10, 1984, Michael Belshaw <input type="checkbox"/> No:		
<b>8. Name of Project:</b> HDRB Status Evaluation		
<b>9. Lat/Long:</b> 35.6815363,-105.9331141		
<b>10. Photo Information:</b> Giulia Caporuscio, photographer. Photo 1: View south and east elevations, facing northwest.		
<b>11. Brief Description of the Property:</b>  Likely constructed in the early 1930s in an orchard, this Pueblo Revival house is focused on its south elevation and its adjoining patio. The home sits on the east side of Garcia Street just south of the Mary Victory property, from which it was carved out. A tall street wall, partially serving as a retaining wall, crosses the front of the property (Photo 2). Included on the 0.25-acre lot is a former carport now used as a guesthouse. The house, which appears to have at least two additions, encloses 2,687 square feet and is constructed of adobe, concrete block, and frame. It has three bedrooms and three baths. The house and former carport are Contributing to the Downtown and Eastside Historic District.  <b>Continued on Page 5.</b>		
<b>12. Who uses the property?</b>		
<b>13. Construction Date:</b> Date: Before 1933-34 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: Deeds and city directories		
<b>14. Setting:</b> <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		
<b>15. Relationship to Surroundings:</b> <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		



# 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																																																	
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<b>ARCHITECTURAL AND CONSTRUCTION DETAILS:</b>																																																			
<b>6. Visible Construction Material:</b>  <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input 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 checked="" type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:		<b>7. Number of Stories:</b> <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2    Other: _____  <b>8. Foundation:</b> <input type="checkbox"/> N/A <input 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  <b>9. Roof:</b> <input type="checkbox"/> N/A  Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed    Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																																																	
<b>10. Window Types House only</b>  <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Hung-Sash</td><td>Wood</td><td>1/1</td><td>2</td></tr> <tr><td>Hung-Sash</td><td>Wood</td><td>6/6</td><td>13</td></tr> <tr><td>Hung-Sash</td><td>Wood</td><td>8/8</td><td>1</td></tr> <tr><td>Casement</td><td>Wood</td><td>6</td><td>3</td></tr> <tr><td>Casement</td><td>Wood</td><td>8</td><td>2</td></tr> <tr><td>Combination</td><td>Wood</td><td>6C-6F-6C</td><td>1</td></tr> <tr><td>Awning</td><td>Wood</td><td>6</td><td>1</td></tr> <tr><td>Bay</td><td>Wood</td><td>6/6-16F 6/6</td><td>1</td></tr> </tbody> </table>		Operation	Material	Glazing	Number	Hung-Sash	Wood	1/1	2	Hung-Sash	Wood	6/6	13	Hung-Sash	Wood	8/8	1	Casement	Wood	6	3	Casement	Wood	8	2	Combination	Wood	6C-6F-6C	1	Awning	Wood	6	1	Bay	Wood	6/6-16F 6/6	1	<b>11. Door Types House only</b>  <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Single-Leaf</td><td>½-Light</td><td>Wood</td><td>1</td></tr> <tr><td>Hung-Sash</td><td>10-light</td><td>Wood</td><td>1</td></tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	½-Light	Wood	1	Hung-Sash	10-light	Wood	1
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<b>12. Chimneys</b> <input type="checkbox"/> N/A Exterior, molded, NW		<b>13. Porches</b> <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input checked="" type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																																																	
<b>14. Other Significant Features</b> N/A																																																			
<b>15. Modifications:</b> <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications  <b>#1 Multiple. c.1987, wholesale window and door replacement; introduction of new openings and/or closure of old openings; replacement and installation of new Territorial-type pediment trim; raised ceiling, roof, and parapets at back of house; alteration of former carport fenestration; change of front (west) wall at vehicular entrance, pedestrian entry, and possibly at other points.</b>																																																			

16. Primary Architectural Style

\_\_ Not Applicable

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

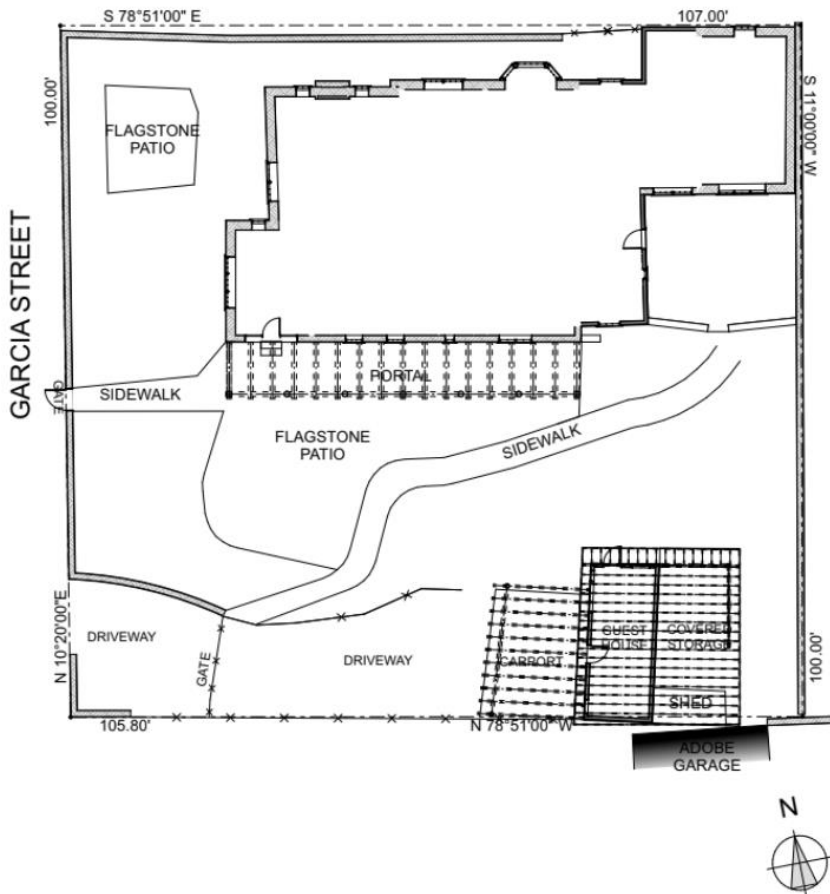
Archaeological Records Management Section  
 Laboratory of Anthropology  
 708 Camino Lejo  
 Santa Fe, NM 87501  
 (505) 476-1320  
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: Current site plan. Courtesy Gayla Bechtol Architect.



# 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	
<b>1. Name of property:</b>  José Alfonso and Celine C. Armijo House	<b>2. Location:</b>  345 Garcia Street Downtown and Eastside Historic District Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: H-2090			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: September 29, 2024</b>			

### Architectural Description Continued

The house sits at a higher grade than the street and is oriented south with a long shade-making *portal*. The date of the portal is unknown but appears on 1958 aerial photograph (Fig. 5). The south elevation has the most architectural expression of the building and, as it holds the main entry, would be considered its front. The portal, which stretches 50', looks over a flagstone patio (Photo 3).

In its shadow is a line of fenestration that has been altered over the years. This is established by comparing current conditions with how the porch appeared in 1987 before being renovated (Fig. 9). Some window openings were removed, while others were newly installed. One enters the house at the west end of the portal through a narrow ten-light wood door flanked by divided side lights. Marching east are various multi-light windows, all with pedimented heads.

At the east end of the portal, the building steps back a few feet to what appears to be an enclosed porch (Photos 1 & 4). The space has a different type of parapet than the older portion of the house. In the 1980s, the roofs of this room, the primary bedroom, the library, and the two baths were raised to a uniform height and given new parapets with vents.<sup>1</sup>

Stepping 18' back from this section is the last piece of the house — the primary bedroom suite (Photo 5). Based on aerial photographs, this room was constructed by 1958 but may have served a different purpose (Fig. 5). The enclosed porch is now a bathroom, which along with the bedroom frames a private patio (Photos 5 & 6). According to a 1987 photo, the patio elevations have significantly changed in fenestration — both doors and windows (Fig. 10). Like the rest of the house, the elevations are presently pierced with newer units topped with pedimented heads.

### West Elevation

The west elevation faces the street with a façade divided by a 6' offset (Photo 7). Both pieces have Territorial-style window heads topping groupings of hung sash (Photo 8). A 1987 photo of the right (south) window shows that it had a different casing and head

<sup>1</sup> "Notes," Sharon Mitchell Residence drawings, August 1987, John Dessau, 5.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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trim (Fig. 11). In the photo, the end pediment stopped where it met the vertical casing. Presently, it extends beyond this juncture by a few inches and has a different type of molding. In the 1980s, the windows terminated at the bottom with a piece of horizontal casing. Today, they rest on a sill with no casing. According to the current owner, the patch of ivy on the north side of the façade covers what may be an infilled door opening.<sup>2</sup>

### North

The north elevation sits close to the property line, separating it from the old Mary Victory house. A low stuccoed wall and *latilla* pole fence define the property line. This side of the building was also altered in the 1980s. Starting at the west is a molded, stucco chimney flanked by modern casement windows trimmed with triangular heads (Photo 9). Moving eastward, one encounters an asynchronous bay window (Photos 10 & 11) which was added in the 1980s. It mimics the style of a similar window on the south elevation of the Mary Victory house facing the subject house.

The area east of the bay window was bumped out in the 1980s to extend the wall of the library room to meet a new primary bedroom closet (Photo 12). As seen in the 1987 photograph, the library at the time contained a window and a door (Fig. 12). The north elevation terminates at the primary bedroom closet addition.

### Guesthouse (former carport and shed)

An older wood structure sits at the southeast corner of the property. It is composed of two pieces. The front piece, facing the driveway, likely started as a shed (Photo 13). It has a mixture of diagonal plank and tongue-and-groove board siding. It is entered from this elevation by a ½-light wood door. A barn sash casement window and a steel combination window flank the door. A non-historic wood structure attaches to the building, creating a shaded parking spot. The north side has a pedestrian door and a modern window (Photo 14). The roof appears to have been extended over the façade by

<sup>2</sup> Robert Holleyman, email Gayla Bechtol, October 11, 2024.

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

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dummy rafters. The east side faces the former carport (Photo 15). It is now used as an outdoor work area.

### Walls

The property has two sections of stucco wall. The first is a roughly 80-foot-long section that runs across the front of the property (Photo 2). It rests on a stone base and serves as a retaining wall. The inside measurement varies between 51" and 53" above the finished grade. It is 12" thick at its top. Near its center is an arched opening that rises 90" above grade, opening to a rock-lined channel flanking a flagstone path leading to the house (Photo 16). The area south of the linear section at the driveway appears to be altered. The wall's origin is unclear.

Aerial photographs and physical evidence indicate that the current pedestrian gate and path were a parking space in the 1950s-60s. The variation in rock masonry around the gate supports this, as well as a 1966 aerial which shows an automobile parked in this position (Fig. 6). However, the current difference in elevation between the street and the house suggests that the parking pad may have been carved out of the ground, as the pedestrian entry is now. Whatever the case, the location of the parking spot would not have been congruent with the home's design or grade. By 1973, the current driveway had been established (Fig. 7).

The second piece of wall connects to the front wall at the northwest corner. It extends eastward for approximately 80' (Photo 18). It measures 39" above grade with a 15" thickness. Areas where the stucco has deteriorated show several layers of traditional plasterwork. It appears to be of the same vintage as the front wall.

### Historical Overview

The subject parcel and its resulting home came through the winnowing of the Mary Persis Maltby Victory property. As Easterners, Mary and her husband, John Patrick Victory, had erected a traditional two-story gabled house on land now addressed 333 Garcia Street. An apple orchard and *acequia*-irrigated alfalfa fields surrounded it. After her husband died in 1900, the land went to Mary. The nearly five-acre parcel included

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over 500’ of frontage on Garcia Street and the same amount along future Delgado Street, which was partially created from her land.

### Houses in the Orchard

Born in New York in 1848, Victory arrived in New Mexico in 1878 by stagecoach with her sister and brother William T. Thornton, who had been appointed U.S. District Attorney for the territory.<sup>3</sup> She married politician and attorney John Patrick Victory in 1890. After his death, Mary left Santa Fe and relocated to Santa Barbara.

In the 1920s, Mary Victory began selling her land fronting Garcia Street and eventually sold the two-story house. A 1921 advertisement described the land as “attractive building lots with fruit trees and alfalfa on Garcia Street, adjoining Victory home.”<sup>4</sup> Deeds show that some of the transactions were made as options. The property became more attractive when a sewer line was installed along Garcia Street in 1926.

A 1927 article in the *New Mexican* announced that the lots, with their “fruit and shade trees,” were quickly disappearing, lamenting that “it will not be long until the old associations will be gone and in their stead will be a row of modern houses.”<sup>5</sup>

In 1932, Victory, then living in New York, deeded one of the last lots — the subject parcel — to J. Alfonso Armijo and his wife, Celine Armijo.<sup>6</sup> Victory died ten years later in Havana, Cuba, at age 82.

### A House of Music, A House for Entertaining

The Armijos, who had been living on Hillside Avenue, moved to their new Garcia Street property in the early 1930s. They built the house circa 1933-34, presumably after receiving the deed for the property from Mary Victory on April 6, 1932. City directories

<sup>3</sup> “Former Resident of Santa Fe Dies at Havana, Cuba,” *Santa Fe New Mexican*, January 10, 1914, 1.

<sup>4</sup> “Lots for Sale,” *Santa Fe New Mexican*, April 11, 1921, 5.

<sup>5</sup> “Old Victory Property on Garcia Street is Rapidly Being Sold,” *Santa Fe New Mexican*, April 8, 1927, 3.

<sup>6</sup> Warranty Deed, Mary M. Victory to J. A. and Celine C. Armijo, recorded April 12, 1932, Book 10/Page 462, Instrument # 43322, Santa Fe County, New Mexico. The deed was recorded again under Instrument # 43323.

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suggest it was constructed during this period. The Armijos lived in the adobe home for about 15 years.

José Alfonso, a native Santa Fean, was born in 1899 and grew up on Hillside Avenue.<sup>7</sup> He served in the Army during World War I and graduated from St. Michael’s College. José was in his 30s when they acquired the Garcia Street property and managed the Santa Fe post office mail department. He would later become assistant postmaster.<sup>8</sup>

Celine was born in Conejos, Colorado, and lived there until her family relocated to Santa Fe in 1914. She attended Loretto Academy and later Loretto Heights College in Denver. She was a singer and pianist, starting as a member of the Loretto Academy choir and singing from the loft of the famous chapel.<sup>9</sup> José and Celine got married in 1928.

Newspaper accounts show that the house was a site for entertainment. While it wasn’t grand, it had a large patio and surrounding garden. These events mainly revolved around Celine’s activities with *La Sociedad Folkorica*, a Spanish preservation society and the League of United Latin American Citizens (LULAC), a Hispanic/Latino civil rights organization. Several of these events appeared at the top of the *New Mexican’s* weekly society column.

In 1945, the paper described a LULAC party held at the house “as one of the most colorful pre-Fiesta events...Floodlights and luminarias lit up the exterior, and the members and their guests sang and danced to Kellogg’s Marimba Orchestra music.”<sup>10</sup> José was selected one year to portray Don Diego de Vargas.

In the late 1940s, the Armijos left Garcia Street and returned to Hillside Avenue. They rented out their Garcia Street home for a time. In early 1948, Roy Ringwald, the musical arranger for Fred Waring’s Pennsylvanians, leased the home. Waring, once called the “The Man Who Taught America How to Sing,” later joined him on Garcia Street.<sup>11</sup> It’s not hard to imagine that they worked on music at the patio home.

<sup>7</sup> 1900 and 1910 federal censuses.

<sup>8</sup> “Jose A. Armijo [obituary],” *The Kansas City Times*, February 28, 1978, 5-C.

<sup>9</sup> “Celine ‘Nina’ Armijo [obituary],” *The Kansas City Times*, November 24, 1996, C-4.

<sup>10</sup> “Fiesta Queen is Guest at Lulac’s Party,” *Santa Fe New Mexican*, August 28, 1945, 3.

<sup>11</sup> “Waring Will Visit,” *Santa Fe New Mexican*, March 20, 1948, 1.

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In 1950, the Armijos moved away from Santa Fe, relocating to Kansas City, Missouri where José died in 1978. Celine passed away in the same city 18 years later.

### Bankers and Lawyers

Before moving to Kansas City, the Armijos sold the Garcia Street house to Lafayette Cantrell and Jessie Hart Wright, a middle-aged couple with Southern roots.<sup>12</sup>

Lafayette was a Texas native, and the president of Santa Fe National Bank. He arrived in New Mexico in 1946 from Blackwell, Oklahoma, where he had been hired from to become the president of the newly formed Santa Fe bank. He had managed a large bank in Blackwell for 14 years and had served as the Oklahoma Bankers' Association president.<sup>13</sup> Jessie was born in South Carolina but moved to the Oklahoma Territory with her family before statehood. She married Lafayette in 1913. Federal censuses recorded her as being self-employed as a fiction writer and a gardener. The couple owned other land around Santa Fe and invested in oil in Oklahoma.

Their household in the Garcia Street home included Jessie's mother and sister. Like many well-off Santa Feans, the Wrights got help from a maid. Living in the house was Della Alarid, a young woman in her 20s who came from Colorado.<sup>14</sup>

Unlike the Armijos, the Wrights lived quietly. Their only appearance in the newspaper occurred in 1950 when a natural gas leak at the house nearly asphyxiated the family.<sup>15</sup> Lafayette and Jessie, however, had a civic streak, helping establish the Santa Fe Sinfonietta and Choral Society. Lafayette served on various boards, including the Santa Fe Boys Club and the St. Vincents Hospital Advisory Board.<sup>16</sup>

<sup>12</sup> Warranty Deed, J. A. and Celine C. Armijo to L. C. Wright, recorded June 1, 1948, Book 34/Page 540, Instrument # 89313, Santa Fe County, New Mexico.

<sup>13</sup> "Wright Ends 14 Year Active Career in City," *The Blackwell Tribune-Journal*, February 10, 1946, 1.

<sup>14</sup> 1950 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: 20; Enumeration District: 26-5.

<sup>15</sup> "Santa Feans Overcome by Gas Fumes," *Santa Fe New Mexican*, February 14, 1950, 1.

<sup>16</sup> "L. C. Wright, SF Banker, Dies at Home," *Santa Fe New Mexican*, October 31, 1962, 1.

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Lafayette Cantrell Wright died in the house in 1962. He was 74 years old. Jesse, the executor of his estate, sold the property in 1963 to John A. and Sharon O. Mitchell.<sup>17</sup>

John Anthony Mitchell was born in 1936 near Chicago. His father, Stephen A. Mitchell, was an attorney who had run for governor in the state of Illinois in 1960. The family summered in Colfax County and later built a vacation home in Talpa.<sup>18</sup>

John graduated from Cornell University in 1958 and, the same year, married his high school sweetheart, Sharon Oelerich. After John graduated with a law degree from the University of Chicago in 1961, they moved to Santa Fe and he joined his father’s law firm. The father and son formed the First Northern Savings and Loan in Taos a year later and were involved in developing the Taos Ski Valley.<sup>19</sup> Most of the recent changes to the house occurred during the Mitchell family’s ownership.

In Santa Fe, John became involved in local activities, helping form the Historical Eastside Neighborhood Association which worked to preserve the Eastside's historic character. John Mitchell died in 2010. Sharon lived in the house until shortly before it went up for sale in 2023.<sup>20</sup>

### Evaluation of Historical Status

#### House

The house has undergone significant changes over its 90 years of existence, particularly across the south elevation and the back side of the home. All the windows and doors have been replaced, with at least eight openings modified in size or location.<sup>21</sup>

<sup>17</sup> Warranty Deed, Jessie Hart Wright to Sharon O. and John A. Mitchell, recorded July 29, 1963, Book 203/Page 438, Instrument # 267026, Santa Fe County, New Mexico. This followed an executrix deed made the same day (Instrument # 267025).

<sup>18</sup> “John Anthony Mitchell [obituary],” *Santa Fe New Mexican*, May 6, 2010, A-10.

<sup>19</sup> Ibid.

<sup>20</sup> Robert Holleyman, email Gayla Bechtol, October 11, 2024.

<sup>21</sup> “General Project Description & Notes,” Sharon Mitchell Residence drawings, August 1987, John Dessau), 4.

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The original design of the west elevation is not known, but it seems to have undergone fewer changes compared to the south and rear parts of the house. If the Board decides to maintain its Contributing status, the recommendation is to designate the west elevation and the northwest corner (the area around the chimney) as the primary façades.

### **Guesthouse**

It is unclear why the guesthouse, a former shed and carport, was designated Contributing. Erected after 1958, the building is utilitarian and does not match the style of the home.

### **Walls**

Portions of the front wall and the entire span of the north wall appear to be vintage. It is recommended to designate the sections that retain integrity as a Contributing structure.

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## Illustrations



**Figure 1: Approximate location of subject parcel highlighted.**  
 P. C. Gaynor, "Map of Santa Fe," 1892.

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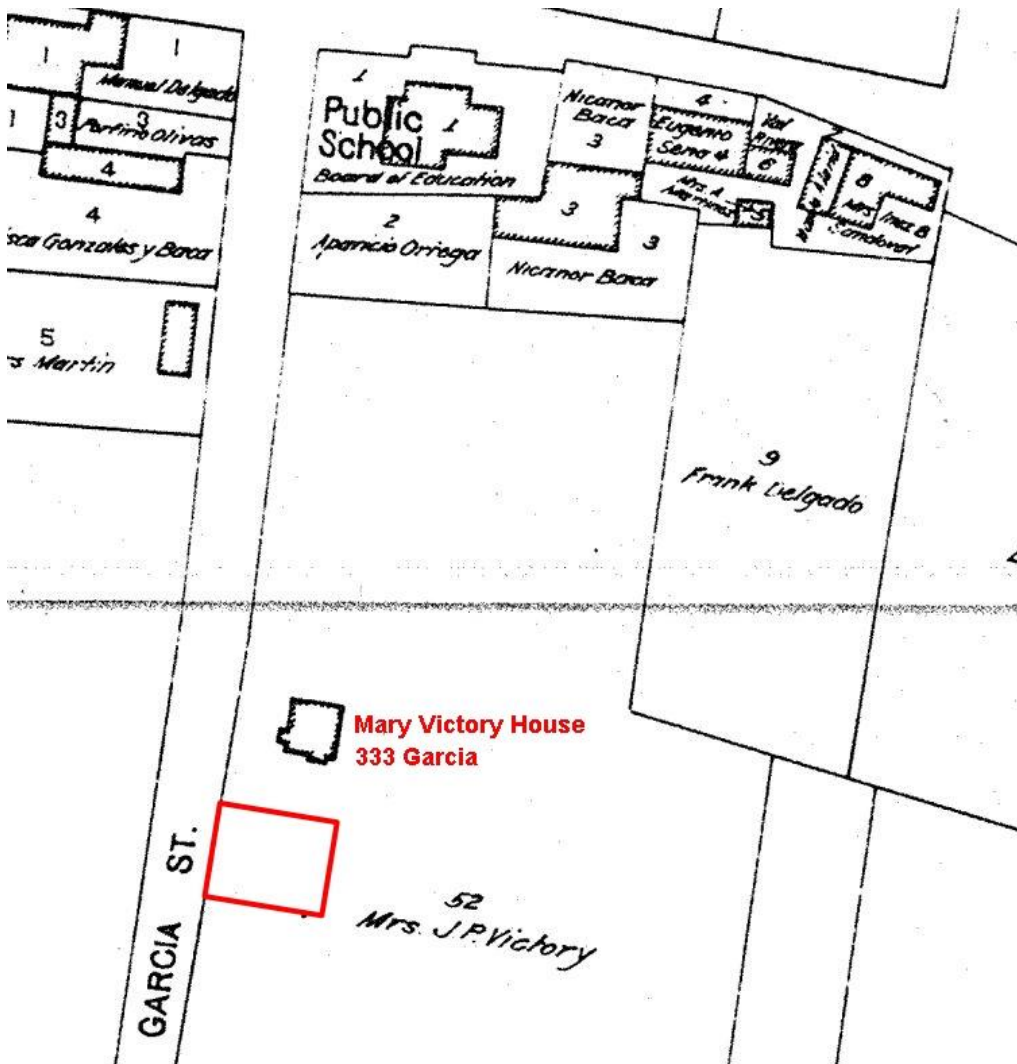


Figure 2: Approximate location of subject parcel highlighted.  
 N. L. King, "Official Map of the City of Santa Fe," 1912.

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**Figure 3: 1927. Approximate location of subject parcel highlighted.**  
 Portion of "Plat of Mrs. J. R. Victory on Garcia Street, Precinct No, 3, Block 58, City of Santa Fe, N.M." Surveyed February 18, 1927. Instrument No. P-1189564. Courtesy of Santa Fe County Clerks Office.

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**Figure 4: 1935 aerial photograph, Image # 1261. Subject house highlighted.**

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**Figure 5: November 10, 1958, aerial photograph.**

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**Figure 6: May 2, 1966, aerial photograph. Circle shows car parked at what is now pedestrian entry.**

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**Figure 7: May 11, 1973, aerial photograph.**

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**Figure 8: September 11, 1978, aerial photograph.**

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**Figure 9: 1987 photograph of south elevation. Circles indicate fenestration that was changed by either elimination or enlargement of opening. Compare with Photo 3. Courtesy of City of Santa Fe Historic Preservation Division.**

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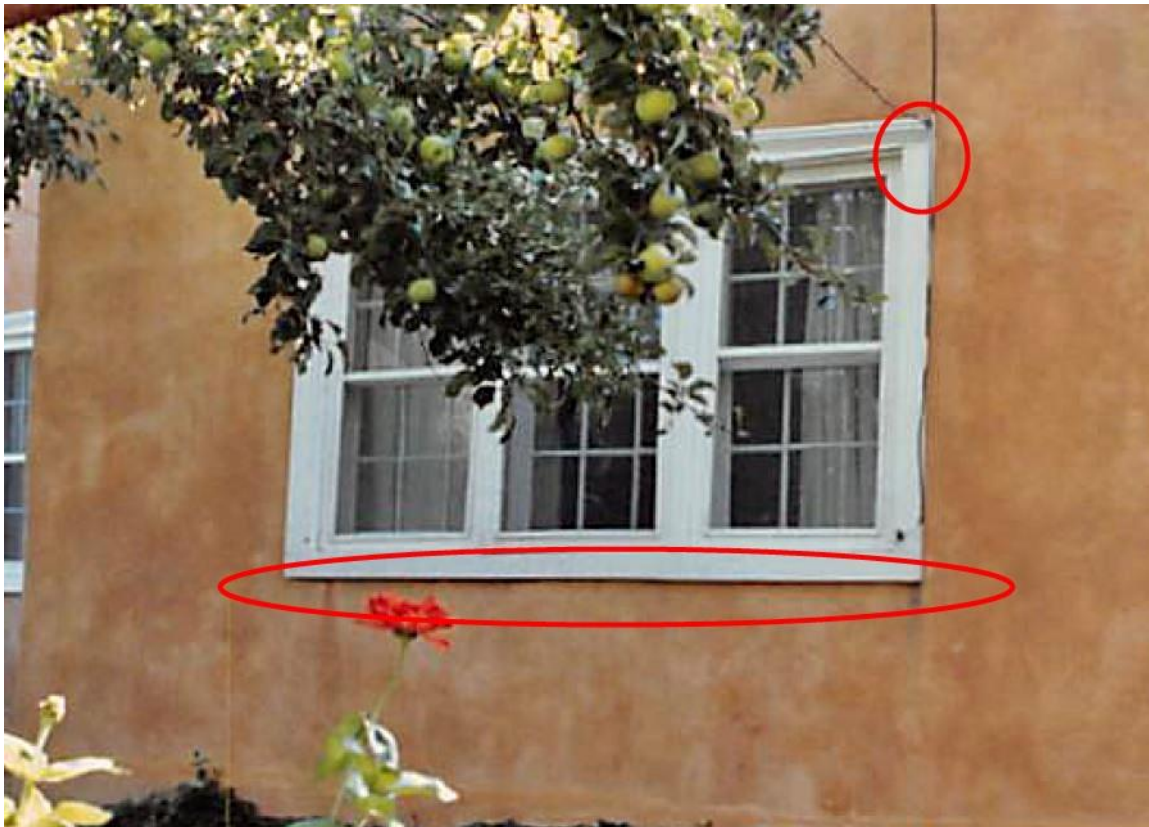


**Figure 10: 1987 photograph of south elevation, primary bedroom suite. Circles indicate fenestration that was changed by new openings. Compare with Photos 5 & 6. Courtesy of City of Santa Fe Historic Preservation Division.**

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**Figure 11: 1987 photograph of west elevation, right window. Circles indicate changes of trim, casing, and sill. Compare with Photo 8. Courtesy of City of Santa Fe Historic Preservation Division.**

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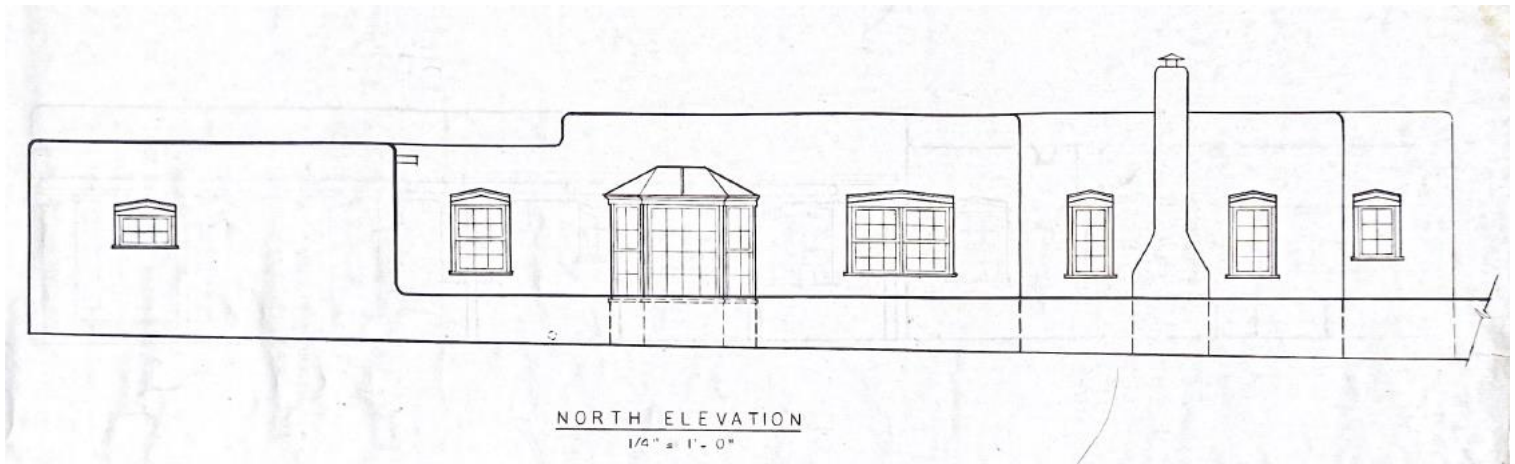


**Figure 12: 1987 photograph east end of north elevation. Circle indicates change of wall position and fenestration. Compare with Photo 12. Courtesy of City of Santa Fe Historic Preservation Division.**

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**Figure 13: North elevation, proposed, August 1987. Courtesy of John Dessau. Note introduction of bay window.**

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## Survey Photographs

(All images taken by Giulia Caporuscio, September 29, 2024, unless otherwise noted)



Photo 2: Front wall taken from street. Camera facing east.

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**Photo 3: South elevation, west end. 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	
<b>1. Name of property:</b>  José Alfonso and Celine C. Armijo House	<b>2. Location:</b>  345 Garcia Street Downtown and Eastside Historic District Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: H-2090			
		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> September 29, 2024			



**Photo 4: South elevation, east end and presumed enclosed porch. Camera facing north.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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<b>1. Name of property:</b>  José Alfonso and Celine C. Armijo House	<b>2. Location:</b>  345 Garcia Street Downtown and Eastside Historic District Santa Fe
<b>3. Local Reference Number:</b> Santa Fe ID: H-2090	<b>4. County:</b> Santa Fe
<b>5. Date of Survey:</b> September 29, 2024	



**Photo 5: South elevation, primary bedroom suite. Camera facing north.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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		NRHP _____	SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
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		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> September 29, 2024			



**Photo 6: East elevation and presumed enclosed porch. 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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		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> September 29, 2024



**Photo 7: West elevation. Camera facing east.**

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

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**Photo 8: West elevation, detail of right (south) window. Camera facing east.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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		<b>4. County:</b> Santa Fe
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**Photo 9: North elevation oblique. Camera facing southeast.**

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

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**Photo 10: North elevation, bay window in distance. 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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<b>1. Name of property:</b>  José Alfonso and Celine C. Armijo House	<b>2. Location:</b>  345 Garcia Street Downtown and Eastside Historic District Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: H-2090	<b>4. County:</b> Santa Fe	
		<b>5. Date of Survey:</b> September 29, 2024		

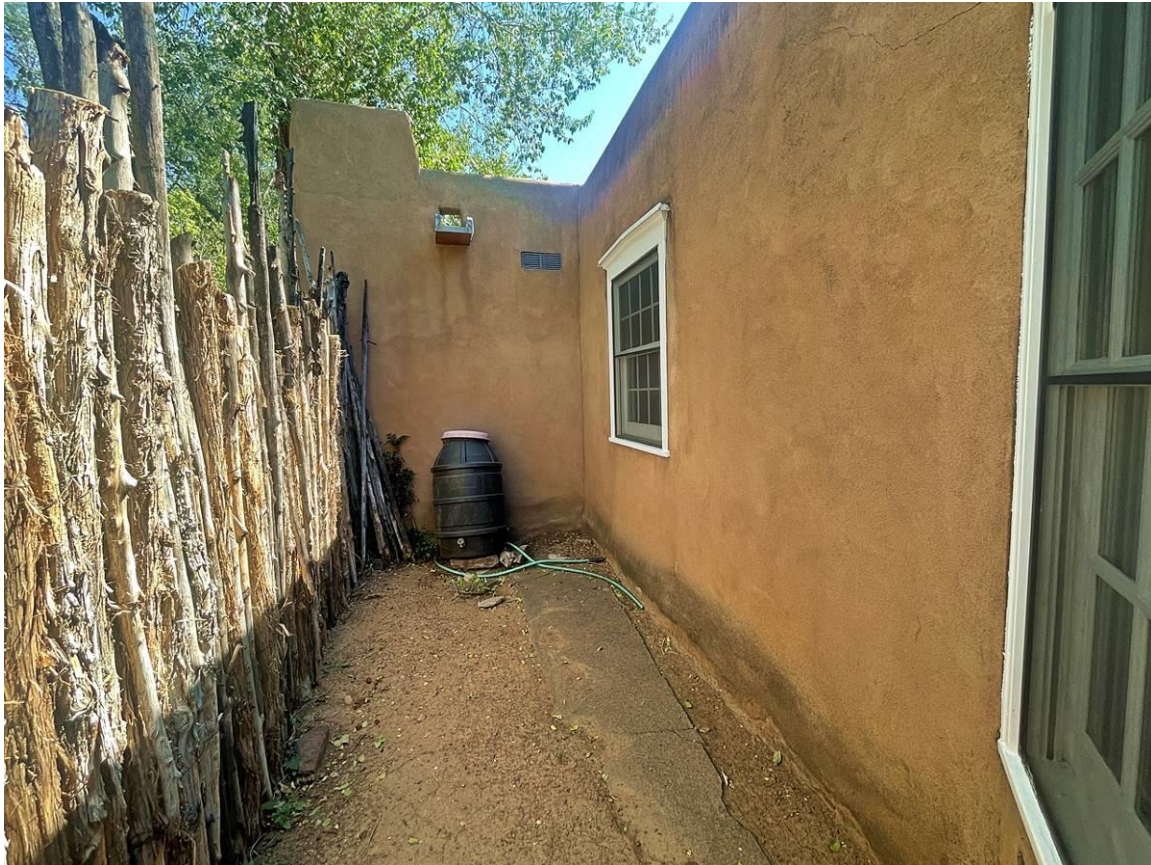


**Photo 11: North elevation, east end. Camera facing southwest.**

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

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<b>4. County:</b> Santa Fe	
<b>5. Date of Survey:</b> September 29, 2024	

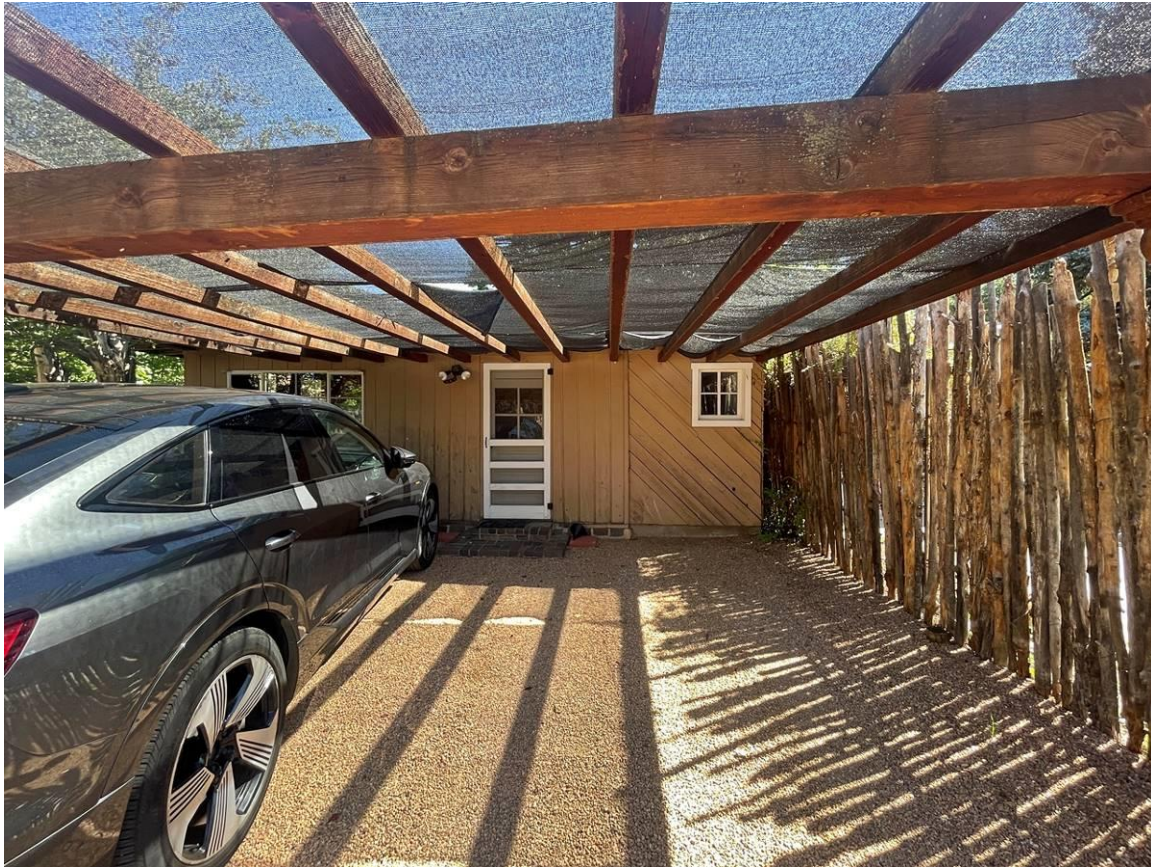


**Photo 12: North elevation, east end. Camera facing southeast.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> September 29, 2024



**Photo 13: Guesthouse, west elevation. Camera facing east.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> September 29, 2024



**Photo 14: Guesthouse, north elevation. Camera facing south.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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**Photo 15: Former carport. 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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		<b>4. County:</b> Santa Fe			
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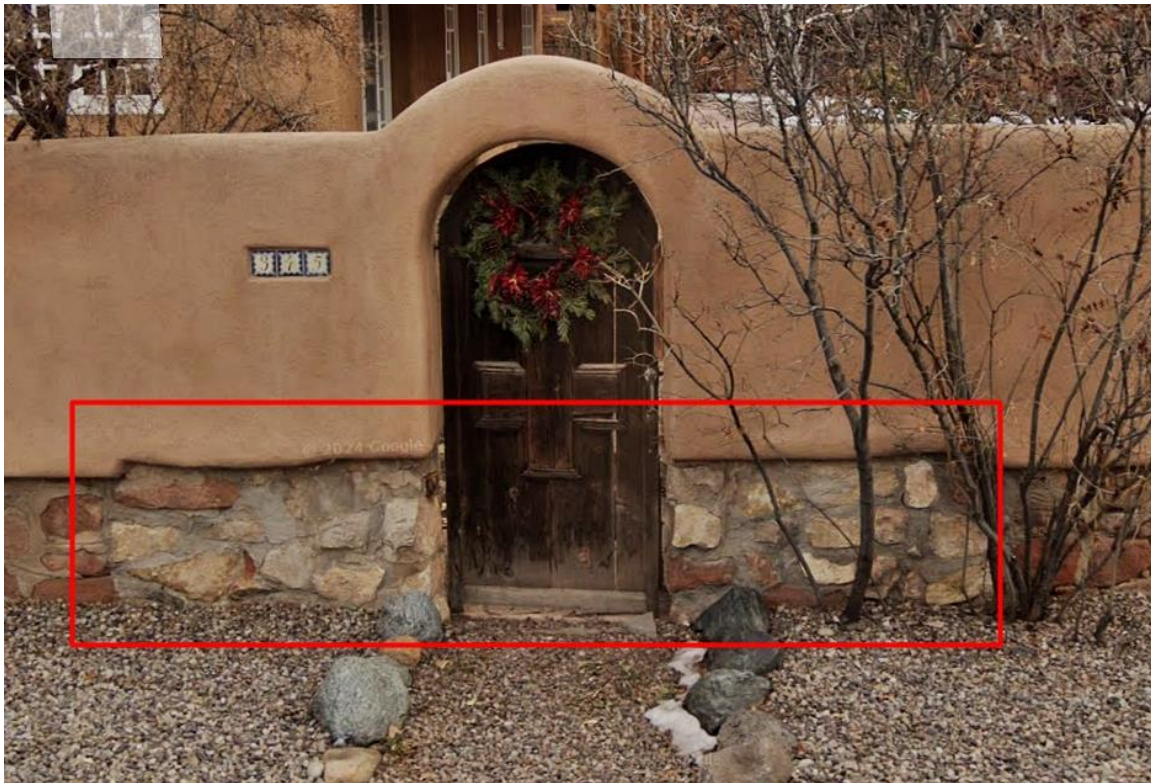


**Photo 16: Front wall, entry gate. Camera facing west.**

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

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**Photo 17: Altered portion of base of wall. Google Street View, December 2023.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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**Photo 18: North property wall. Camera facing north.**



Living Room facing west. Note light switch, now blank, next to the old doorway.



Living Room facing Northwest



Photo of driveway entrance at wall. Notice different stone and stucco.



Pedestrian entrance facing west and Garcia Street, formally the car entrance. Notice different stone and grout pattern.



Garcia Street wall. Notice the difference in stone pattern and grout. this entrance would have lined up with the former pedestrian entrance facing west, and Garcia Street.



North view of outbuilding



Southeast corner



Northeast corner



Southwest Corner



From the Northeast corner.



Garcia Street view

**Holleyman  
 Keller  
 Residence**

345 Garcia Street  
 Santa Fe, NM 87501

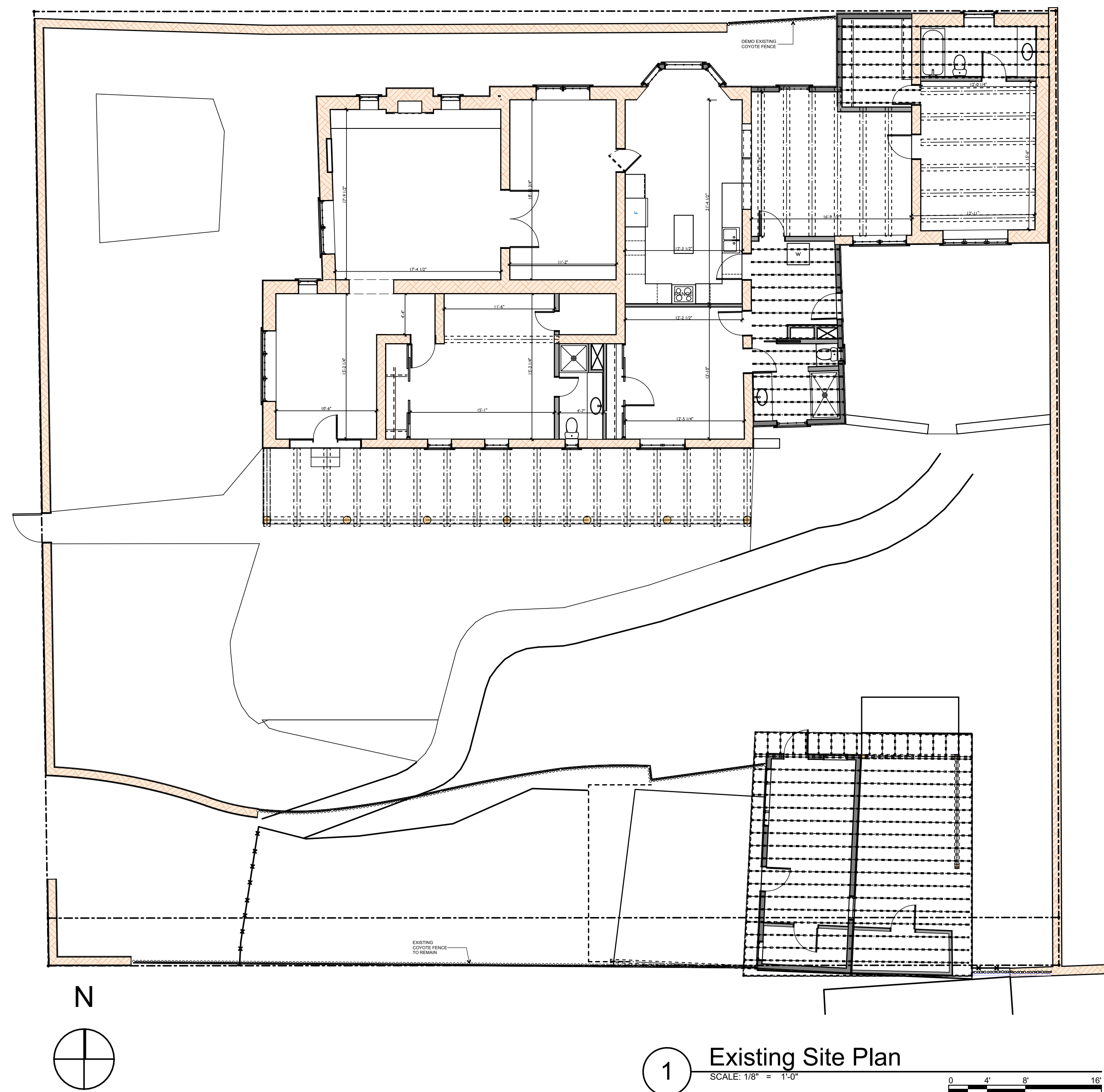
Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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**Holleyman Keller  
 Residence**



ISSUED:

EXISTING SITE PLAN

**EX.1**

**Holleyman  
 Keller  
 Residence**

345 Garcia Street  
 Santa Fe, NM 87501

Project Number: Project No.

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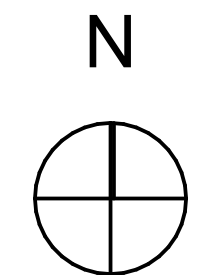
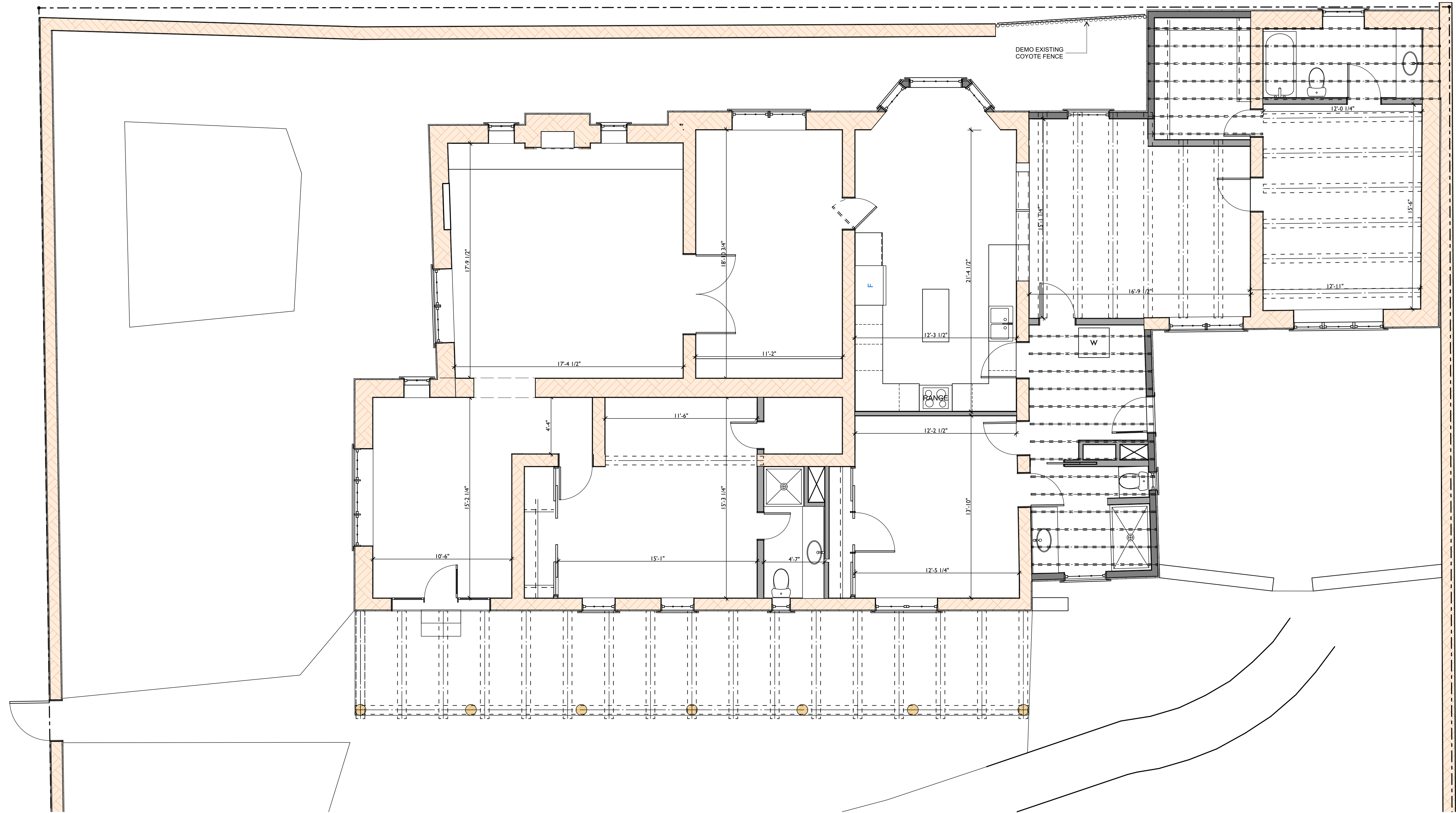
**Holleyman Keller  
 Residence**

ISSUED:

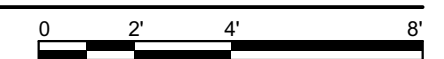
EXISTING HOUSE PLAN

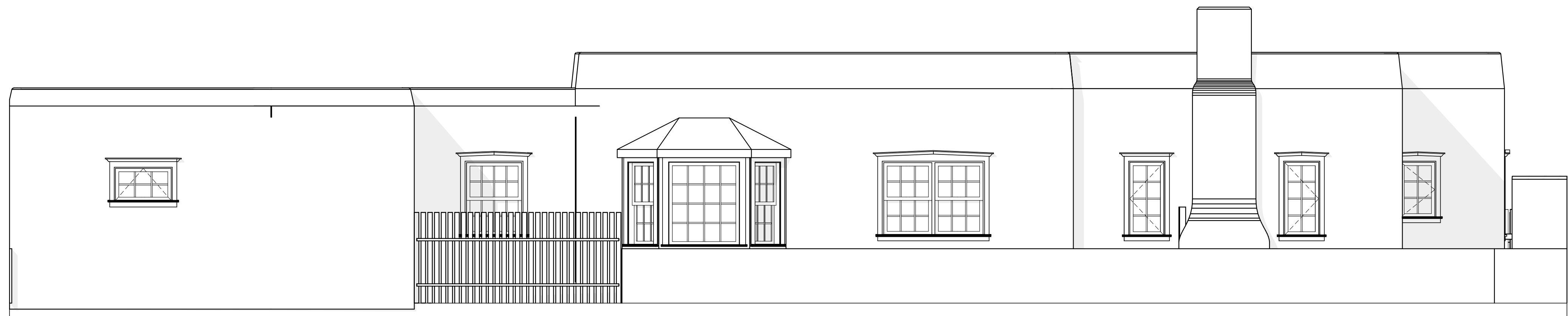
**EX.2**

Printed: 10/31/24



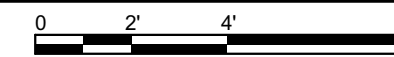
**1 Existing Floor Plan**  
 SCALE: 1/4" = 1'-0"





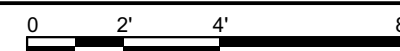
**1 Existing North Elevation**

SCALE: 1/4" = 1'-0"



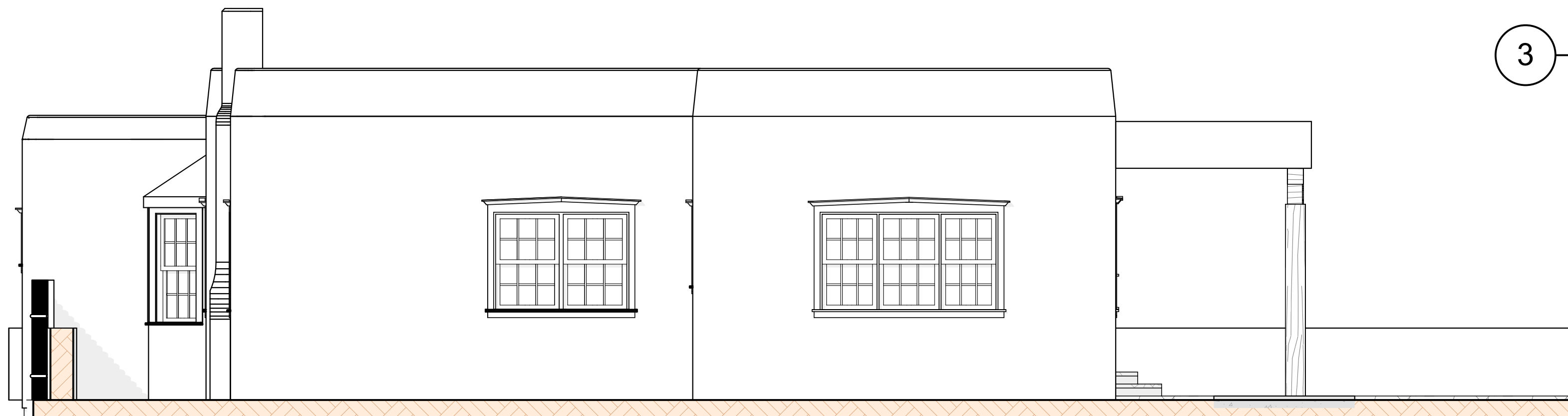
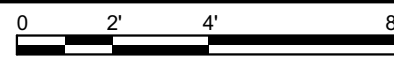
**2 Existing East Elevation**

SCALE: 1/4" = 1'-0"



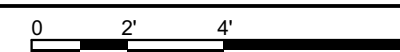
**3 Existing South Elevation**

SCALE: 1/4" = 1'-0"



**4 Existing West Elevation**

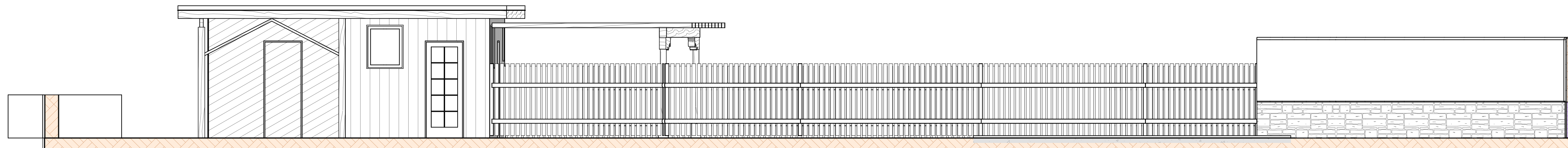
SCALE: 1/4" = 1'-0"



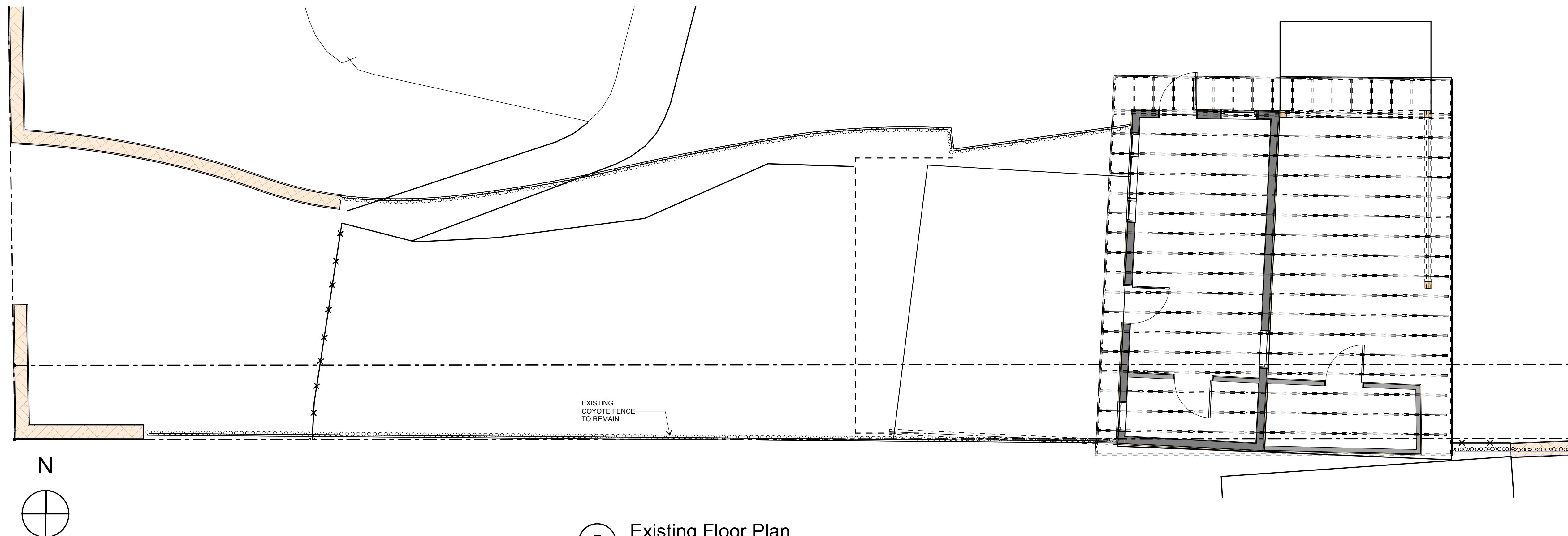
ISSUED:

EXISTING HOUSE  
 ELEVATIONS

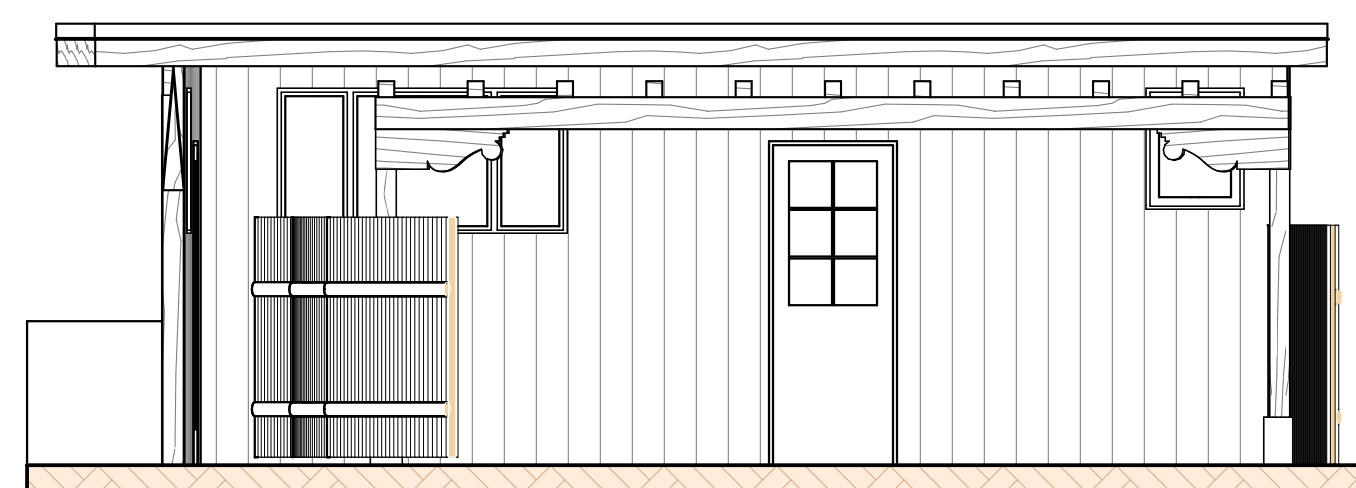
**EX.3**



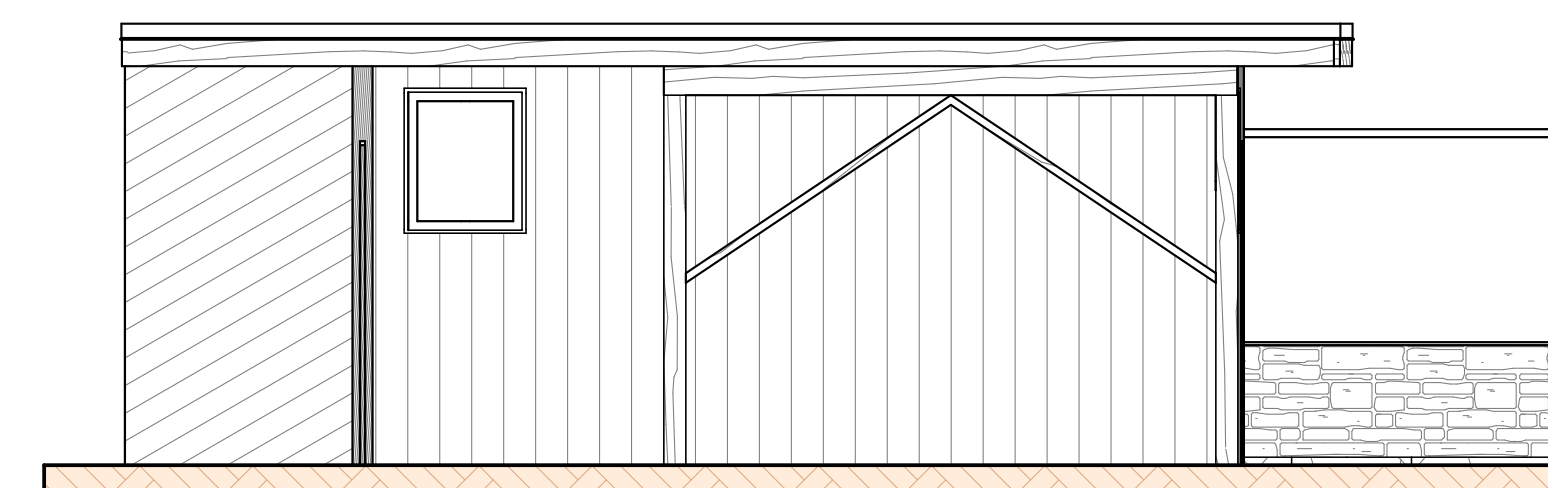
1 Carport North Elevation  
SCALE: 1/4" = 1'-0"



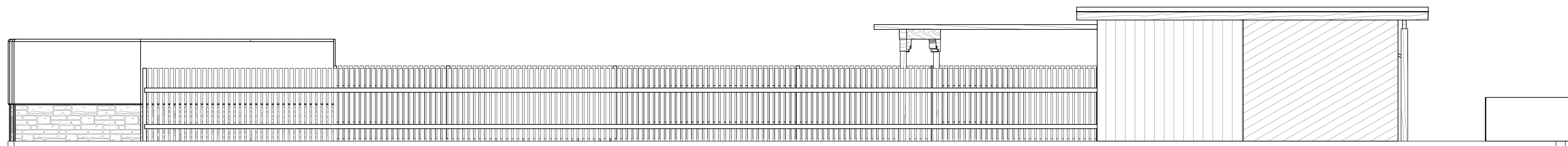
5 Existing Floor Plan  
SCALE: 1/4" = 1'-0"



3 Carport West Elevation  
SCALE: 1/4" = 1'-0"



4 Carport East Elevation  
SCALE: 1/4" = 1'-0"



2 Carport South Elevation  
SCALE: 1/4" = 1'-0"