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Tuesday, May 27, 2025  
Amanda Romero, Senior Planner  
Historic Preservation Division at Land Use Department  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87501

Re: Historic Status Review & Designation of Primary Facades at 201 E. Palace Avenue

Dear Amanda,

Attached you will find our submittal, on behalf of Abrams Development LLC, requesting a Historic status review for their property located at 401 E. Palace Avenue.

The existing larger building on the property, while initially built as a residence in 19XX, has been used as an office building since 1968. A historic inventory sheet from 1985 lists the building as a Contributing structure and there appears to have been no review since that time.

The existing smaller garage building, built circa 19XX, does not appear to have ever had a historic status review.

The owners wish to revert the larger structure back into a residence and are currently undecided as to what to do with the smaller garage structure. Updated historic & primary façade designations will allow the owners to proceed with their planning in an informed manner.

Please call us at (505) 982-7999 if you have any questions regarding this submittal.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Lyons', is written over a light blue horizontal line.

Andrew Lyons

Cc: Abrams Development LLC




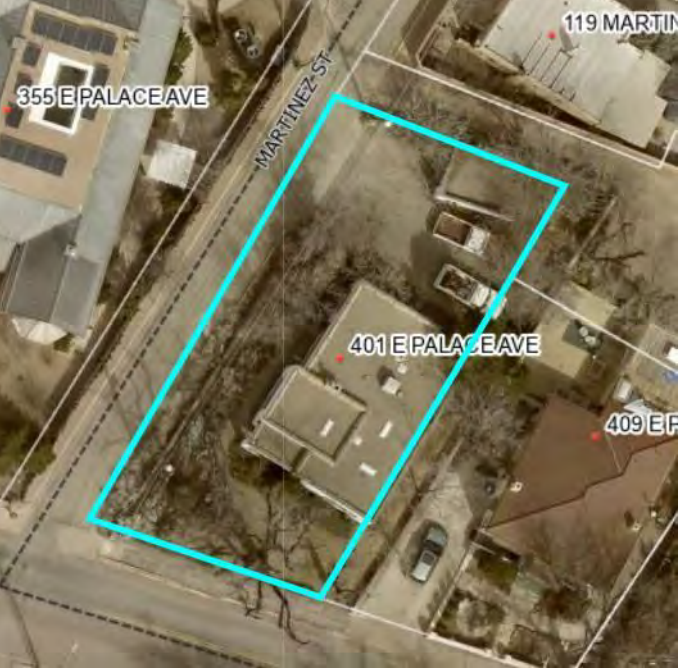

- Attachments:
- a) Historic Districts Application Form
  - b) Existing site plan, floor plans & elevations (both structures)
  - c) 2025 HCPI form.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 7, 2025

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
1. Name of property:  Thomas and Lida Thomas House Dr. George C. Abrams Orthodontics	2. Location:  401 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2874  4. County: Santa Fe Parcel # 10008704
5. Property Type: <input checked="" type="checkbox"/> Buildings: house and garage <input checked="" type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: May 21, 2025		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: March 1985, Susan Lopez <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6865265,-105.9318662		
10. Photo Information: John W. Murphey, photographer. Photo 1: West and south elevations. Camera facing northeast.		
11. Brief Description of the Property:  <p>Constructed in 1937 as the residence of Thomas and Lida White, this white-plastered Territorial Revival house occupies a prominent elevated corner lot above East Palace Avenue. The asymmetrical front façade includes an inset porch and grouped wood sash windows topped with shallow pedimented heads—a window type repeated throughout the building. The side and rear elevations are planar and densely composed, with a compressed arrangement of fenestration. The flat roof is capped with a brick coping, incorporating an unusual pattern of shiner-laid bricks. The exterior is finished in heavily alligatored painted white stucco which is an uncommon surface treatment in Santa Fe. The property also includes a similarly styled one-car garage, as well as cobble and limestone retaining walls and perimeter walls. The house and garage are designated Contributing to the Downtown and Eastside Historic District; the site walls have no status.</p> <p><b>Continued on Page 5.</b></p>		
12. Who uses the property?		
13. Construction Date: Date: 1937 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: multiple newspaper 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 type="checkbox"/> Similar <input checked="" type="checkbox"/> Dissimilar Comments: White plastered Territorial Revival design		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p>  <p style="font-size: small;">Source: Office of the Santa Fe County Assessor Blue parcel lines are not accurate</p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 <a href="mailto:John@archhistoryservices.com">John@archhistoryservices.com</a></p> <p>For: Current owner:</p>
	
<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: George C. Abrams [Tom Abrams, Christa Romwaller]</p> <p>George C. Abrams</p>	
<p>19. Is Property Endangered?    <input checked="" type="checkbox"/> Unknown    <input type="checkbox"/> No    <input type="checkbox"/> Yes    How?</p>	
<p>20. Significance to Current Community:    <input checked="" type="checkbox"/> Unknown    <input type="checkbox"/> None    <input type="checkbox"/> Low    <input type="checkbox"/> Moderate    <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register?    <input type="checkbox"/> Unknown    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes If yes:    <input type="checkbox"/> State    <input type="checkbox"/> National</p> <p><b>If 'no' or unknown, do you think this property is eligible for listing?</b>    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district?    <input type="checkbox"/> Unknown    <input type="checkbox"/> No    <input checked="" type="checkbox"/> Yes If yes:    <input type="checkbox"/> Significant    <input checked="" type="checkbox"/> Contributing; former house and garage    <input type="checkbox"/> Non-contributing    <input checked="" type="checkbox"/> No Status: walls Per City of Santa Fe official designation map</p> <p><b>If 'yes', what is the name of the district?</b>    <input type="checkbox"/> State    <input type="checkbox"/> National    <input checked="" type="checkbox"/> City of Santa Fe: Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None    <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2)    <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	



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 checked="" 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>

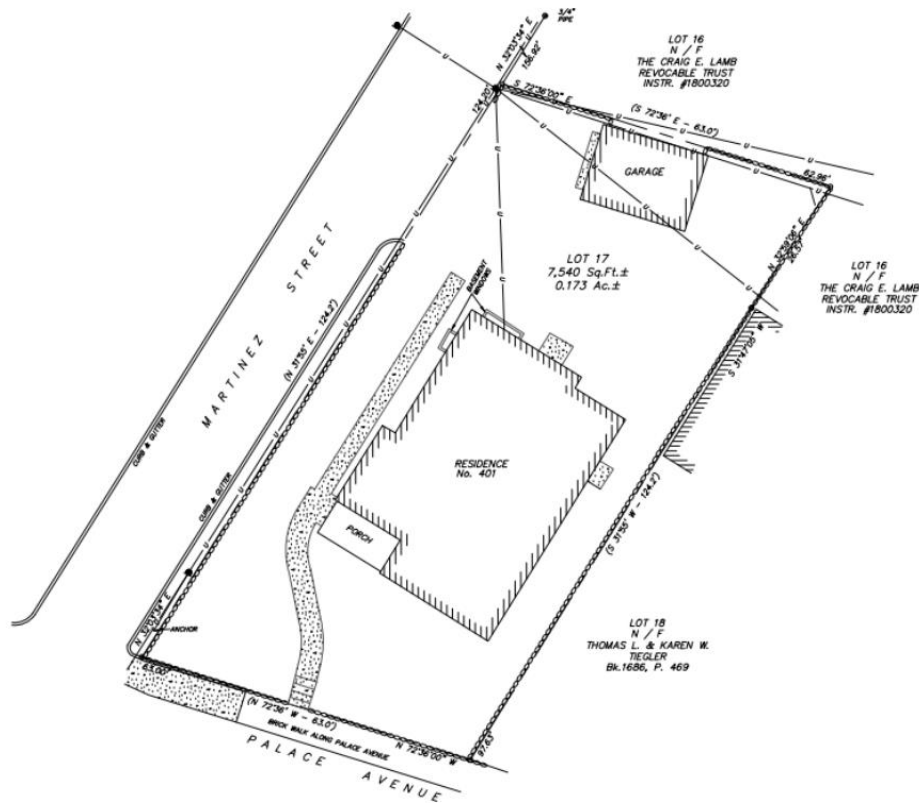
Archaeological Records Management Section  
 Laboratory of Anthropology  
 708 Camino Lejo  
 Santa Fe, NM 87501  
 (505) 476-1320  
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan:



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

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

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HCPI No.	District No.	NRHP	SRCP	Criteria A B C D	
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		5. Date of Survey: May 21, 2025			

## Architectural Description Continued

### Setting

The house occupies an elevated lot—described in the 1930s as a terrace—at the northeast corner of East Palace Avenue and Martinez Street (Photo 1). It is centrally sited on its 0.18-acre parcel. To the west stands the reconstructed Alfredo and Francisca Hinojos House; to the east, the former Gildersleeve residence. The front yard, raised behind a retaining wall, is accessed by a curving concrete walkway with a lawn planted along its east side. Two mature American elms provide shade across the yard. The walkway narrows and continues along the west side of the house, where the terrain is unlandscaped but built up with additional retaining walls. The rear half of the property contains a one-car garage and gravel-surfaced parking area, interspersed with volunteer ailanthus trees. Various sections of cobblestone and limestone walls define parts of the perimeter and retain earth.

### House

Built in 1937, the one-story residence is constructed of hollow clay tile, likely sourced from the former state penitentiary brickyard. The building is characterized by hard, planar wall surfaces articulated with Territorial Revival details, including brick coping and pedimented multi-light wood sash windows. The rear portion of the structure is built over a basement. Enclosing approximately 1,927 square feet, the former residence contains six rooms.

### South (Front) Elevation

The south elevation presents the most articulated façade of this Depression-era Territorial Revival residence (Photo 2). At the west end is a lower-roofed, inset porch defined by rectilinear framing (Photo 3). The porch floor is laid in random-patterned flagstone; its ceiling is painted wood. The porch enclosure consists of a 28-inch-high stuccoed wall topped with brick coping. The entry holds a replacement wood door with an abstract 11-panel design. This door appears at two other locations on the property.

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### *Territorial Revival Window Assemblies*

The porch is dominated by a tripartite assembly of 6-over-6 double-hung wood sash windows, each crowned with a molded pedimented head (Photo 5). These grouped units, framed by 6-inch mullions, are repeated across the front and side elevations and reinforce the building’s Territorial Revival and colonial vocabulary.

Each window measures approximately 31½ by 54½ inches and appears to be original, with true divided lights set in ½-inch exterior muntins and putty-glazed panes (Photo 6). Interior muntins are shaped with a modest ovolo profile and include a shallow bead and inner fillet, typical of factory-fabricated sash from the 1920s–1940s. Hardware includes crescent-style sash locks at the meeting rails (Photo 7) and metal pulls at the lower sash rails.

The window heads are topped with molded wood pediments, consisting of a shallow projecting cornice in a cyma recta profile over a narrow fascia and fillet (Photo 8). The casings measure 3¾ inches in width and are flat-planed with minimal ornament. The wood trim displays at least three distinct layers of Kelly Green paint—commonly associated with Colonial Revival residences—with notable deterioration at the corners.

The parapet is capped with a three-course brick coping (Photo 9). The uppermost course features overhanging shiners, beneath which is a mixed course of alternating shiners and sailors, followed by a base course of flush-laid shiners. Though unorthodox, this coping presents a vernacular interpretation of Territorial Revival motifs.

At the east end of the façade is a second set of triple-mulled sash windows, matching those at the porch but positioned off-center and interrupting the façade’s otherwise symmetrical composition (Photo 10).

### **West Elevation**

The west elevation, facing Martinez Street, exhibits a more rigid and compressed composition (Photo 11). It features two evenly spaced groupings of triple 6-over-6 wood sash windows interrupted by a narrow service door (Photo 12). While the window detailing remains consistent with the rest of the house, the close repetition of large

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window units across a flat wall plane creates a visually dense façade, lacking the typical hierarchy or articulation found in more formal revivalist designs.

The service entry holds a half-light over three-panel wood door with older hardware. Mounted to the north is as small colonial-style wall sconce (Photo 13), a six-sided fixed metal fixture with a wedge-like taper and amber textured glass panels.

At the north end of the elevation is a pair of grouped 6-over-6 wood sash windows, matching the proportions and detailing of the triple assemblies—each sash measuring 31½ by 54½ inches and separated by a 6-inch mullion. Below this window group is a small light well containing a three-light basement hopper window (Photo 14).

### **North (Rear) Elevation**

The north elevation reflects the utilitarian character of the building’s rear façade (Photo 5). It is organized around a centrally placed wood entry door, matching the abstract 11-panel design found at the primary (south) entry. The door is flanked by asymmetrical window groupings: to the west, a 6-over-6 double-hung sash window with a molded pedimented head; to the east, a small 2-over-2 replacement window which is likely a later alteration.

Further east, the wall plane steps back approximately 27½ inches. This recessed section holds another 6-over-6 double-hung sash window with a matching pedimented head. All windows on this elevation are trimmed with the same Territorial-style flat wood casing seen on the primary façade.

The stucco on this elevation is visibly deteriorated, exhibiting widespread alligator cracking, surface delamination, and staining near grade—particularly around the door and window bases.

### **East Elevation**

The east elevation, which faces the former Gildersleeve residence, mirrors the general form of the west elevation but exhibits a reduction in scale and window rhythm. The wall is a continuous, unarticulated flat plane with no offsets or massing variation

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(Photo 17). Visual interest is provided by two exposed wood trough canales projecting through the parapet near the roofline (Photo 18).

At the north end is a four-light over three-panel wood entry door (Photo 19), similar in form to the west service entry. A six-sided metal sconce with amber glass, matching the fixture used on the west elevation, is mounted adjacent to the door.

Fenestration includes a mix of single and grouped six-light wood sash windows set at varied sill heights. The single window immediately south of the entry measures 28½ by 54½ inches—slightly narrower than the standard sash size used elsewhere on the building. The lower sash of the window just north of the door is damaged, with four missing panes.

The remainder of the elevation is fenestrated with two pairs of double-mulled 6-over-6 wood sash windows, each crowned with a shaped wood pediment consistent with the Territorial Revival detailing seen throughout the house (Photo 18).

Midway along the elevation, a deteriorated section of stucco exposes underlying plaster layers of the building (Photo 19).

## **Interior**

The interior was not formally documented during fieldwork, but views through the windows provided a general understanding of its design and finishes. The front room—originally the living room and later used as the patient waiting area during its period as an orthodontics office—displays the highest level of interior refinement. This light-filled space features flat plastered ceilings and walls, hardwood flooring, and rounded arch openings (Photo 20).

The north wall includes a shallow fireplace with a minimal mantel, flanked by an arched *nicho* fitted with built-in shelving. A cast-iron radiator remains in place beneath the grouped sash windows along the west wall.

The remaining rooms appear to have unadorned finishes, with simple baseboards and plain plastered surfaces, reflecting the house’s Depression-era construction and modest architectural intent (Photo 21).

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## Garage

Located near the northeast corner of the property, the approximately 300-square-foot, single-car garage was constructed contemporaneously with the house and exhibits matching Territorial Revival detailing (Photo 22). The structure is finished in white-painted smooth stucco and is capped with a brick coping course similar to that of the main residence.

The west elevation contains an 8-foot-wide vehicular opening fitted with a wood tilt-up door. The glazed openings in the door have been filled with painted boards. Pedestrian access is provided on the south elevation via a wood entry door with an abstract 11-panel design, identical to the primary and secondary entries on the house. The north and east elevations are blank, with no fenestration (Photo 23).

## Walls

The lot includes four sections of stone masonry wall, functioning either as retaining elements or property line delineation. Based on historic aerial photographs, the walls appear to be of different construction periods, though all were in place by 1973 (Fig. \_\_).

### East Palace Avenue Wall Section

The likely oldest and most prominent section of wall is the retaining wall that runs along the front of the property on East Palace Avenue (Photo 24). It is constructed of small, rectangular limestone blocks laid in regular courses. The mortar joints have been repointed.

This wall is capped with high-fire glazed ceramic tiles, each measuring approximately 11½ by 12½ inches and featuring a bullnose edge (Photo 25). The tiles exhibit a mottled finish typical of salt-glazed or kiln-fired ceramic and are believed to have been manufactured at the former New Mexico State Penitentiary. Similar materials are also found on nearby properties along East Palace Avenue.

At its west end, the wall rises to a height of approximately 36½ inches above the sidewalk, tapering gradually eastward to 17½ inches where it terminates at a newer

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cobblestone post. Near the center of the wall is a 48-inch-wide opening, accessed by a short flight of flagstone steps that lead to the curved concrete walkway serving the main entry (Photo 25). The two separated segments measure approximately 90 feet in total length.

### Martinez Street Wall Section

Functioning as a retaining structure along Martinez Street is an approximately 150-foot-long cobblestone wall (Photo 26). The wall begins at the south end with a short extension of the older limestone retaining wall that fronts East Palace Avenue. Moving north, the construction transitions to rounded river cobbles—primarily sandstone and basalt—set in irregular courses with tight-set mortar joints. The cobbles vary in size but tend to be large and bulbous, producing a visually textured and organic surface. The wall is capped with a 13½-inch-wide cementitious coping finished with a pebbled aggregate surface.

The wall begins at a height of approximately 32½ inches at its south end. After 60 feet, it steps up to a height of 44½ inches above grade. A small segment appears north of the driveway opening, where the wall resumes briefly. This short terminating section is constructed of sandstone and exhibits hand-tooled surface markings, suggesting an earlier construction date (Photo 27).

It is possible that this northern segment, along with the East Palace Avenue retaining wall, dates to Romulo Martinez’s ownership of the property—prior to the 1937 construction of the current residence.

### North (Alley) Wall Section

The shortest segment of the property's perimeter walls consists of two cobblestone sections flanking the north elevation of the garage (Photo 23). These segments delineate the northern property line along the alley. Beginning at the west end, the first segment rises approximately 36 inches above the interior grade. East of the garage, the wall steps up to a height of 63 inches, where it meets the east property line wall. Like the Martinez Street wall, these segments are constructed of rounded river cobbles, primarily sandstone and basalt, laid in irregular courses with tight mortar joints. The total combined length of the two north wall sections is approximately 45 feet.

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## **East Property Line Wall**

The east property line wall is the longest contiguous masonry feature on the lot. It begins at the northeast corner, where it intersects with the alley wall segment and incorporates a distinctive outdoor cobblestone fireplace (Photo 28). The fireplace includes a voussoir and keystone opening, with a short chimney that rises several feet above the wall’s height. Like the adjacent walls, it is constructed of rounded river cobbles set in tight mortar joints.

From this corner, the wall extends southward, starting at a height of approximately 55 inches above interior grade. It gradually tapers to 37 inches (Photo 16) where it meets the newer cobblestone post near the southeast corner of the property.

This wall serves as both a privacy barrier and property boundary, continuing the same construction methods and materials as the Martinez and alley-facing sections.

## **Historical Overview**

In early 1937, Lida and Thomas White acquired property at the corner of Palace Avenue and Martinez Street and soon commissioned the construction of a new residence. At the time, the lot was occupied by a distinctive two-story home built by Romulo Martinez, a former U.S. marshal and likely the namesake of Martinez Street. According to Martinez’s obituary, the house was constructed of light volcanic blocks hauled from La Bajada, which were crushed and mixed with sand to form a type of Plaster of Paris. While the building’s exact appearance is unknown, it possessed enough architectural character to attract architect Isaac Hamilton Rapp and his wife Jean, who rented it in the early 1920s. Ultimately, however, the Whites chose not to preserve the existing house and instead built a new residence in the Territorial Revival style. Thirty years later, Dr. George C. Abrams transformed the crisp white house into his orthodontic office.

## **The White Family, the White House**

Thomas J. White, an Iowa native born in 1875, came to the New Mexico Territory in 1907 to homestead. He settled near McIntosh in Torrance County, where he also

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operated a hardware store.<sup>1</sup> In 1910, he moved to Santa Fe and began working for the Wood-Davis Hardware Company, a full-service store located on the Plaza. After 14 years with the firm, he purchased the Beacham-Mignardot Hardware Company, which he owned and operated for 12 years before eventually returning to Wood-Davis.<sup>2</sup>

On July 3, 1918, Thomas J. White married Lida T. Brasher, a St. Louis schoolteacher, in a ceremony at the Cathedral conducted by Vicar Fourchegu.<sup>3</sup> Born in 1879 in Carrollton, Missouri, Brasher was trained as an educator and became known nationally as a children’s storyteller—a distinctive profession at the time. In the 1890s, she began performing on the Chautauqua circuit as part of a popular national movement that blended education with entertainment (Fig. ). Her storytelling programs brought her from Nebraska to Oakland, California, captivating audiences with dramatic readings and moral tales tailored for children.

After moving to Santa Fe, the couple rented a house on Marcy Street before purchasing a residence at 343 Palace Avenue, where they lived for 17 years.<sup>4</sup> Lida returned to teaching and became the principal of Catron School, where she also taught second grade. In early September 1937, Lida White received a building permit to construct a six-room residence at an estimated cost of \$7,000.<sup>5</sup>

Completed by November, the house was described in *The New Mexican* as constructed in the “territorial style with red brick coping.”<sup>6</sup> The article noted a flagstone terrace at the front and matching flagstone walkways. Within a year, the Whites began renting out one of the bedrooms.

Lida, active in a range of Santa Fe social organizations, frequently used the house for entertaining. One affiliation that may shed light on the home's stylistic direction was her involvement with the Daughters of the American Revolution (DAR). During the 1920s and 1930s, DAR chapters nationwide were engaged in preserving and restoring colonial-

<sup>1</sup> “T. J. White Dies Sunday,” *Santa Fe New Mexican*, May 5, 1958, 2.

<sup>2</sup> *Ibid.*

<sup>3</sup> “Brasher-White Wedding,” *Albuquerque Journal*, July 5, 1918, 2.

<sup>4</sup> “White, Mrs. Thomas J. (Lida) [obituary],” *Santa Fe New Mexican*, November 11, 1967, 11.

<sup>5</sup> “47 Building Permits in Past Month,” *Santa Fe New Mexican*, September 5, 1937, 4.

<sup>6</sup> “People Coming and Going in Old Santa Fe [column],” *Santa Fe New Mexican*, November 13, 1937, 6.

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era buildings—efforts that often reflected a strong preference for Colonial Revival aesthetics.<sup>7</sup>

At a time when Pueblo Revival dominated Santa Fe’s architectural landscape, this home stood apart. Given this context, it is not difficult to imagine that Lida, influenced by the DAR’s ideals, chose to reflect such architectural values in the design of her own home.

The 1940 census was the first to record the new home and its occupants. The household comprised Thomas, 66, Lida 61, her sister, Nancy Brasher, 71, and a lodger, Antoinette Mathews, 28. Mathews was a Detroit native and teacher at the New Mexico School for the Deaf.<sup>8</sup> The same picture repeated with the next census, except for a different tenant, a nurse at St. Vincent Hospital.

On May 4, 1958, Thomas J. White died at the family home. He was 84 years old. His wife, Lida, continued to live on the property until 1967, and, according to newspaper articles, occasionally hosted events for the DAR.

Beginning in the mid-1960s, Lida entered a prolonged period of illness from which she would not recover. On September 25, 1967, she granted power of attorney to Virginia Stauffer. Stauffer, a retired businesswoman who had been a neighbor on Palace Avenue, was given power to manage White’s financial affairs and arrange the sale of the Palace Avenue property.<sup>9</sup> Lida Brasher White died two months later at the age of 88. She and her husband are buried in the family cemetery in Carrollton, Missouri.

In 1968, Stauffer sold the house to Dr. George C. Abrams, a newly trained orthodontist, and his wife Joan.<sup>10</sup> Abrams would turn the White home into his orthodontics practice.

<sup>7</sup> Gwendolyn Wright, *Moralism and the Model Home: Domestic Architecture and Cultural Conflict in Chicago, 1873–1913* (University of Chicago Press, 1980).

<sup>8</sup> U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 3B; Enumeration District: 25-20A.

<sup>9</sup> Power of Attorney, Lida Brasher White to Virginia Stauffer, recorded September 28, 1967, Book 252/Page 175, Instrument # 303589, Santa Fe County, New Mexico.

<sup>10</sup> Executor’s Deed, Virginia Stauffer, to George C. and Joan H. Abrams, recorded October 18, 1968, Page 250/Book 570, Instrument # 312217, Santa Fe County, New Mexico.

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

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

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		5. Date of Survey: May 21, 2025			

## **An Orthodontics Office**

George and Joan Abrams met at the University of Michigan and came to Santa Fe in 1963 while exploring locations for Abrams to begin his career.<sup>11</sup> George graduated from the University of Pennsylvania School of Dental Medicine in 1962 and completed 18 months of specialty training in orthodontics. Originally from Buffalo, he opened his first office in 1964 (Fig. ) in the medical building at 325 East Palace Avenue, becoming the second orthodontist in Santa Fe after Dr. Dick Quijada.

Orthodontics had been practiced in the U.S. since the early 1900s, but was not formally recognized by the American Dental Association as one of its first official dental specialties until 1947. The rise of the “Hollywood Smile” in the 1950s and 1960s further popularized the field.<sup>12</sup>

The former White residence—with its formal appearance, prominent location, and proximity to the new St. Vincent Hospital—was ideally suited for conversion into a professional office.

The front living room, accessed through the main entrance, became a patient waiting area. Bedrooms along the east side of the house were repurposed as treatment rooms, each outfitted with dental chairs and task lighting. A hall closet became the X-ray film developing room; another room housed the panoramic X-ray unit, while a third served as a soldering lab. The back rooms were adapted into a staff lunchroom, a dental laboratory for making plaster models, and an administrative office.

Abrams maintained his practice there until his retirement around 2007. Afterward, tenant improvements removed the specialized dental fixtures and returned the interior to a mostly residential configuration. The floor plan remains intact, and the building is currently unoccupied.

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<sup>11</sup> Much of the information on Dr. Abrams and the transformation of the house into his orthodontic office was provided by Christa Romwalter, Dr. Abrams’s daughter, through a series of emails in late May and early June 2025.

<sup>12</sup> Glick, Daniel. *The Smile Gap: A History of Oral Health and Social Inequality*. Cambridge, MA: Harvard University Press, 2023.

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## Evaluation of Historical Status

While the building suggests the Territorial Revival style in its parapet detailing and crisp stucco finish, it lacks the massing complexity and architectural articulation typically associated with the style. Its shallow, planar elevations and repetitive window groupings instead reflect a pragmatic vernacular approach, modestly ornamented during a period of stylistic transition in the late 1930s.

The recommendation is to maintain Contributing status for the house and to designate the south and west elevations as the primary façades, as these are the building’s public-facing sides and convey its architectural distinction. The same recommendation is made for the garage.

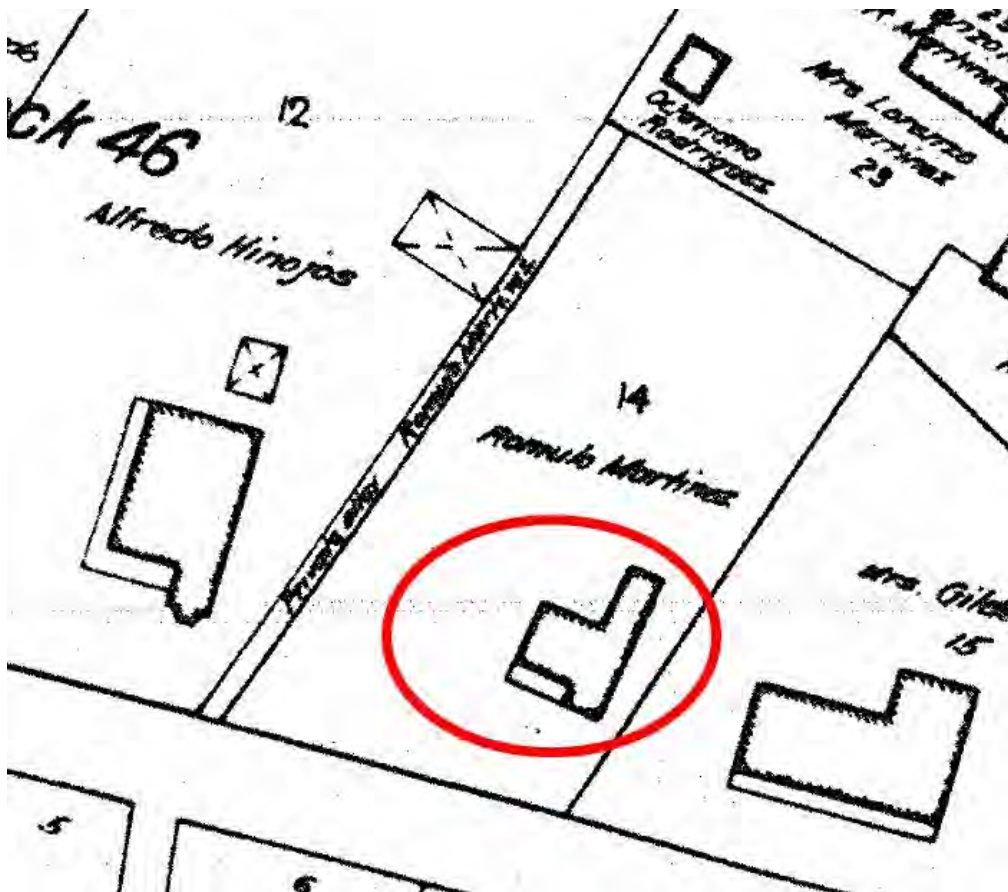
Given their historic age and contribution to the architectural character of both the house and the streetscape, the stone masonry walls are also recommended for Contributing status.

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## Illustrations

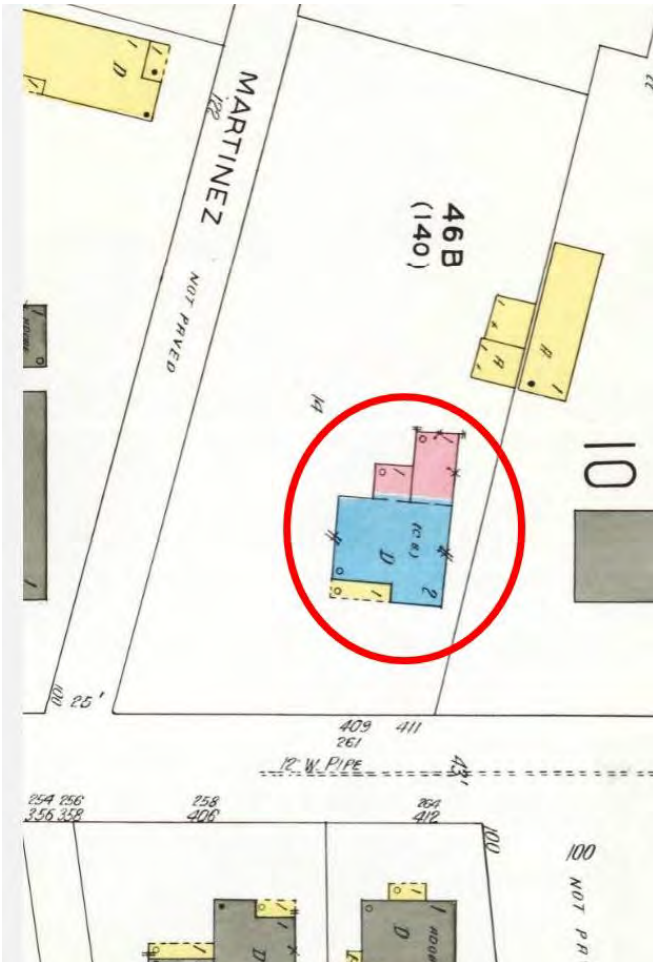


**Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912. Circled home stood earlier on the lot and was later demolished.**

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

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**Figure 2: Sanborn Map Company, "Santa Fe, Santa Fe County, New Mexico," January 1930. Circled home stood earlier on the lot and was later demolished.**

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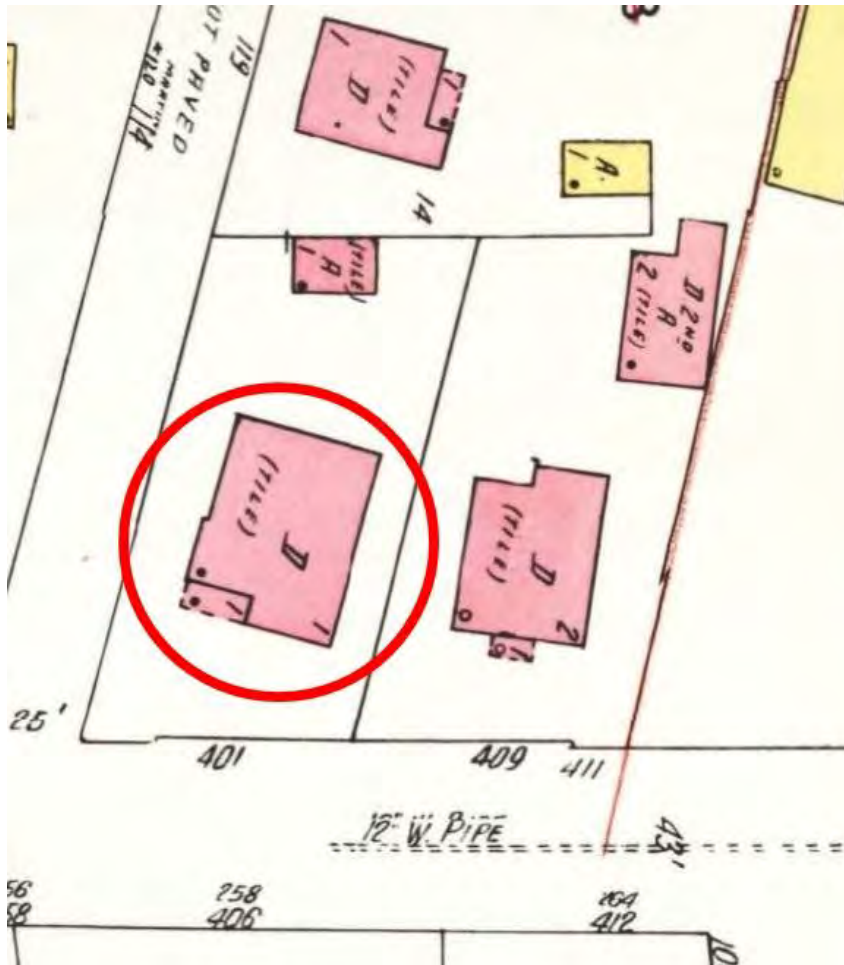


Figure 3: 1915 portrait of Lida Brasher. Courtesy of the St. Louis Globe-Democrat.

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**Figure 4: Sanborn Map Company, "Santa Fe, Santa Fe County, New Mexico," January 1930, correction layer, August 1948. Present house as constructed in 1937.**

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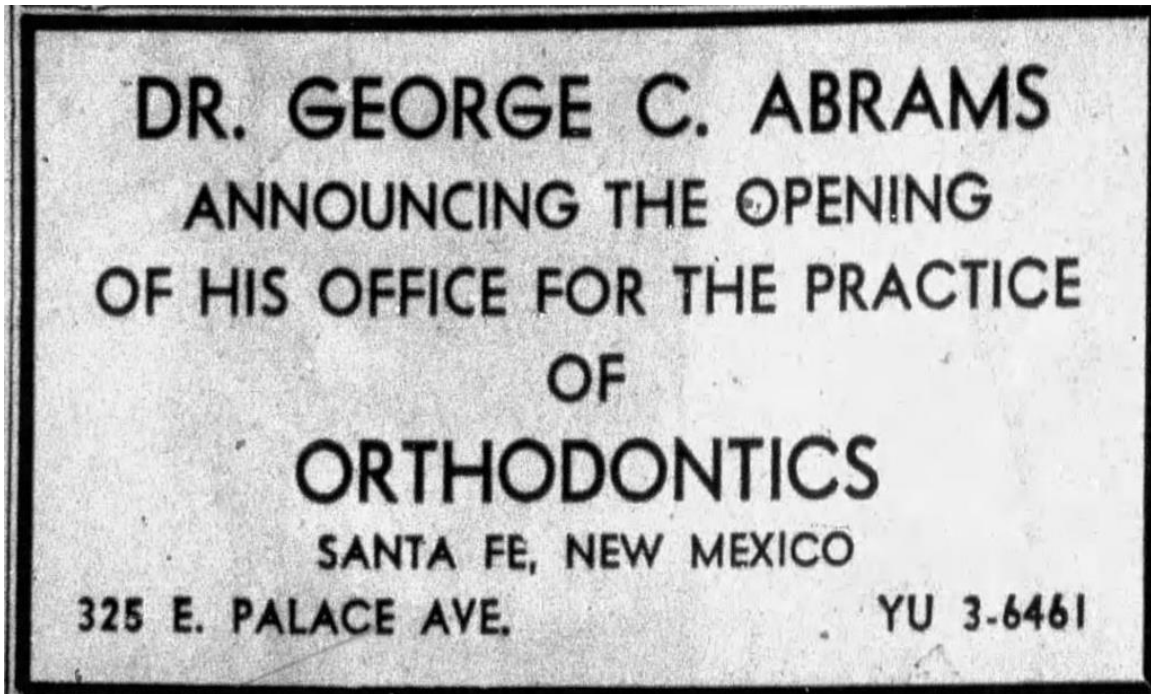
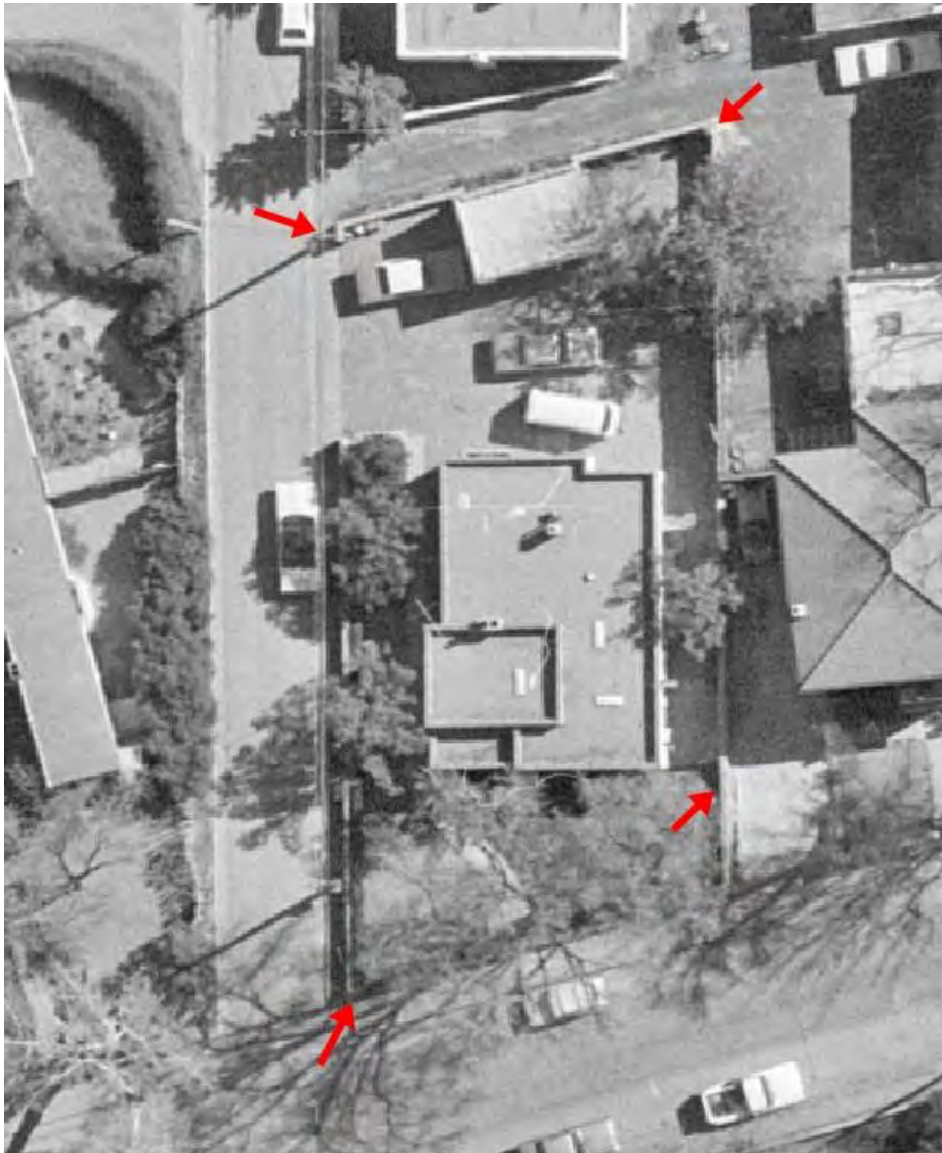


Figure 5: January 31, 1964, advertisement announcing Dr. Abrams' Santa Fe office. Courtesy of the Santa Fe New Mexican.

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**Figure 6: May 11, 1973, aerial photograph.**  
**Arrows indicate presence of stone walls and outdoor fireplace.**

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**Survey Photographs**

(All images taken by John W. Murphey, on May 21, 2025, unless otherwise noted)



**Photo 2: South (front) elevation. Camera facing northeast.**

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**Photo 3: South (front) elevation. Porch section. Camera facing north.**

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**Photo 4: South (front) elevation. Porch section. Camera facing east.**

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**Photo 5: South (front) elevation. Porch section. Grouped windows. Camera facing north.**

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**Photo 6: Window detail of 1/8" muntin profile tip.**

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**Photo 7: Window detail of sash lock.**

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**Photo 8: Window detail of pedimented head.**

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**Photo 9: Detail of brick coping pattern.**

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**Photo 10: South (front) elevation. East section. Camera facing north.**

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**Photo 11: West elevation. Camera facing east.**

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**Photo 12: West elevation. Windows and doors. Camera facing east.**

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**Photo 13: West elevation. Wall sconce. Camera facing east.**

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**Photo 14: West elevation. Basement window.**

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**Photo 15: North. Camera facing south.**

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**Photo 16: East elevation and cobblestone property wall. Camera facing south.**

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**Photo 17: East elevation. Camera facing north.**

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

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**Photo 18: East elevation. Windows and doors. Camera facing west.**

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**Photo 19: East elevation. Damaged stucco.**

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**Photo 20: Former living room. Camera facing north.**

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**Photo 21: Former bedroom. Camera facing south.**

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**Photo 22: Garage. West and south elevations. Camera facing north.**

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For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No.	District No.	NRHP	SRCP	Criteria <u>A</u> <u>B</u> <u>C</u> <u>D</u>
1. Name of property:  Thomas and Lida Thomas House Dr. George C. Abrams Orthodontics	2. Location:  401 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2874		
		4. County: Santa Fe		
		5. Date of Survey: May 21, 2025		



**Photo 23: Garage. North elevation and cobblestone property wall. 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: <span style="float: right;">Please complete HCPI FORM 1 before completing FORM 2</span>		
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Thomas and Lida Thomas House Dr. George C. Abrams Orthodontics	2. Location:  401 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2874  4. County: Santa Fe  5. Date of Survey: May 21, 2025



**Photo 24: South (front) retaining wall. 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    A   B   C   D	
<b>1. Name of property:</b>  Thomas and Lida Thomas House Dr. George C. Abrams Orthodontics	<b>2. Location:</b>  401 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: H-2874  <b>4. County:</b> Santa Fe  <b>5. Date of Survey:</b> May 21, 2025



**Photo 25: : South (front) retaining wall. Glazed tile coping and entry steps. 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:  Thomas and Lida Thomas House Dr. George C. Abrams Orthodontics	2. Location:  401 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2874			
		4. County: Santa Fe			
		5. Date of Survey: May 21, 2025			



**Photo 26: West retaining wall. 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 <u>  </u> <u>  </u> <u>  </u> <u>  </u>
1. Name of property:  Thomas and Lida Thomas House Dr. George C. Abrams Orthodontics	2. Location:  401 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2874		
		4. County: Santa Fe		
		5. Date of Survey: May 21, 2025		



**Photo 27: Stone remnant of west wall. Camera facing north.**

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

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

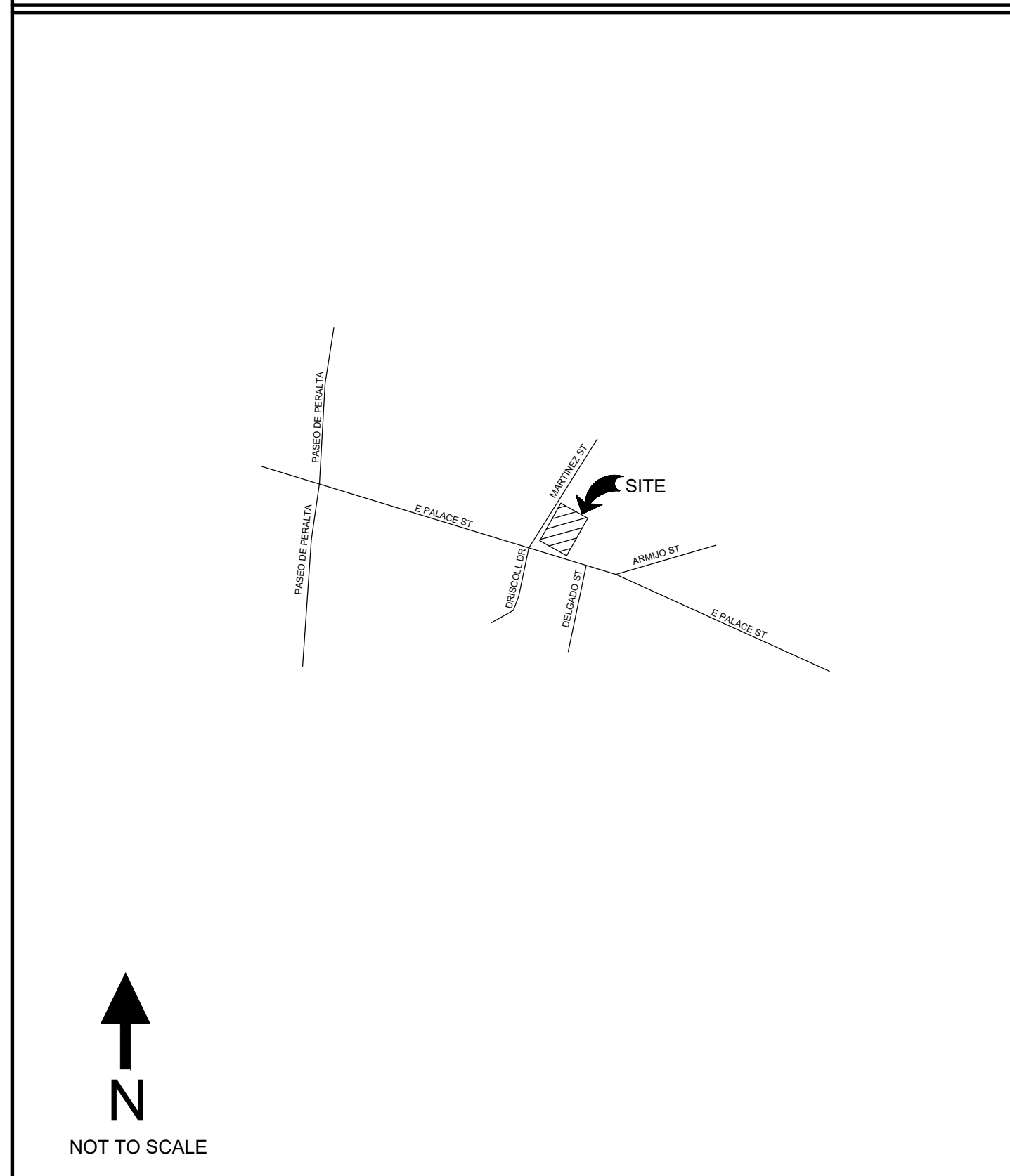
For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2	
		NRHP _____	SRCP _____
		Criteria A B C D	
1. Name of property:  Thomas and Lida Thomas House Dr. George C. Abrams Orthodontics	2. Location:  401 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2874	
		4. County: Santa Fe	
		5. Date of Survey: May 21, 2025	



**Photo 28: Cobblestone outdoor fireplace. Camera facing northeast.**

# EXISTING RESIDENCE AT 401 E PALACE AVE

## VICINITY MAP



### GENERAL NOTES

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:  
-GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS,  
-INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION  
-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
- ALL DRAWINGS, SPECIFICATIONS & COPIES THEREOF FURNISHED BY THE DESIGNER SHALL REMAIN THE DESIGNER'S PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT.
- DO NOT SCALE DRAWINGS; USE FIGURED DIMENSIONS ONLY.
- IN CASE OF CONFLICT LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS & OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS. INCLUDING THE CONTRACTOR'S SUB-CONTRACTORS & MANUFACTURERS SHOP DRAWINGS SHOULD ANY INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL INCONSISTENCIES ARE REPORTED TO THE DESIGNER & CLARIFIED OR CORRECTED. SHOULD NOT QUESTIONS BE ASKED IT IS ASSUMED THE CONTRACTOR INTERPRETS THE DRAWINGS PER THE ARCHITECT'S INTENT.
- THE NOTES & DRAWINGS ARE INTENDED TO DESCRIBE & PROVIDE FOR A COMPLETE SCOPE OF WORK. THE CONTRACTOR SHALL MAKE EVERY ATTEMPT TO FURNISH ALL LABOR & EQUIPMENT NECESSARY FOR THE WORK AS DESCRIBED BY THE NOTES & DRAWINGS. IT IS UNDERSTOOD & AGREED BY THE CONTRACTOR THAT THE WORK DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH EVERY ITEM NECESSARILY INVOLVED IS NOT INDIVIDUALLY MENTIONED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTIONS MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES & FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
- ALL POSTED SIGNS SHALL BE FURNISHED BY THE CONTRACTOR & SHALL BE OF PERMANENT DESIGN. SUCH SIGNS SHALL NOT BE REMOVED OR DEFACED & IF REMOVED, DEFACED OR LOST, SHALL BE REPLACED IMMEDIATELY.
- ALL DIMENSIONS, UNLESS NOTED OTHERWISE (I.N.C.O.) ARE TO THE FACE OF STUDS, FACE OF MASONRY/CONCRETE WALLS OR CENTER OF OPENINGS.
- PROVIDE ADEQUATE SUPPORT FOR STUDS WHERE INTERIOR WIRING, PLUMBING, ETC. MAKES SPACING GREATER THAN 16" O.C.
- PROVIDE CONTINUOUS BLOCKING AT ALL WALL HUNG CABINETRY & SHELVING.
- ALL CONTINUOUS CLIPS & BLOCKING MUST BE FASTENED THROUGH THE STUDS. ALL FASTENERS USED TO ANCHOR COMPONENTS & OTHER CABINETRY ITEMS SHALL BE CONCEALED.

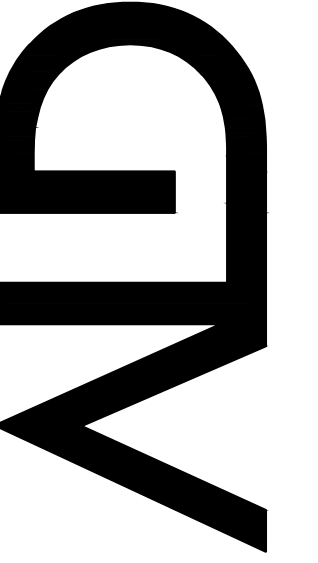
## CODE INFORMATION

<u>ZONING:</u>	<del>R1</del>
<u>OCCUPANCY:</u>	R-3
<u>CONSTRUCTION TYPE:</u>	V-B
<u>BUILDING SIZE:</u>	HEATED (GROSS LIVING): 1,636 S.F. PORTALS: 90 S.F. BASEMENT: 470 S.F.
	TOTAL ROOFED: 2,196 S.F. (NO CHANGE)
	DETACHED GARAGE: 284 S.F. (NO CHANGE)
<u>SETBACKS:</u>	
•FRONT:	7'
•SIDE:	5'
•REAR:	15'
<u>MAX. HEIGHT:</u>	<del>13'-6"</del> (16' HISTORICAL) (NO CHANGE)
<u>HISTORICAL:</u>	X TBD
<u>TERRAIN MANAGEMENT:</u>	N/A (Lot Created Before 1978)

## DRAWING INDEX

SHEET	TITLE
T	TITLE SHEET
C-1	SITE PLAN
A-1	EXISTING FLOOR AND BASEMENT PLANS
A-2	EXISTING ROOF PLAN
A-3	EXISTING EXTERIOR ELEVATIONS
A-4	EXISTING DETACHED GARAGE

ANDREW LYONS DESIGN  
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SANTA FE  
NEW MEXICO 87504  
ph: 505 - 982 - 7999  
andrew@andrewlyonsdesign.com



NEW MEXICO

EXISTING RESIDENCE  
AT  
401 E PALACE AVE

SANTA FE

DATE  
5-28-2025

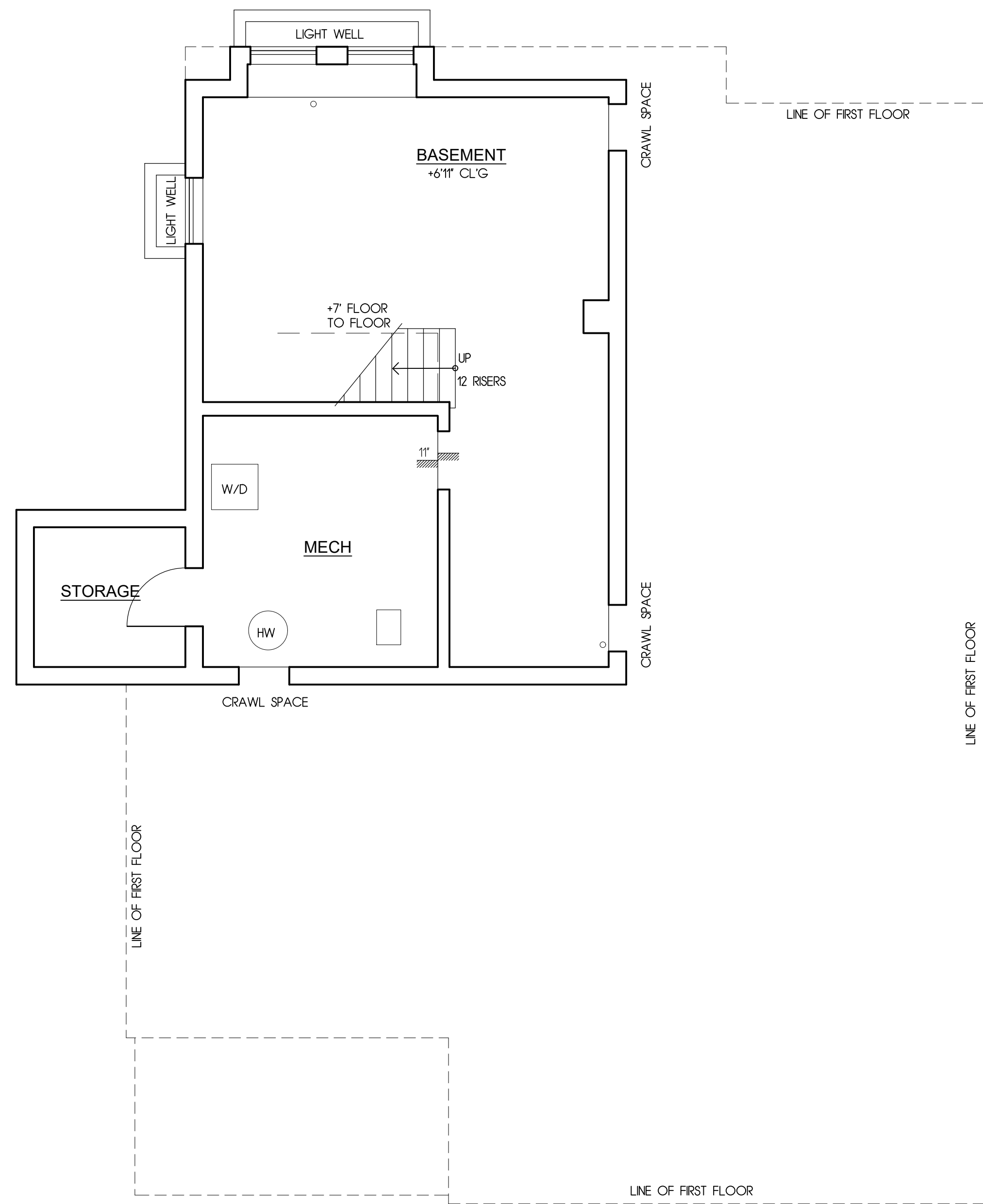
REVISIONS		
No.	Description	Date

SHEET TITLE  
TITLE SHEET

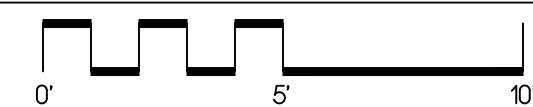
SHEET  
T

SCALE  
N/A

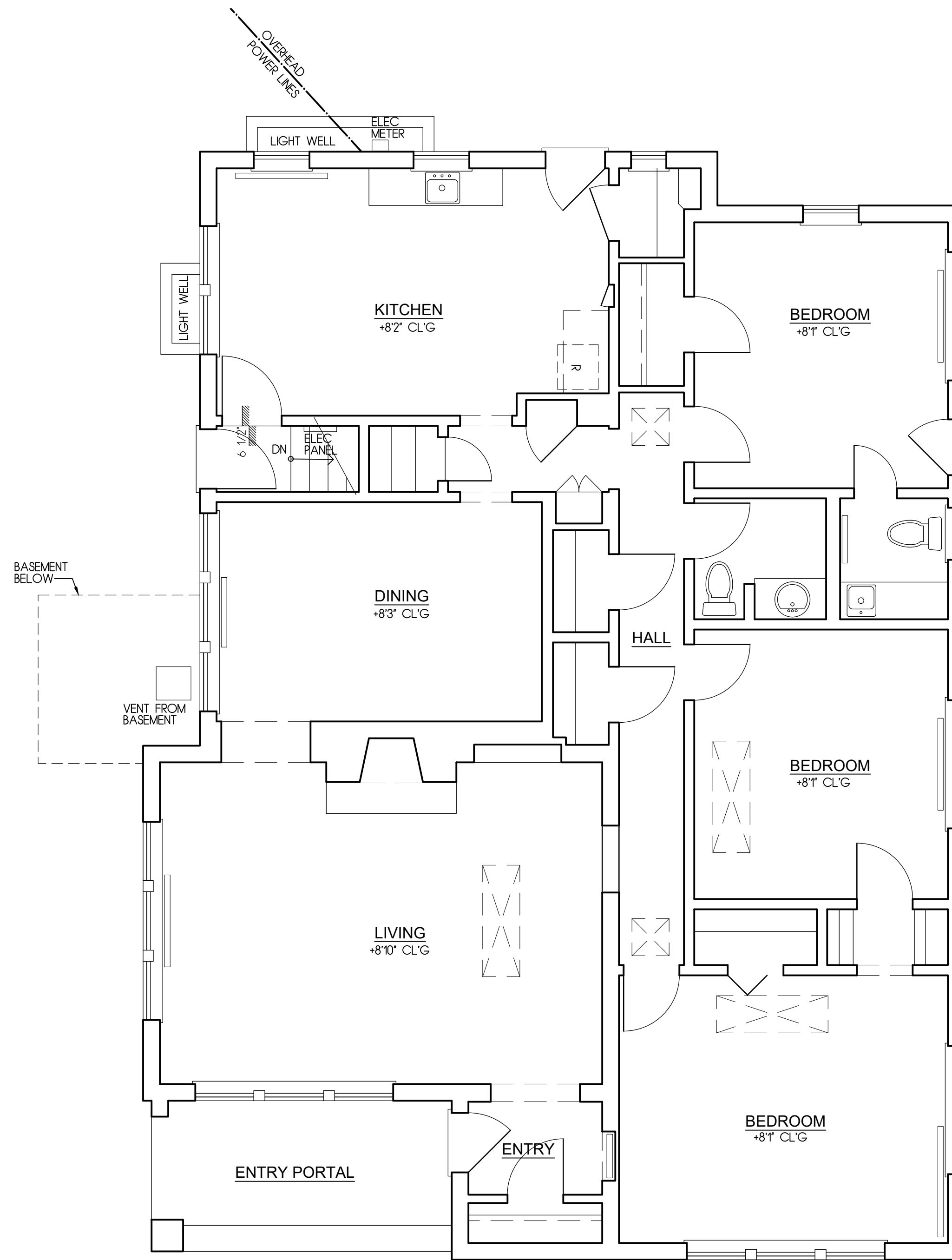




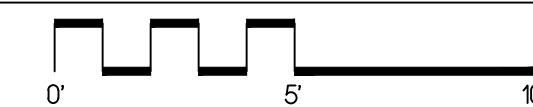
1 EXISTING BASEMENT PLAN



1/4" = 1'-0"



2 EXISTING FLOOR PLAN



1/4" = 1'-0"

EXISTING RESIDENCE  
AT  
401 E PALACE AVE

SANTA FE

NEW MEXICO

DATE  
5-28-2025

REVISIONS		
No.	Description	Date

SHEET TITLE  
EXISTING  
FLOOR AND  
BASEMENT PLANS

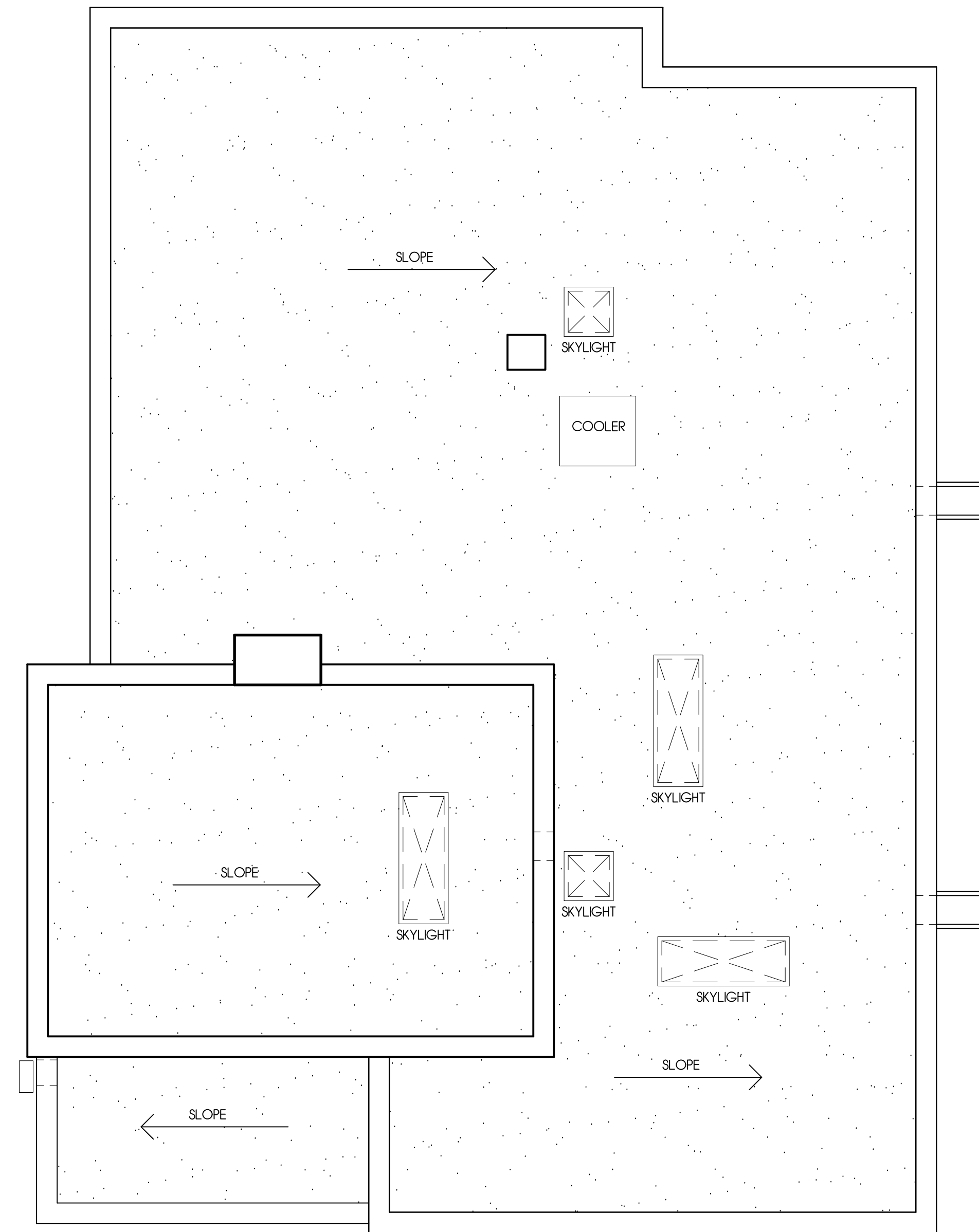
SHEET

A-1

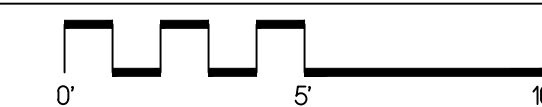
SCALE  
1/4" = 1'-0"

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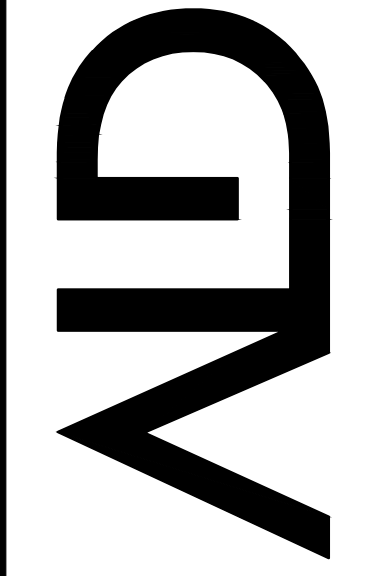




1 EXISTING ROOF PLAN



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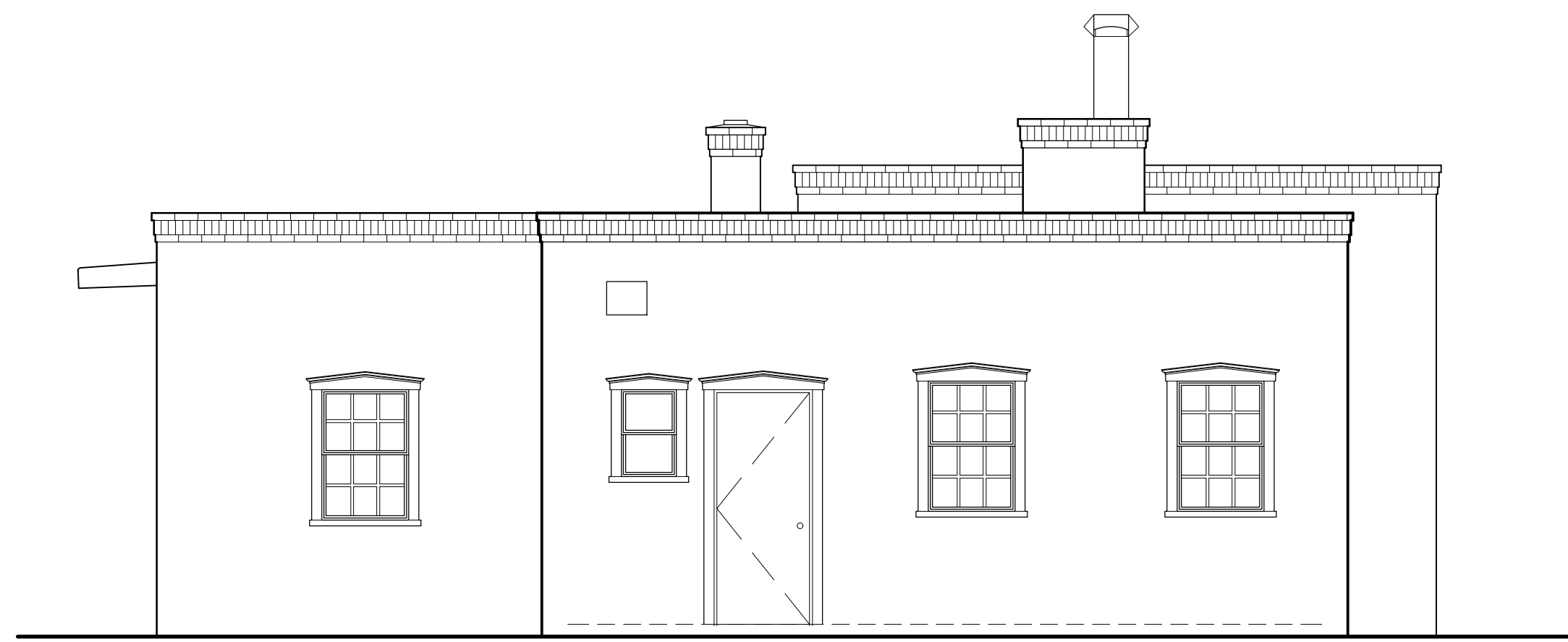
DATE  
 5-28-2025

REVISIONS		
No.	Description	Date

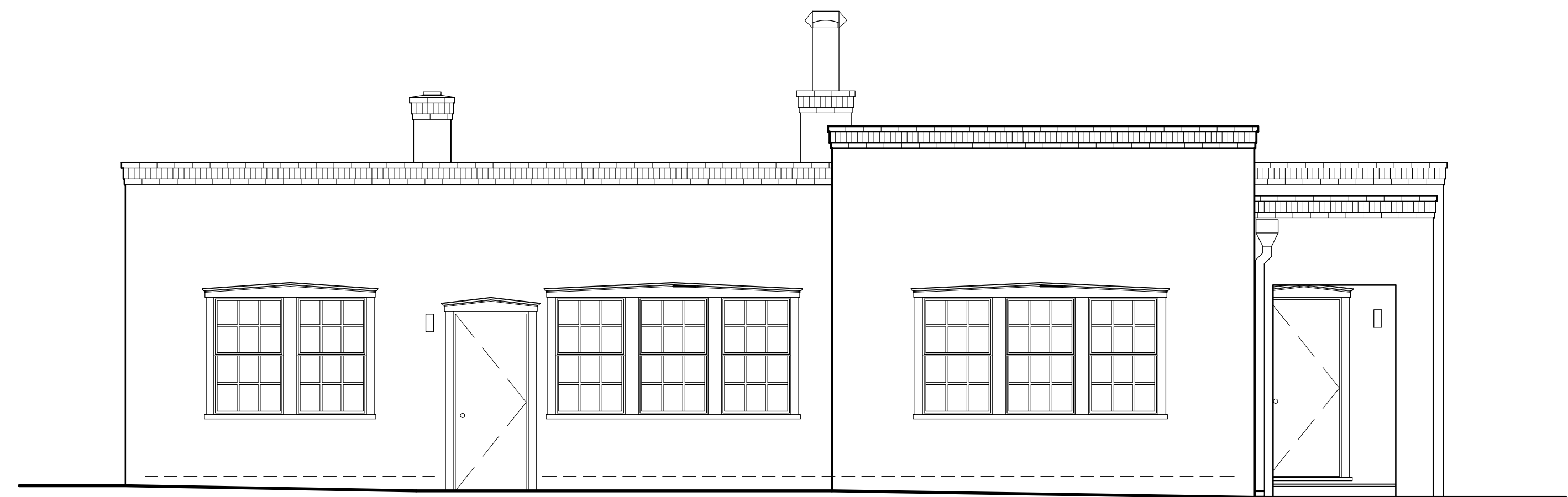
SHEET TITLE  
 EXISTING  
 ROOF PLAN

SHEET  
**A-2**

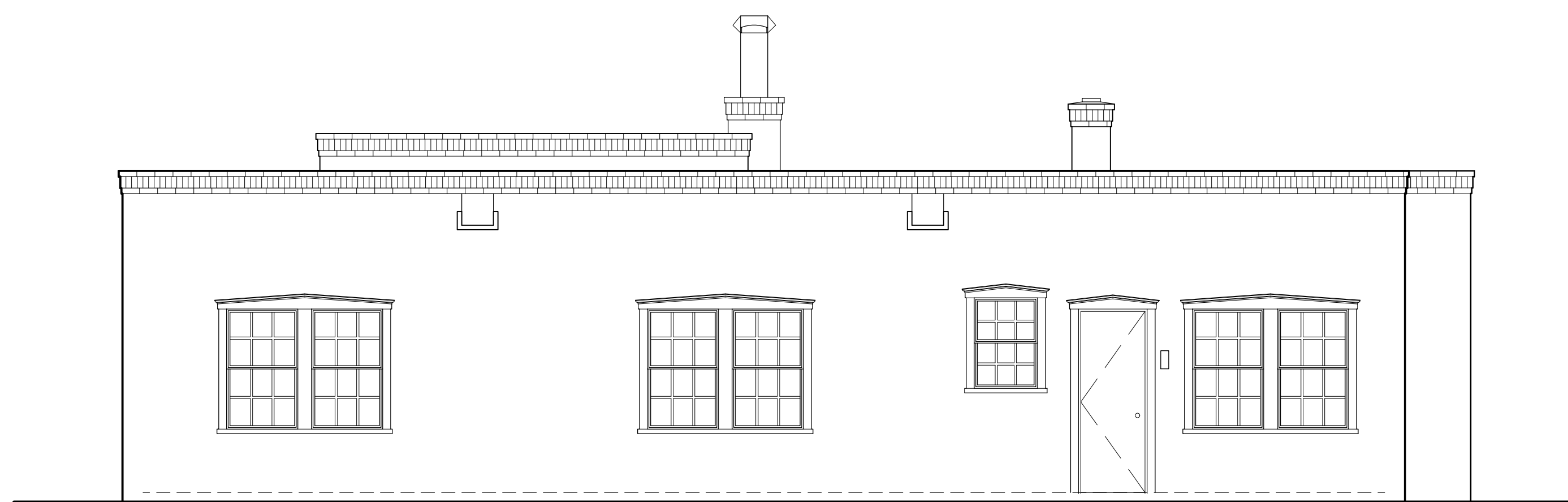
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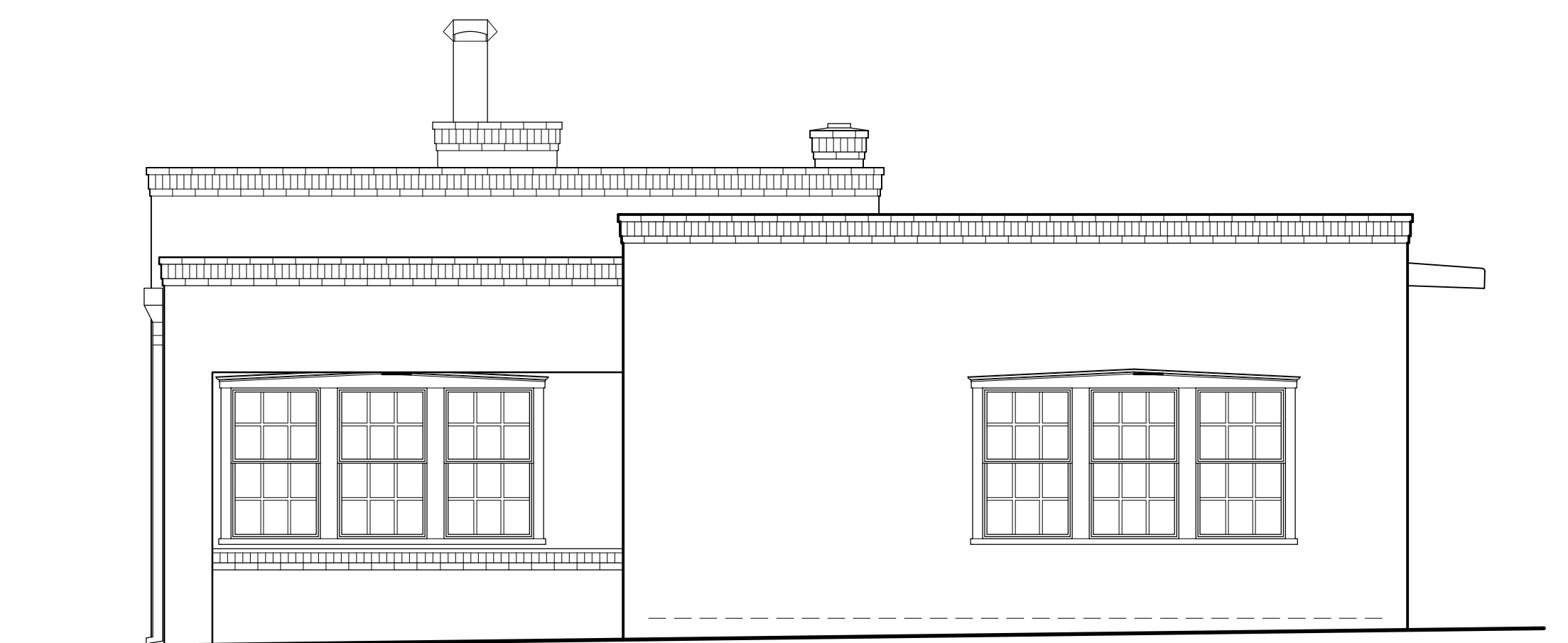
1 EXISTING NORTH ELEVATION 1/4" = 1'-0"



2 EXISTING WEST ELEVATION 1/4" = 1'-0"

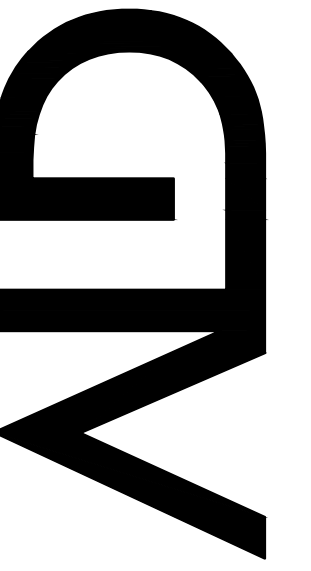


3 EXISTING EAST ELEVATION 1/4" = 1'-0"



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

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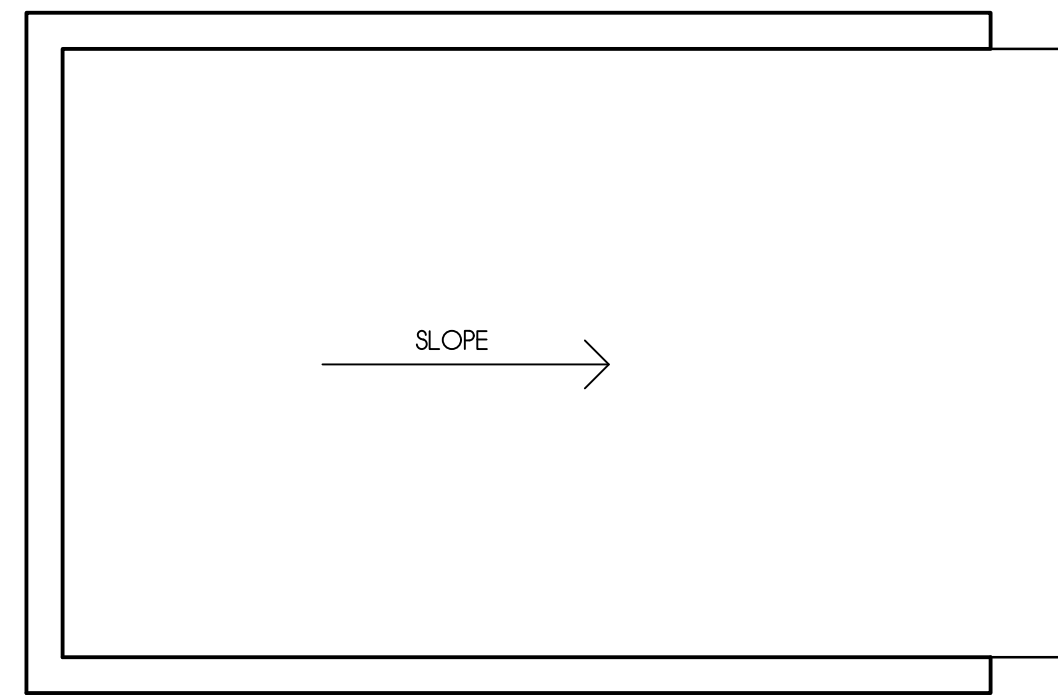
REVISIONS		
No.	Description	Date

SHEET TITLE  
EXISTING ELEVATIONS

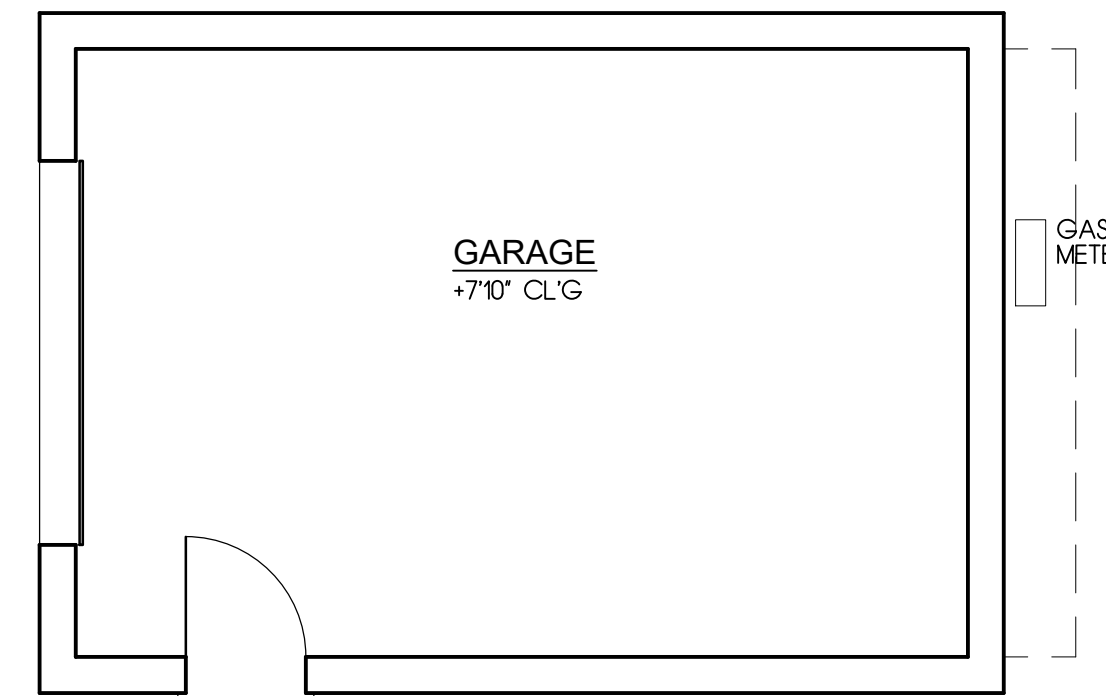
SHEET

A-3

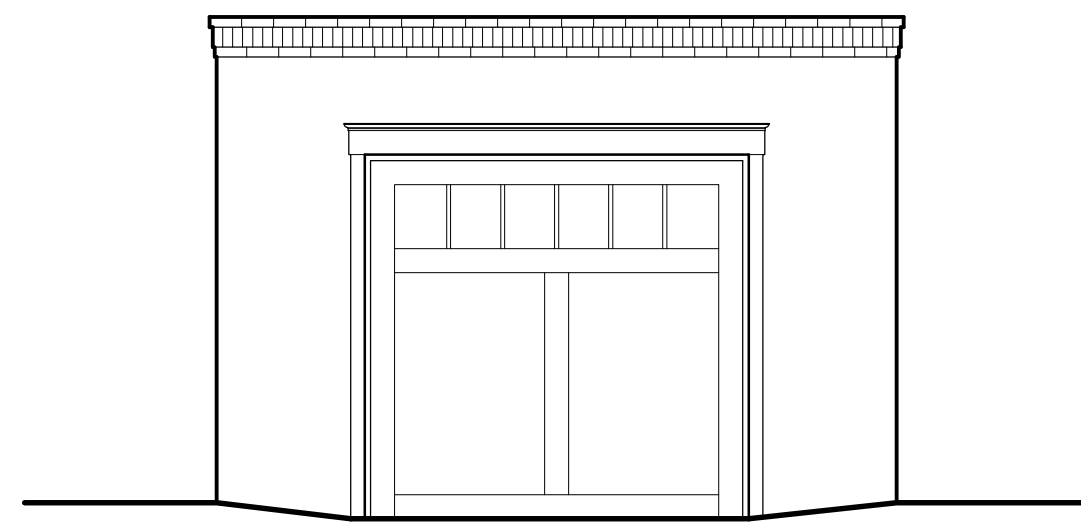
SCALE  
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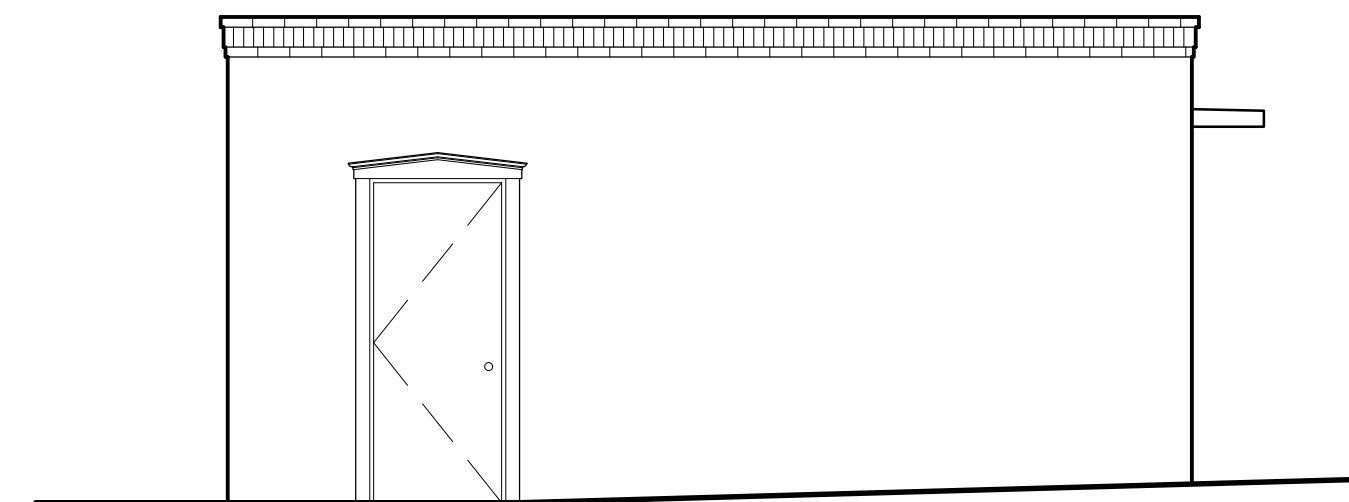
1 EXISTING ROOF PLAN  
 1/4" = 1'-0"  
 PLAN NORTH



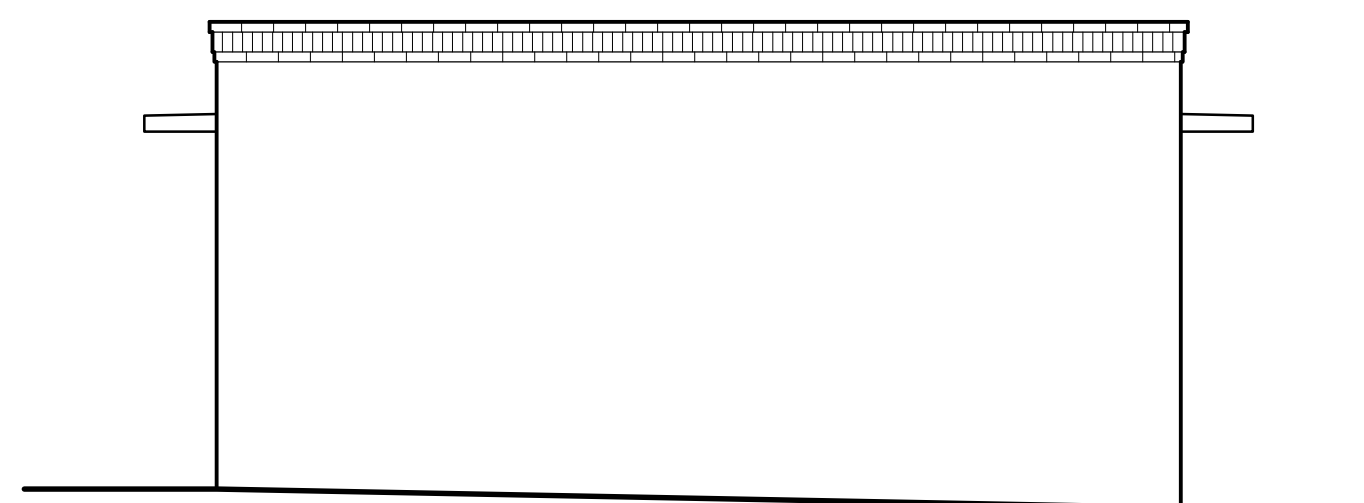
2 EXISTING FLOOR PLAN  
 1/4" = 1'-0"  
 PLAN NORTH



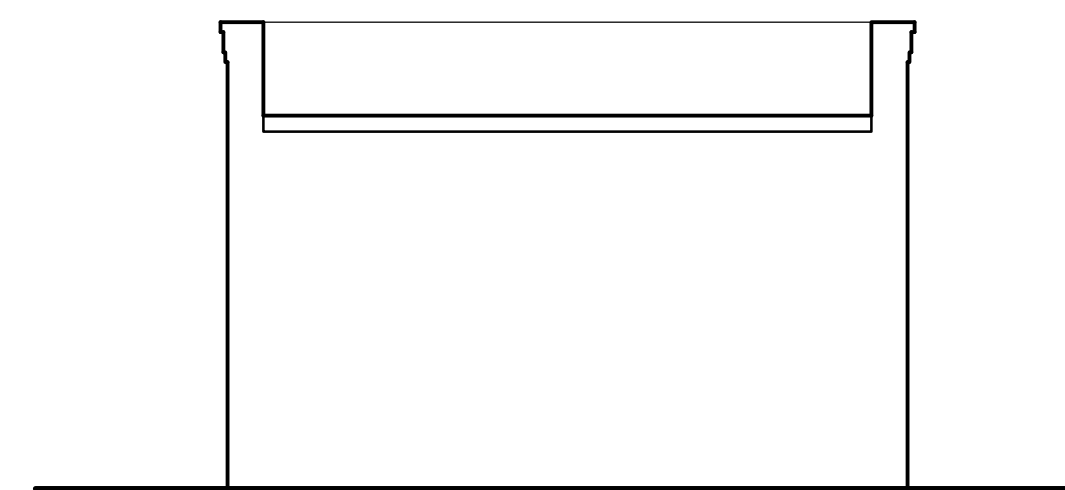
3 EXISTING WEST ELEVATION  
 1/4" = 1'-0"



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

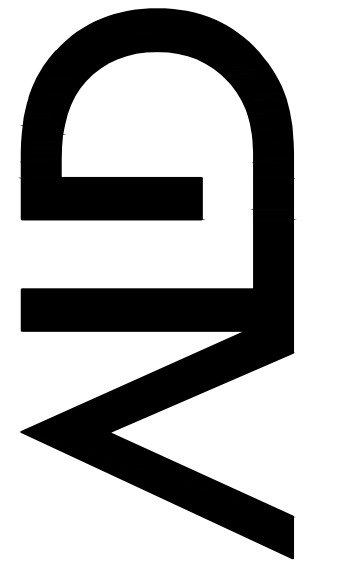


3 EXISTING NORTH ELEVATION  
 1/4" = 1'-0"



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

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REVISIONS		
No.	Description	Date

SHEET TITLE  
 EXISTING  
 DETACHED GARAGE  
 FLOOR AND ROOF  
 PLANS, ELEVATIONS

SHEET

**A-4**

SCALE  
 1/4" = 1'-0"