



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC:

CASE NUMBER: 2019-000994--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 215 WASHINGTON AVE
Santa Fe, NM 87501

CONTACTS: Owner	Dennis Price	215 Washington
Applicant	Daniel Lujan	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 22, 2019. The decision of the Board was to designate on 215 Washington the west, north, and east façades as primary (#1-8) excluding the southern, single-story addition, the buttress on the south east side, the eastern second-story door and exterior stairway, and any non-historic features. The Board specifically pointed out the two-story massing, the roof style, and the symmetrical windows. The Board also upgraded 219 Washington from non-contributing to contributing referencing the age and historic usage as a residential garage and designating the western, street-facing façade as primary.

For further information please call 505-955-6605.

Sincerely,

Carlos Gemora

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007829-HDRB, 407 W. Buena Vista St., Member Biedscheid moved to approve the application as submitted and recommend by staff. The motion was seconded by Member Guida.

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Valdo, Aguilar Medrano and Biedscheid voting in favor and none voting against.

To view the entire recording of this hearing, **see** the YouTube video at: <https://www.youtube.com/watch?v=XNIGQnhI3BM> (2:25:52 – 2:34:47)

- f. **2024-007814-HDRB. 219 Washington Ave.** Downtown & Eastside Historic District. Contributing. John Padilla, agent for Dennis Price, owner, proposes door and window replacement on the south, east, and west elevations and insertion of new windows on the north elevation. An exception is requested to Section 14-5.2(D)(5)(a) for door and window replacement on the primary facade, and Section 14-5.2(D)(1)(a) removal of historic material. (Ramon Sarason)

BACKGROUND & SUMMARY:

219 Washington occupies the northwest corner of the former Levi A. Hughes estate is a low, flatroof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered facade.

Its bay has been filled with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner. The structure is currently utilized for commercial business.

This property was brought before the Board October, 22, 2019 (Case # 2019-0994-HDRB) and the structure was upgraded to contributing and the western, street facing façade designated as primary.

Now, the applicant proposes the following exterior alterations:

- 1) Renovations and Alterations to the north, west, south, and east elevations of the structure.
- 2) North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5)(a).
- 3) West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5)(a).
- 4) South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
- 5) East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
- 6) The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met but the Board may find that they have not upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Bienvenu said, regarding the exception criteria, the applicant took on exceptions for all the facades. The Board only needs to address an exception request for the west facade because the window and door alterations elsewhere don't require an exception. He said the exception request for the west façade is an ADA issue.

APPLICANT PRESENTATION:

John Padilla, PO Box 22986, Santa Fe, was sworn. He said the primary façade is the west elevation. The intent is to take a from a business office and convert

it to hotel rooms. The primary façade does have an existing 2' 8" (width) door. They want to ensure that accessibility is there. The property at 215 currently has an ADA compliant unit that has direct access off the ground floor. It is an accessibility issue for this group of three units. It is the primary façade. They want to be compliant with accessibility that is the exception they brought forth.

Member Guida said it's an artful job. Point of clarification on his understanding is that two openings were infill, they were garage doors at one time. Drawings suggest that head of the door and window don't line up.

Mr. Padilla said he didn't recall that the line is continuous because it is a different height.

Chair Rios asked if the windows are going to be true divided light.

Mr. Padilla said they were going to do simulated divided light, if that is the wishes of the Board.

Mr. Sarason pointed out on the west elevation where the vine is, there's an eave that is not indicated on the drawings. That facilitates holding up the vines.

Mr. Padilla said there's not intent to change the primary façade only the door.

Chair Rios said simulated in this case is fine because when you look at it, it looks like true divided light.

PUBLIC HEARING

John Eddy, previously sworn, said he was glad the Board was talking about divided lights. He asked about the door. whether it is a style and rail door.

Mr. Padilla said it is a style and rail door, it is solid.

Chair Rios asked if on the simulated divided lights, they are going to have thickness to it.

Mr. Padilla said yes, if it is a condition of approval, it will be simulated divided light.

Stefanie Beninato, previously sworn, she really likes the building.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007814-HDRB, 219 Washington Ave., Member Bienvenu moved that findings be entered that all exception criteria have been met, particularly noting the necessity for accessibility, requiring a slight modification to the door opening on the primary façade; and that the application be approved on the condition that as represented by the applicant that the replacement windows be true simulated divided lights or actual divided lights. The motion was seconded by Member Guida, with friendly amendment that the Board clarify that the exceptions are required only for the primary facade and not the others.

Member Bienvenu accepted the friendly amendment.

VOTE: The motion passed by (5-0) roll call vote with Members Guida, Valdo, Aguilar Medrano, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this hearing, **see** the YouTube video at: <https://www.youtube.com/watch?v=XNIGQnhI3BM> (2:34:47 – 2:58:14)

- g. **2024-007885-HDRB. 646 Old Santa Fe Trl.** Downtown & Eastside Historic District. Contributing. Daniel Strongwater, agent for 646 Old Santa Fe Trail LLC, owner, proposes door replacement on the east and west elevations, historic window repair and replacement of non-historic windows, the modification of a parapet on the north elevation, construction of an ADA ramp on the south elevation, and the addition of a porch on the west elevation. (Heather Lamboy)

BACKGROUND & SUMMARY:

The building at 646 Old Santa Fe Trail originally was constructed as a single-family residence and listed as contributing to the Downtown and Eastside Historic District.

While there have been changes and additions made to the property in the past, there are no formal HDRB cases. Those changes were made prior to the consistent record keeping by the Division starting in the 1990s.

Now, the applicant proposes the following exterior alterations:

1. Window replacement on all elevations. The applicant has provided a window assessment that determines the overall condition of the windows. Two of the original historic windows will be repaired on the east and north elevations, and replacement windows will match the original 6/1 divided lite windows.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted:		215-219 Washington Avenue
Property Owner of Record:	Dennis Price	Proposed Construction Description:
Applicant/Agent Name:	Robert D. Evans	Interior Renovations & Additions
Contact Person Phone Number:	505 919-9744	TOTAL ROOF AREA: 7341 SF
Zoning District:	BCD-MAR	Lot Coverage: 40.9 %
Overlay:	<input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Other: Historic	<input type="checkbox"/> Open Space Required: _____
Submittals Reviewed with PZR:	<input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Setbacks: Proposed Front: EXIST Minimum: EXIST 2 nd Front? - Proposed Rear: 24' Minimum: _____ Proposed Sides: 15' R EXIST Minimum: _____
Supplemental Zoning Submittals Required for Building Permit:	<input type="checkbox"/> Zero Lot Line Affidavit	Height: Proposed 26'-6 1/2" Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Access and Visibility:	<input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Parking Spaces: Proposed 19 Accessible 1 Minimum: 20 (2 OFF SITE)
Use of Structure:	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial Type of Use: Mini-Hotel	Bicycle Parking**: Proposed: 6 Minimum: 6 ** Commercial Requirement EXISTING
Terrain:	<input type="checkbox"/> 30% slopes N/A	

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Robert D. Evans [OWNER APPLICANT AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Robert D. Evans 2/19/2025
SIGNATURE DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

Escarpment Approval by _____ Date: ___/___/___

Flood Plain Approval by _____ Date: ___/___/___

Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:

Preliminary Approval with conditions Rejected


Comments/Conditions: _____
2025-010378--PAR

REVIEWER: Joel Cruz-Haber DATE: 4/28/2025

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		NRHP	SRCP	Criteria	A	B	C	D
1. Name of property: Levi A. & Christine L. Hughes House - Garage - Parcel # 910006023	2. Location: 219 Washington Avenue (historically 217 Washington Avenue) <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A		4. County: Santa Fe				
5. Property Type: <input checked="" type="checkbox"/> Buildings: <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object								
6. Date of Survey: August 25, 2019								
7. Previous Survey Date(s): <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No:								
8. Name of Project: HDRB status review								
9. Lat/Long: 35.689859, -105.936543								
10. Photo Information: John Murphey, photographer.		View of north and west elevations, facing southeast.						
11. Brief Description of the Property: <p>Occupying the northwest corner of the former Levi A. Hughes estate is a low, flat-roof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.</p> <p>Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered façade. Its bay has been filled in with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner.</p> <p><i>Continued on Page 5.</i></p>								
12. Who uses the property? Office								
13. Construction Date: Unknown Date: c.1930 to 1942 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: Sanborn Fire Insurance maps								
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Public								
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A								

BY: MS
 SEP 25 2019
RECEIVED

HCPI Base Form (FORM 1)

(Continued from other side)

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



Source: Santa Fe County Assessor



17. Surveyor:

(your name, address, telephone number, and any group affiliation)

John W. Murphey
 Architectural Historian
 First Light Consulting
 Architectural History Services
 505-577-7593
John@archhistoryservices.com

For: Dennis and Patricia Price

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

Owner: Dennis and Patricia Price

19. Is Property Endangered? Unknown No Yes How?

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

Describe: Unknown

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

Alterations have adversely affected its historic integrity.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes

If yes: State National

If 'no' or unknown, do you think this property is eligible for listing? No Yes

Why? See Evaluation of Historical Status.

23. National or State Historic District:

Is this property in a historic district? Unknown No Yes

If yes: Significant Contributing Non-contributing No Status

Per City of Santa Fe official designation map, as accessed on September 20, 2019

If 'yes', what is the name of the district? State National City of Santa:

Downtown and Eastside Historic District

Recommended Noncontributing
 Structure to the Downtown and
 Eastside Historic District,
 September 24, 2019

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria A B C D																																							
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A	4. County: Santa Fe 5. Date of Survey: August 25, 2019																																						
ARCHITECTURAL AND CONSTRUCTION DETAILS:																																									
6. Visible Construction Material: <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adobe</td> <td><input type="checkbox"/> Brick</td> <td><input type="checkbox"/> Composition</td> <td><input type="checkbox"/> Concrete: Block</td> </tr> <tr> <td><input type="checkbox"/> Concrete: Cast Stone</td> <td><input type="checkbox"/> Concrete: Poured</td> <td><input type="checkbox"/> Earth Plaster</td> <td><input type="checkbox"/> Masonry: Simulated</td> </tr> <tr> <td><input type="checkbox"/> Metal: Corrugated</td> <td><input type="checkbox"/> Metal: Structural Siding</td> <td><input type="checkbox"/> Metal: V-Crimp</td> <td><input type="checkbox"/> Stone: Random Ashlar</td> </tr> <tr> <td><input type="checkbox"/> Stone: Random Coursed</td> <td><input type="checkbox"/> Stone: River Rock</td> <td><input type="checkbox"/> Stone: Rusticated</td> <td><input type="checkbox"/> Stone: Tabular</td> </tr> <tr> <td><input checked="" type="checkbox"/> Stucco:</td> <td><input type="checkbox"/> Tile: Clay</td> <td><input type="checkbox"/> Vinyl Siding</td> <td><input type="checkbox"/> Wood: Board and Batten</td> </tr> <tr> <td><input type="checkbox"/> Wood: Horizontal Siding</td> <td><input type="checkbox"/> Wood: Jacal</td> <td><input type="checkbox"/> Wood: Log</td> <td><input type="checkbox"/> Wood: Shingle</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Wood: Tongue and Groove</td> <td colspan="2"><input type="checkbox"/> Other:</td> </tr> </table> <p><u>Known Building Material: Structural Clay Tile</u></p>		<input type="checkbox"/> Adobe	<input type="checkbox"/> Brick	<input type="checkbox"/> Composition	<input type="checkbox"/> Concrete: Block	<input type="checkbox"/> Concrete: Cast Stone	<input type="checkbox"/> Concrete: Poured	<input type="checkbox"/> Earth Plaster	<input type="checkbox"/> Masonry: Simulated	<input type="checkbox"/> Metal: Corrugated	<input type="checkbox"/> Metal: Structural Siding	<input type="checkbox"/> Metal: V-Crimp	<input type="checkbox"/> Stone: Random Ashlar	<input type="checkbox"/> Stone: Random Coursed	<input type="checkbox"/> Stone: River Rock	<input type="checkbox"/> Stone: Rusticated	<input type="checkbox"/> Stone: Tabular	<input checked="" type="checkbox"/> Stucco:	<input type="checkbox"/> Tile: Clay	<input type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Wood: Board and Batten	<input type="checkbox"/> Wood: Horizontal Siding	<input type="checkbox"/> Wood: Jacal	<input type="checkbox"/> Wood: Log	<input type="checkbox"/> Wood: Shingle	<input type="checkbox"/> Wood: Tongue and Groove		<input type="checkbox"/> Other:		7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Stone Other: _____ Notes: _____ 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: _____ Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: Tar and Modified Bitumen											
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10. Windows <input type="checkbox"/> N/A <table style="width: 100%; border: none;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Fixed</td> <td>Wood</td> <td>9</td> <td>1</td> </tr> <tr> <td>Fixed</td> <td>Wood</td> <td>15</td> <td>1</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>2</td> <td>1</td> </tr> </tbody> </table> <p><i>Full extent of fenestration was not visible because of ivy.</i></p>	Operation	Material	Glazing	Number	Fixed	Wood	9	1	Fixed	Wood	15	1	Casement	Steel	2	1	11. Doors <input type="checkbox"/> N/A <table style="width: 100%; border: none;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>¾-Glass</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>10-light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>Panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>Panel & Light</td> <td>Steel</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>Solid</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	¾-Glass	Wood	1	Single-Leaf	10-light	Wood	1	Single-Leaf	Panel	Wood	1	Single-Leaf	Panel & Light	Steel	1	Single-Leaf	Solid	Wood	1
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Single-Leaf	Panel & Light	Steel	1																																						
Single-Leaf	Solid	Wood	1																																						
12. Chimneys <input checked="" type="checkbox"/> N/A (describe whether interior or exterior and material)	13. Porches <input type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																																								
14. Other Significant Features N/A																																									
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications																																									
<p>#1 Date: c.1950s; removal of garage doors and installation of pedestrian entry and windows; visual and material evidence.</p> <p>#2 Date: post-1975; addition of utility shed; aerial photograph.</p>																																									

HCPI Detail Form (FORM 2)

(Continued from other side)

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 checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

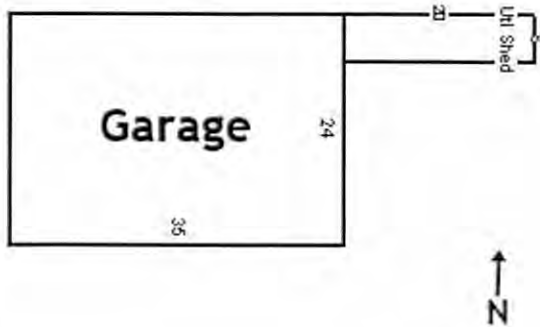
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Modification of Santa Fe County Assessor drawing.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A			
		4. County: Santa Fe			
		5. Date of Survey: August 25, 2019			

Architectural Description Continued

A dense swarm of English ivy covers most of the building’s south exposure and part of its roof. What is visible is a single, 10-light wood door (Photo 2). The north elevation presents a blank wall to the walkway (Photo 3).

The east elevation is penetrated with a few openings holding an altered steel casement window as well as an older wood-panel door, in which one of the panels has been replaced with a louvered metal vent. A shed-roof porch shelters the entry. Attached this elevation is a 100-square-foot frame utility shed (Photo 4). The primitive addition includes a solid wood door at its east end.

A thin stucco archway connects it to the adjacent Levi A. and Christine L. Hughes House to the south.

Historical Overview

The garage’s construction (c.1930 to 1942) places it during Levi A. Hughes’ ownership of the property (see Levi A. and Christine L. Hughes HCPI form). Hughes (1858-1934) was an important Santa Fe business leader and financier.

Starting with George Washington Schoch, the original owner of the house, the property included a building used to house either a horse or an automobile – beginning with a stable, and ending with the present building. Sanborn Fire Insurance maps track this progression.

In 1902, during Schoch’s ownership, the lot included a one-story stable with firewalls, tucked into the northeast corner of the lot (Figure 1). By 1908, three year’s after Hughes’ purchase of the property, the lot included another stable of equal size (Figure 2).

As the house evolved, so did the stables. In 1921, four years before Hughes would retire from First National Bank, the stables were replaced by a one-story concrete garage (Figure 3). By 1930, the concrete garage had been displaced by a small adobe building, potentially a tool shed, with a new concrete L-plan garage to the south (Figure 4). The 1942 Sanborn map shows a new structural clay tile garage situated at the northwest, representing likely the present building (Figure 5).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property:		2. Location:		3. Local Reference Number:	
Levi A. & Christine L. Hughes House - Garage -		219 Washington Avenue Santa Fe: <i>Downtown and Eastside Historic District</i>		Santa Fe ID #: N/A	
				4. County: Santa Fe	
				5. Date of Survey: August 25, 2019	

Levi Allen Hughes died on April 8, 1934, after a prolonged illness. His wife Christine L. Hughes continued to live in the house through the mid-1940s, after which time it was leased to a string of short-term tenants and then turned into apartments.

The following decade, the property was converted into commercial use. The back portion — containing a pool, a tennis court, and garden — was sold in 1950, with the improvements demolished in order to build the McKee Office Building.

The old house was reworked into offices, initially holding the Mountain States Telephone and Telegraph Company. In the late 1950s, the Santa Fe Business College took over the former manse. At some point during this conversion, the street-side garage evolved into commercial use. The most striking change was filling the garage bay with a pedestrian door and large windows.

For many years it held printing businesses, starting in the early 1950s, with the Graphic Printing Company, a commercial printing and advertising firm. This was followed by the Vergara Printing Company, a local company specializing in offset lithography. During this period, the retail space was identified as 217 Washington Avenue. It then shifted to small office space for insurance companies and realtors. A chiropractor is currently ensconced in the former garage.

Historic Integrity

The principal façade of the garage was altered in the c.1950s for commercial use. This involved removing the main character-defining feature of the building — its wide bay and garage door — and replacing it with a pedestrian entry and multi-light windows. Given this change, and its now ambiguous relationship with the street, the building no longer communicates its use as a garage.¹

¹ The author only discovered its original use by reviewing Sanborn maps.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>	
		NRHP	SRCP
		Criteria A B C D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A	
		4. County: Santa Fe	
		5. Date of Survey: August 25, 2019	

Evaluation of Historical Status

The building itself has no architectural interest or discernable style. In addition, subsequent alterations and the shed attachment have impacted its already damaged historic integrity. Its presence does not complement the Levi A. and Christine L. Hughes House.

For these reasons, the recommendation is to designate the building a Noncontributing structure to the Downtown and Santa Fe Historic District.

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		4. County: Santa Fe			
		5. Date of Survey: August 25, 2019			

Illustrations

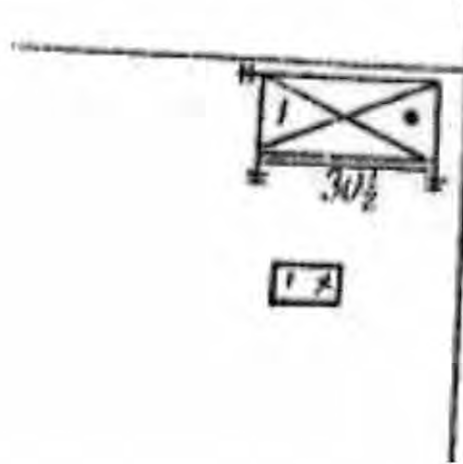


Figure 1: 1902 Sanborn map showing stable.

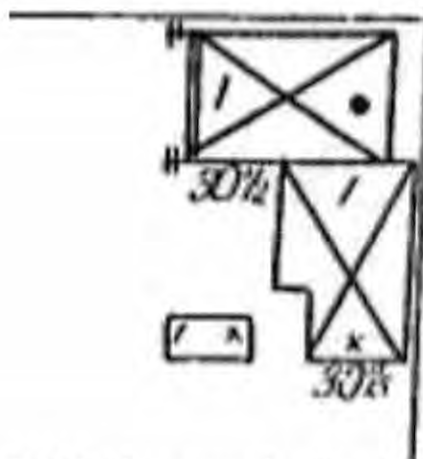


Figure 2: 1908 Sanborn map showing double stables.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No.	District No.	NRHP	SRCP	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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		4. County: Santa Fe			
		5. Date of Survey: August 25, 2019			

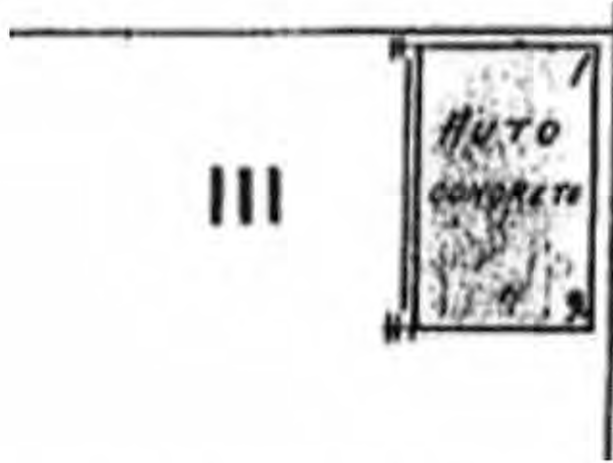


Figure 3: 1921 Sanborn map showing concrete garage.

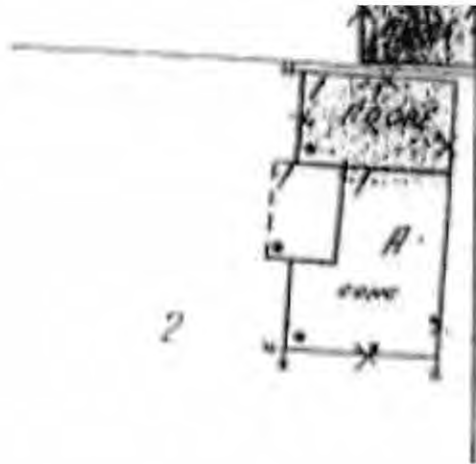


Figure 4: 1930 Sanborn map showing adobe building and new concrete garage.

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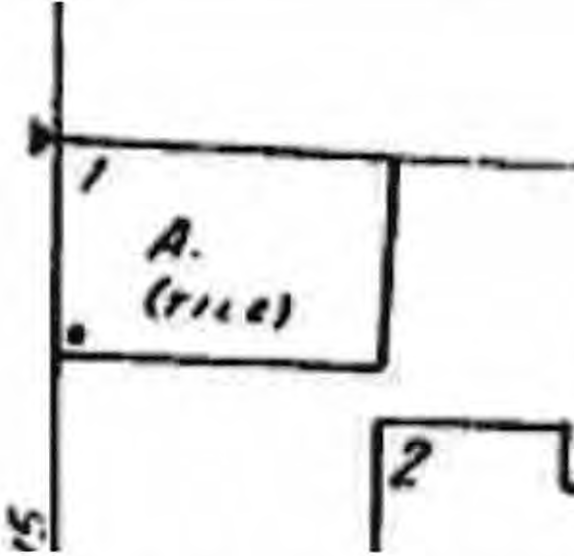


Figure 5: 1942 Sanborn map showing presence of current building.

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		4. County: Santa Fe					
		5. Date of Survey: August 25, 2019					

Survey Photographs

All photographs taken by John W. Murphey on August 25, 2019, unless otherwise noted.



**Photo 1: West (front) elevation.
Camera facing northeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 2: Setting and south elevation.
Camera facing northeast.

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**Photo 3: North elevation, concrete walkway at right corner.
Camera facing southwest.**

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**Photo 4: East elevation, shed addition in foreground.
Camera facing west.**