


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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 6, 2025

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Garcia/Frank/Roybal Residence Santa Fe Community Foundation	2. Location: 516 and 516 ½ Alto Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-368 and 369 4. County: Santa Fe Parcel # 12319616
5. Property Type: <input checked="" type="checkbox"/> Buildings: office building, garage/carport <input type="checkbox"/> Structures: walls, (3), fence (1) <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: May 22, 2025		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: August 1985, Susan Lopez <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6876428,-105.948951		
10. Photo Information: John W. Murphey, photographer. Photo 1: View of 1990s courtyard, south elevation. Camera facing north.		
11. Brief Description of the Property: The property at 516 and 516 ½ Alto Street consists of two formerly separate residential units situated on a narrow lot within the Westside-Guadalupe Historic District. In approximately 1996, the buildings were joined by a glazed corridor and renovated for use as professional office space for the Santa Fe Community Foundation. The project was designed by Santa Fe architect Vic Johnson, who, following the preservation philosophy of the period, unified the two structurally and stylistically distinct buildings through consistent architectural elements in a Pueblo Revival vocabulary. Continued on Page 5.		
12. Who uses the property? Office		
13. Construction Date: Date: Before 1958; reconstructed and renovated into current configuration and appearance in 1990s. <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: aerial photographs and drawings		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

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



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

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

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

For: Current owner

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

Steven J. Dayton
 N/A



19. Is Property Endangered? Unknown No Yes How?

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: <input checked="" 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: <u> </u> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: basement under 1990s addition 8. Foundation: <u> </u> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <u> </u> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input checked="" type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input checked="" type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:
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10. Window Types Office Building and Garage <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Hung Sash</td> <td>Vinyl</td> <td>31/</td> <td>15</td> </tr> <tr> <td>Hung Sash</td> <td>Vinyl</td> <td>6/6</td> <td>7</td> </tr> <tr> <td>Sliding</td> <td>Wood</td> <td>1-1</td> <td>1</td> </tr> </tbody> </table> <p>Note: Based on visibility and access during survey</p>	Operation	Material	Glazing	Number	Hung Sash	Vinyl	31/	15	Hung Sash	Vinyl	6/6	7	Sliding	Wood	1-1	1	11. Door Types Office Building and Garage <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>8-light/2-panel</td> <td>Wood</td> <td>4</td> </tr> <tr> <td>Single & Fixed</td> <td>15</td> <td>Wood 1</td> <td>13</td> </tr> <tr> <td>Vehicular</td> <td>Outswing</td> <td>Wood</td> <td>2</td> </tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	8-light/2-panel	Wood	4	Single & Fixed	15	Wood 1	13	Vehicular	Outswing	Wood	2
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12. Chimneys <input checked="" type="checkbox"/> N/A	13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
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14. Other Significant Features N/A

15. Modifications: No known modifications

#1 Date: c.1995-1997, Comprehensive renovation of both 516 and 516 ½ Alto Street, including wholesale replacement of doors and windows; construction of a glazed corridor connecting the two buildings; reconstruction of the front porch; replacement of the roof; and the introduction of a unified Pueblo Revival appearance across both structures.

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: Vernacular

17. Documents Available and Their Locations

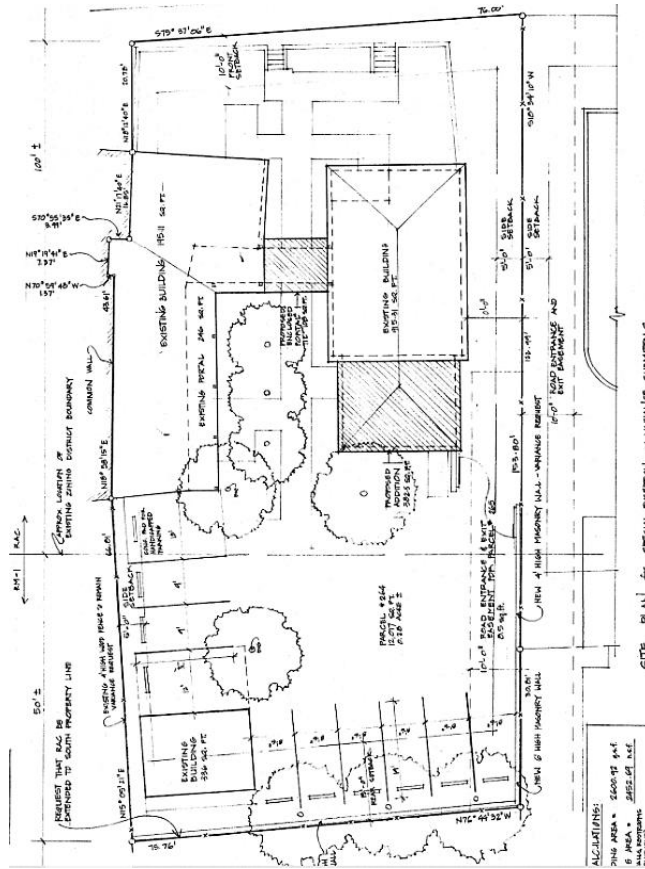
Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation	Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html
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SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Not available. 1990s proposed site plan. Courtesy of Vic Johnson.



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Architectural Description Continued

Before the renovation, the property comprised a small hipped-roof, two-room house (516) and a longer, flat-roofed apartment (516 ½). Each reflected different vernacular traditions. Johnson’s design sought to harmonize these forms through shared detailing, window treatments, and stucco finishes. The project included the construction of a 345-square-foot addition to the hipped-roof structure which closely mimics the original structure’s massing and detailing.

The site also includes a flat-roofed garage and carport, as well as several segments of stuccoed perimeter wall. The joined residence and the garage/carport are considered Contributing resources within the historic district. The site walls have no status.

Setting

The joined buildings at 516 and 516 ½ Alto Street occupy a rectangular lot located just south of the Santa Fe River, one parcel east of DeFouri Street. In the early 20th century, this land formed part of a larger tract owned by Marcelino Garcia, extending from the river southward to a point near Agua Fria Street. Over time, the tract was subdivided, with the land north of Alto Street now serving as city park frontage.

To the west stands the former Charlotte White House; the west half of the subject building likely originated as an extension or outparcel of that property. To the east, across a narrow alley, is a cluster of buildings that were historically linked to the subject parcel during the period of Frank family ownership. The lot to the south, also once associated with the property, is now occupied by the Los Altos Condominiums. The site is elevated above Alto Street on a natural river bench and is landscaped with xeric plantings installed during the 1990s renovation.

Preservation Approach

The conjoined structures are primarily constructed of adobe and currently encompass approximately 2,670 square feet of office space. The ca. 1996 renovation included a fully finished basement beneath the newly constructed rear addition to 516 Alto. To unify the previously disparate architectural expressions, architect Vic Johnson implemented a standardized window replacement package using Pella vinyl-clad units.

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All existing windows were replaced with new three-over-one or six-over-six double-hung sash, regardless of their original configuration or type (Photo 2). In several instances, window groupings were reconfigured—for example, replacing individual picture windows with banks of three double-hung units—despite limited evidence for historic window arrangements (see north (front) elevation of 516)).

On the interior of the former apartment, new windows were set into wide, splayed wood jambs with deep stools, lending the appearance of thickness associated with adobe construction (Photo 2). On the exterior, concrete lug sills were either enhanced or introduced beneath each window, altering the original material profile and historic character of the surrounds. Narrower original doors were also replaced with wider units to meet ADA accessibility standards in effect during the 1990s.

Overall, the project reflects a reinterpretation of historic fenestration and access patterns, characteristic of late 20th-century preservation strategies that emphasized visual cohesion and functional upgrades over in-kind material replacement or strict restoration.

North (Front) Elevation

Accessed by separate walkways, the north elevation reveals the formerly distinct façades of the two conjoined buildings (Photo 3). Each retains elements of its original massing while having been visually unified through the 1990s renovation and a glazed corridor connecting the two buildings (Photo 4).

Originally, the eastern unit—identified as 516 Alto and characterized by its hipped roof—featured two small picture windows with narrow wood sills (Fig. 6). These openings were reconfigured during the renovation to accommodate three-over-one vinyl-clad double-hung windows, each set above a prominent cast concrete sill (Photo 5). The original inset porch, with its wood posts and corbels, remains in place and preserves some of the structure’s historic character. The west-facing entry now holds a 9-light wood door widened to meet 1990s ADA standards.

To the west, the former adobe apartment—now designated 516 ½ Alto—is separated from the eastern structure by the glazed gallery. Its north elevation includes a single entry door with a 9-light wood unit, flanked on the west by a pair of six-over-six vinyl-

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clad sash windows (Photo 6). Although the door opening was widened during renovation, the overall façade retains a general resemblance to its pre-renovation appearance.

East Elevation

The east elevation faces the driveway and comprises both the original hipped-roof house and its ca. 1996 rear addition (Photo 7). Reflecting the building's pre-renovation simplicity, the original portion presents an unarticulated stucco wall pierced by three window openings (Fig. 8), now fitted with vinyl-clad, three-over-one double-hung sash units. Each window rests on a stuccoed concrete sill. Above, exposed angled rafters support a corrugated metal roof that extends beyond the wall plane.

A 14-inch wall offset marks the transition to the 1996 addition. Like the historic portion, the addition features a plain stucco wall with two three-over-one vinyl windows set into concrete sills (Photo 7). The uniform fenestration and shared material treatment contribute to the visual cohesion of the two building phases.

South (Courtyard) Elevation

The south elevation, shaped by the ca. 1996 glazed gallery, encloses a private courtyard that now serves as the central organizing feature of the site (Photo 8). The glazed breezeway spans approximately 29 feet and is composed of fixed and operable 15-light wood-framed panels and doors (Photo 9). This linear connector both physically and visually links the formerly separate buildings. The south elevations of the once separate structures each contain replacement windows installed during the renovation, conforming to the project's standardized fenestration package (Photo 10).

The east courtyard wall is defined by a ca. 1996 addition, which includes an ADA-compliant 9-light wood door and a three-over-one window with a stuccoed concrete sill (Photo 11).

On the west side of the courtyard, the 39-foot-long elevation—formerly part of an apartment composed of inline rooms—features a reconstructed shed-roof porch (Photo 12). While rebuilt, the porch and its framing elements are based on earlier conditions and intended to recall the original rhythm and function of the space. The elevation

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retains a window and door pattern generally consistent with the original fenestration layout.

Although not original to the historic period of the buildings, the courtyard introduced during the 1996 renovation draws on the spatial traditions of the Santa Fe placita, reinterpreted for contemporary office use. The space is symmetrically organized with axial concrete walkways, xeric plantings, and mature shade trees that lend enclosure and character. Prior to the renovation, the courtyard served as an informal parking area (Fig. 7).

West Elevation

The west elevation forms a party wall with the adjacent former Charlotte White House. As part of the ca. 1996 renovation, a door and several window openings along this elevation were removed and filled in to create a continuous, unbroken wall plane. These modifications reflect the building’s adaptive reuse as a professional office space, eliminating secondary openings no longer needed in the reconfigured floor plan.

Interior

The interior reflects a comprehensive adaptive reuse effort to convert two former dwellings into functional office space (Photo 13). The renovation introduced new partition walls, furred-out enclosures, and modified circulation patterns to accommodate modern programmatic needs, including closets, bathrooms, and hallway access.

As a result, the original room configurations were significantly altered. According to the owner, only the current conference room—located at the north end of what was once the apartment—may retain its original spatial footprint.¹ No other interior spaces are believed to reflect their historic layout or finish.

¹ Steven Dayton (owner), conversation with John Murphey, May 22, 2025, at the site.

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Garage/Carport

A one-car garage and attached carport, totaling approximately 600 square feet, appear on the 1958 aerial photograph of the property situated in the southwest corner of the lot (Photo 14). The flat-roofed garage, approximately 320 square feet, faces east and features a pair of 48½-inch-wide outswing wood doors, painted white. The worn condition of the doors suggests they may be original or of early vintage. Behind them is a half-light, ADA-compliant pedestrian door, which now serves as the main entrance to the interior, converted to office use (Photo 15). The garage has small replacement windows on its north and west elevations. Attached to the north side of the garage is an approximately 280 square foot open carport, with a beam-and-deck ceiling supported by round wood corner posts.

Walls and Fences

The property is enclosed by a combination of walls and fences, with the north section functioning as a retaining wall. Most of these perimeter features appear to post-date 1978, as evidenced in aerial imagery from that year (Fig. 5).

Alto Street Retaining Wall

Located at the north boundary, the front retaining wall along Alto Street is constructed of stuccoed CMU blocks and varies in height—72 inches at the west end and 69 inches at the east terminus (Photo 16). It is reinforced at the base by a 13-inch-high concrete contraforte and contains two openings, each leading to low wood gates (Photo 17). At its eastern end, the wall turns southward, connecting to the north wall of 516 Alto Street.

East and South Perimeter Walls

Another section of stuccoed block wall begins south of the driveway and defines the east and south edges of the property (Photo 18). Starting at 50½ inches above interior grade, it increases in height to 76 inches, which maintains along the south property line. Aerial photography and site documentation indicate this wall was constructed after 1978 (Figs. 5 & 9).

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West Fence

The west property line is defined by a ponderosa slab fence, measuring 76 inches above interior grade (Photo 19). This rustic-style fence is of recent construction and does not appear in earlier documentation.

Historical Overview

A Jumble of Homes and History

The story of the adjacent Donaciano Vigil House at 518 Alto Street has long overshadowed—and complicated—the origins of the subject property at 516 and 516½ Alto Street. In its documentation of the Vigil House, described as a 19th-century placita-style residence, the Santa Fe Historic Foundation was unable to determine when the east arm, now known as 516½ Alto, became separated from the presumed central patio.² This uncertainty likely stems from the fact that the placita itself was not fully established until the 1950s.

In contrast to their current configuration, 516, 516½ Alto, and the Donaciano Vigil House once formed a linear sequence of rectangular buildings along the south side of Alto Street—then known as River Road. Few of the building footprints shown on statehood-era maps correspond to the structures standing today. Notably, neither the subject property nor the Vigil House is clearly identifiable on the 1912 King’s Map (Fig. 1). A 1910s photograph attributed to 516 Alto further complicates the historical record, depicting what appears to be an entirely different building (Fig. 2).

The Garica Family Ownership

Archivist Myra Ellen Jenkins, in tracing the history of the Vigil House, noted that Donaciano Vigil sold the property in 1856 to Vicente Garcia, who also acquired additional land along the south barranca of the Santa Fe River—including what would

² Historic Santa Fe Foundation, *Old Santa Fe Today* [Fourth Addition] (Albuquerque: University of New Mexico Press, 1991), 119-120.

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become the subject property.³ Vicente died on December 30, 1889, and his estate passed to his son, Marcelino Garcia. The 1912 King’s map shows Marcelino Garcia as the owner of the subject property, then part of a larger parcel extending south toward Agua Fria Street and including land north of Alto Street, fronting the Santa Fe River (Fig. 1).

The Garcia family remained associated with the parcel—later identified as 516 Alto Street—for several generations.

In 1915, three years after the publication of the King’s map, Marcelino Garcia deeded the property to his younger brother, Ramon T. Garcia.⁴ According to the 1928 city directory, Ramon owned the land—then listed as 516 Alto Street—where he both resided and operated a grocery store.⁵

The 1930 census provides a detailed snapshot of the household: Ramon, age 59; his wife, Martina, age 44; and their six children, ranging in age from 11 to 25.⁶ One son, Ernesto Garcia, worked as a shoemaker at Duran’s Electric Shoe Shop; two sons were clerks; and another did "fancy work" for a carpentry business. Ramon T. Garcia died four months after the census was taken. The property then passed to Martina Garcia, his widow.

Splitting up the Property

In 1947, ownership of the land holding 516 Alto Street transferred to Dolores G. Frank, Ramon and Martina’s youngest daughter, who had been born just one month before her father’s death.⁷ Tracing the property's history after this point becomes more difficult due to numerous transfers among immediate family members and individuals likely connected through marriage.

³ Myra Ellen Jenkins, “The Donaciano Vigil House,” *Bulletin of the Historic Santa Fe Foundation* (Vol. 12/No. 3, December 1984), 5.

⁴ This transaction is referenced in Warranty Deed, Martina M. Garcia et al. to Dolores G. Frank, recorded March 29, 1947, Book 30/Page 583, Instrument # 84864, Santa Fe County, New Mexico.

⁵ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1928), 81 and 191.

⁶ U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 3A; Enumeration District: 0006; FHL microfilm: 2341134.

⁷ Warranty Deed, Martina M. Garcia et al. to Dolores G. Frank, # 84864.

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In 1952, Dolores and her husband, Charles Frank, sold the property containing 516 Alto Street to Ramon and Adelaida Roybal.⁸ The Franks retained ownership of the adjacent parcel to the east (514 Alto Street), for which the Roybals granted a deeded right-of-way for access.⁹

City directories from this period do not list a separate 516 ½ Alto Street address. However, members of the Martinez family—recognized as long-term tenants—appear under the 516 listing, suggesting they occupied the second building on the lot, a small apartment block that would not receive the “½” designation until roughly 30 years later.

Adjacent Houses

Visual evidence provides a clearer picture of the property’s physical evolution. Although somewhat distorted, a 1948 aerial photograph shows the general outline of the subject property (Fig. 3). The so-called placita-style Vigil House to the west had yet to take full form.

A 1958 aerial photo shows the subject property with two distinct buildings, each accessed by its own walkway from Alto Street (Fig. 4). A combination garage and carport occupied the southwest corner of the lot, and a fence marked the southern boundary. At that time, the site included a two-bedroom, hipped-roof house and a flat-roofed adobe dwelling that had been subdivided into apartments. Notably, the adobe structure lacked a porch, as seen in the aerial image.

By this point, the Vigil courtyard house to the west had taken shape and would soon be further enhanced by Charlotte White, who acquired it in 1959 from architect William Lumpkins.¹⁰

⁸ Warranty Deed, Charles and Dolores Frank to Ramon R. and Adelaida G. Roybal, recorded October 28, 1952, Book 67/Page 378, Instrument # 110408, Santa Fe County, New Mexico.

⁹ Right of Way Agreement, Ramon R. and Adelaida G. Roybal to William E. and Josie M. Frank, recorded November 15, 1952, Book 71/Page 172, Instrument # 110791, Santa Fe County, New Mexico.

¹⁰ Quitclaim Deed, William T. and Alice Lumpkins to Charlotte White, recorded April 7, 1959, Book 154/Page 335, Instrument # 233624, Santa Fe County, New Mexico.

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Transformation

City directories show the Roybal family owning the property addressed as 516 Alto Street through the 1970s. At that time, no “½” address had yet been assigned. During this period, Alto Street was affected by Urban Renewal efforts under the Model Cities program, which brought infrastructure improvements such as sidewalks, gutters, and the creation of the Chicano-influenced Alto Street Park.¹¹

A 1974 real estate advertisement described the property as containing a two-bedroom house and two apartments.¹² Later, the area became part of the Guadalupe Neighborhood Community Development Project and was rezoned as part of the Residential Arts and Crafts District (RAC). By the 1980s, the property had shifted to rental use and acquired its “½” designation.

A 1987 city directory lists Ellen Bleier, identified as a potter, as the tenant of 516, with the adjacent unit listed as vacant.¹³ Eight years later, the property began its most significant transformation into office space.

¹¹ John W. Murphey, “Santa Fe Historic Context Study: 1610-1986,” Document prepared for the City of Santa Fe (Revised June 4, 2021), 102-103; Jack Handey, “SF Council Reshuffles for Model Cities,” *Santa Fe New Mexican*, March 1, 1973, 1.

¹² “House for Sale,” *Santa Fe New Mexican*, July 1, 1974, B-10.

¹³ R.L. Polk & Co., *Santa Fe City Directory, 1987* (Dallas: R. L. Polk & Co., 1987), 27-28.

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Evaluation of Historical Status

As it appears today, 516 and 516½ Alto Street reflect a 1990s preservation aesthetic more than they reflect the pair of 20th-century vernacular dwellings documented in 1985 by Susan Lopez. Architect Vic Johnson undertook a comprehensive restoration and unifying renovation. His approach aligned with the prevailing preservation philosophy of the time, which prioritized architectural cohesion over strict period authenticity. The result was a stylized placita-form residence, reorienting the public-facing façade toward a newly created south courtyard.

In light of this substantial reworking, it is recommended that the property still retain its Contributing status, with the north elevations designated as the primary façades, acknowledging that the doors and windows on these elevations have been replaced.

The garage and attached carport exhibit greater historical integrity than the conjoined dwellings. The structure retains original form, materials, and spatial configuration. It is recommended to retain its Contributing status, with the east elevation, featuring the original garage doors, designated as the primary façade.

The majority of site walls and fences appear to post-date the 1978 period of significance and do not meet the threshold for Contributing status.

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Illustrations

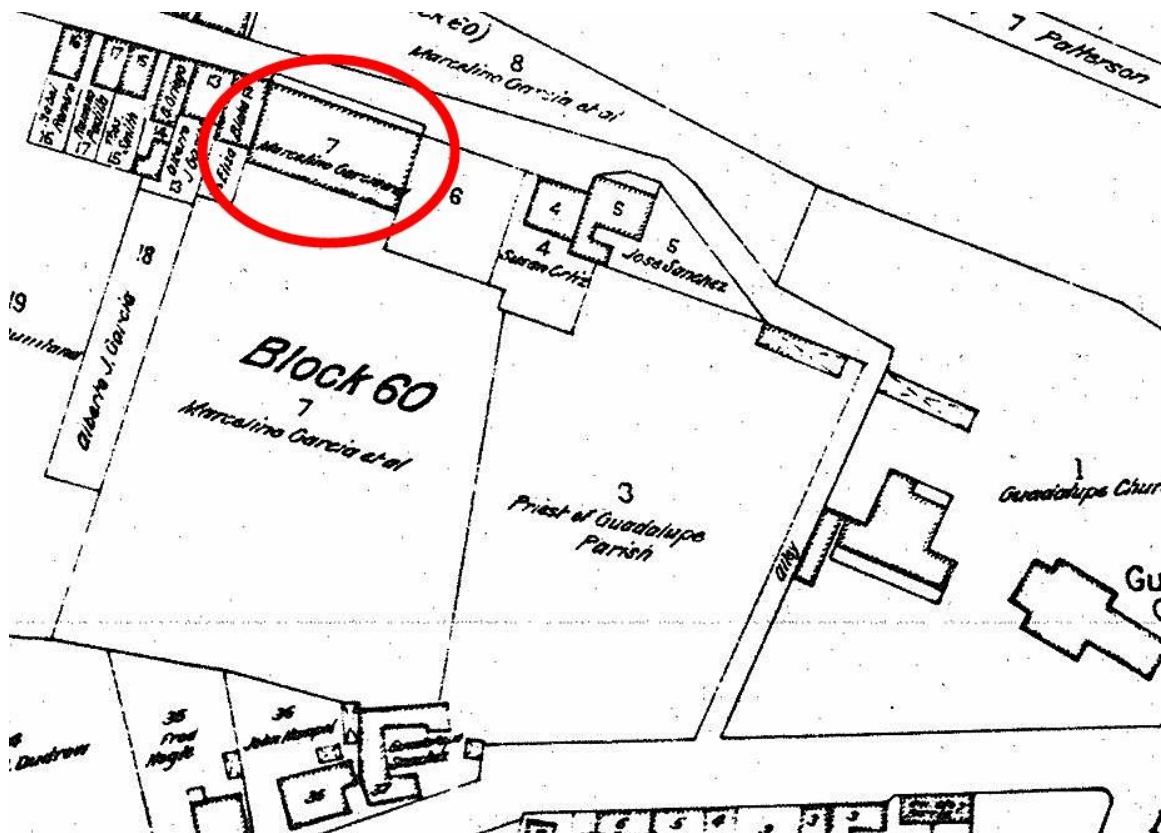


Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
 The Marcelino Garcia property. Note how the building shown on the map does not match current structures but does align with a structure that has been attributed as the Ramon Garcia House (Fig. 2).

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Figure 2: Ramon Garcia House, c.1915 (011056).
 Courtesy of the Palace of the Governors Photo Archives, New Mexico History Museum.

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Figure 3: October 25, 1948, aerial photograph. 516 ½ may represent the Ramon Garcia House.

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Figure 4: November 10, 1958, aerial photograph.

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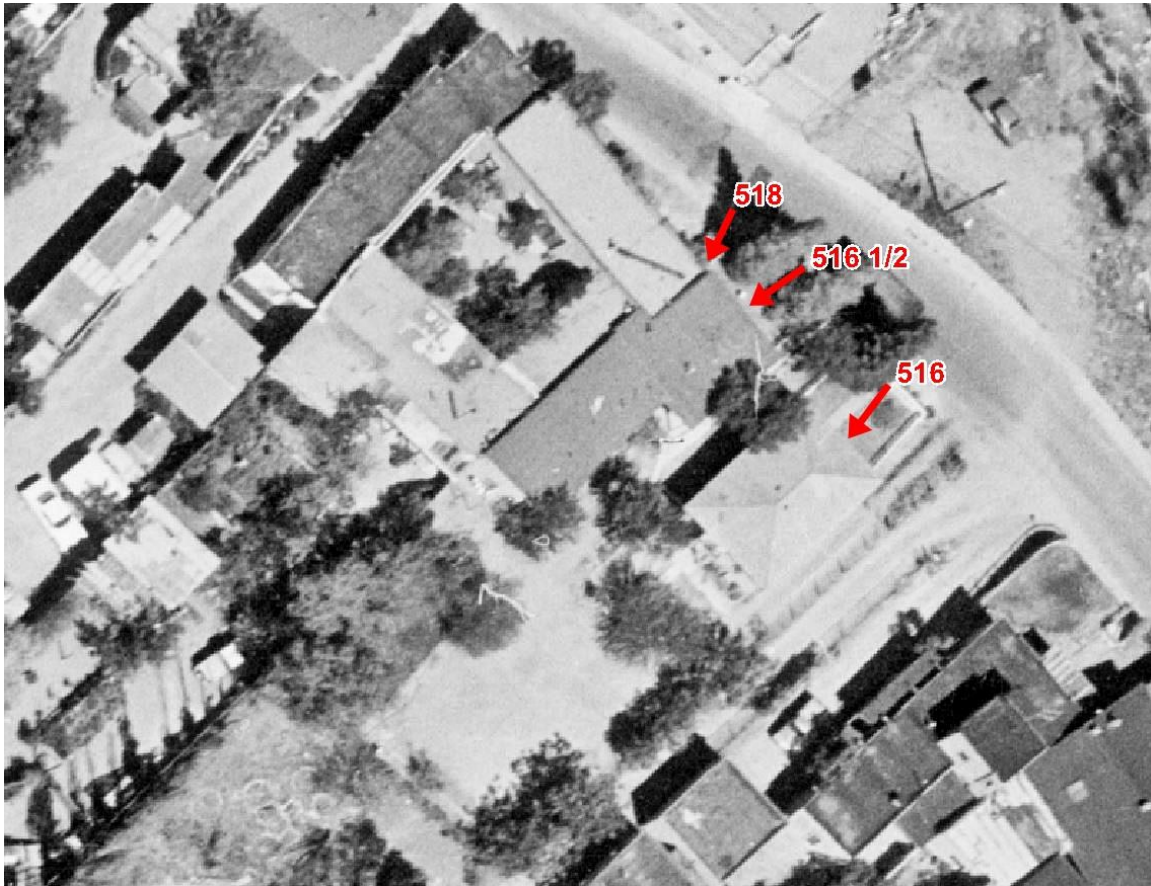


Figure 5: September 11, 1978, aerial photograph.

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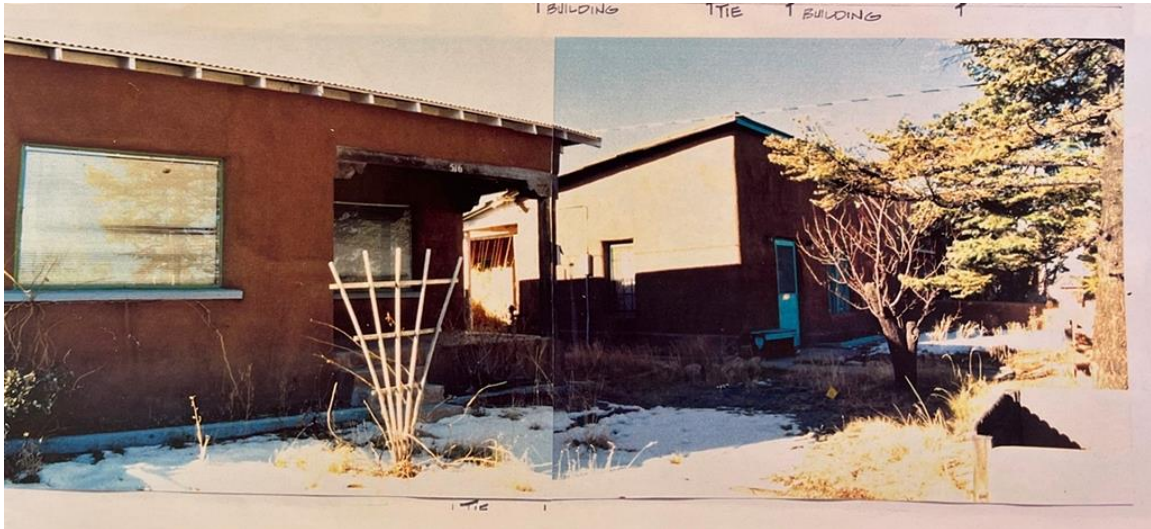


Figure 6: c.1990s, pre-renovation view of the north elevation. Camera facing southwest. Courtesy of Steven Dayton.

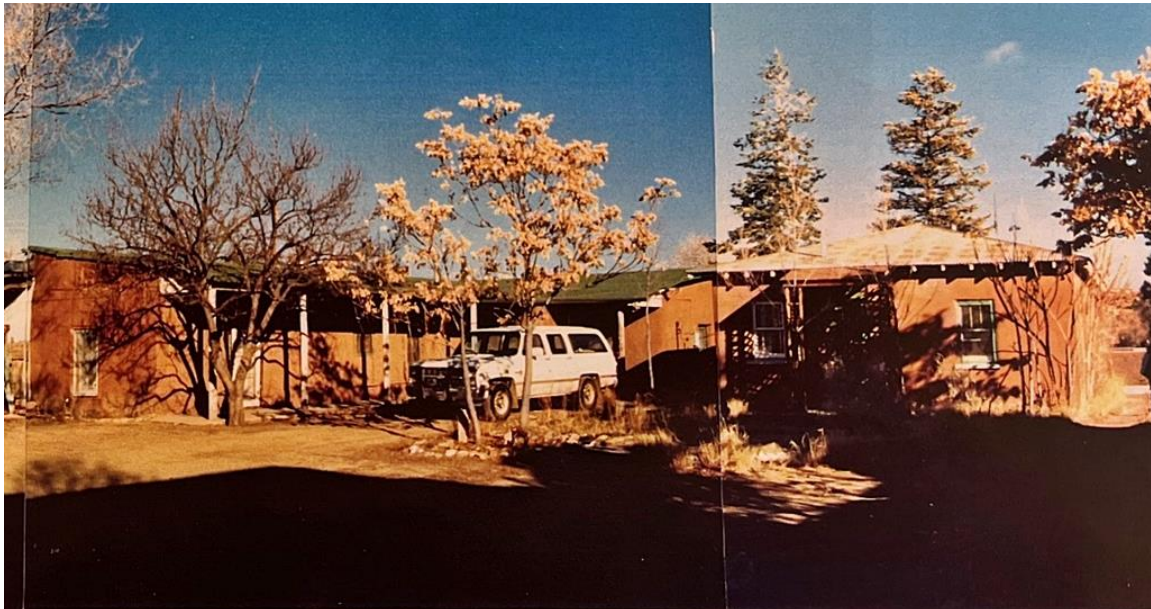


Figure 7: c.1990s, pre-renovation view of the future courtyard area. Camera facing northwest. Courtesy of Steven Dayton.

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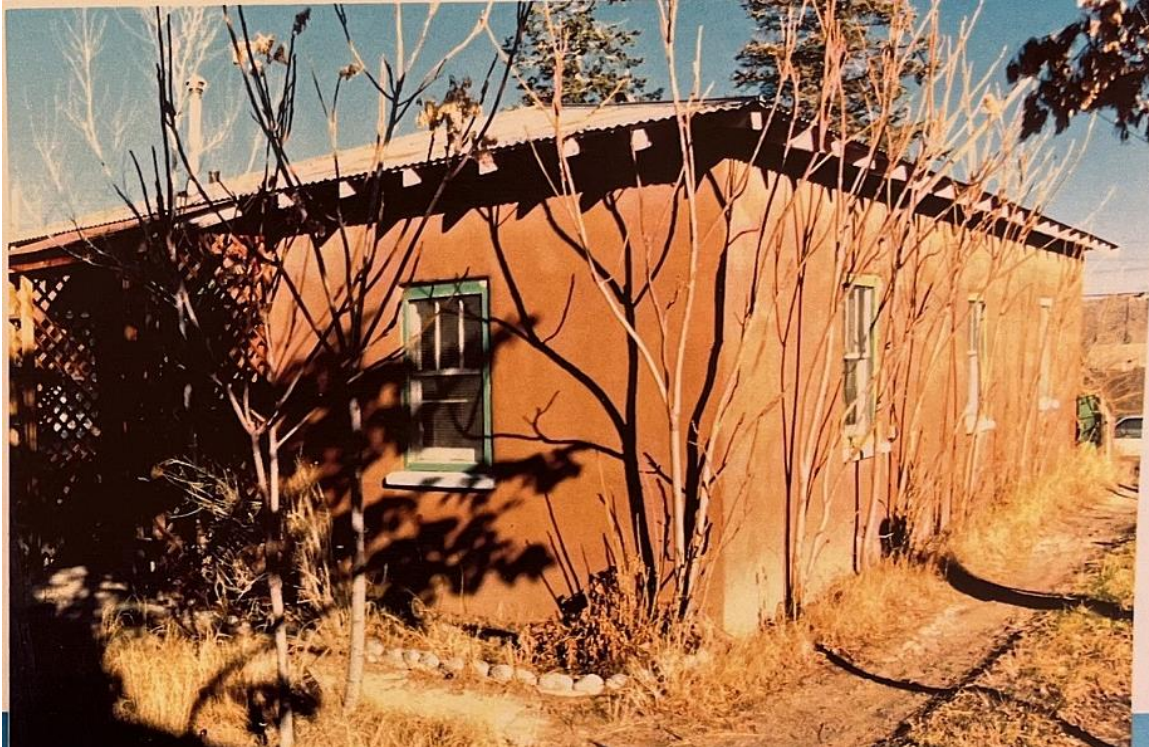


Figure 8: c.1990s, pre-renovation view of the south and east elevations of 516. Camera facing northwest. Courtesy of Steven Dayton.

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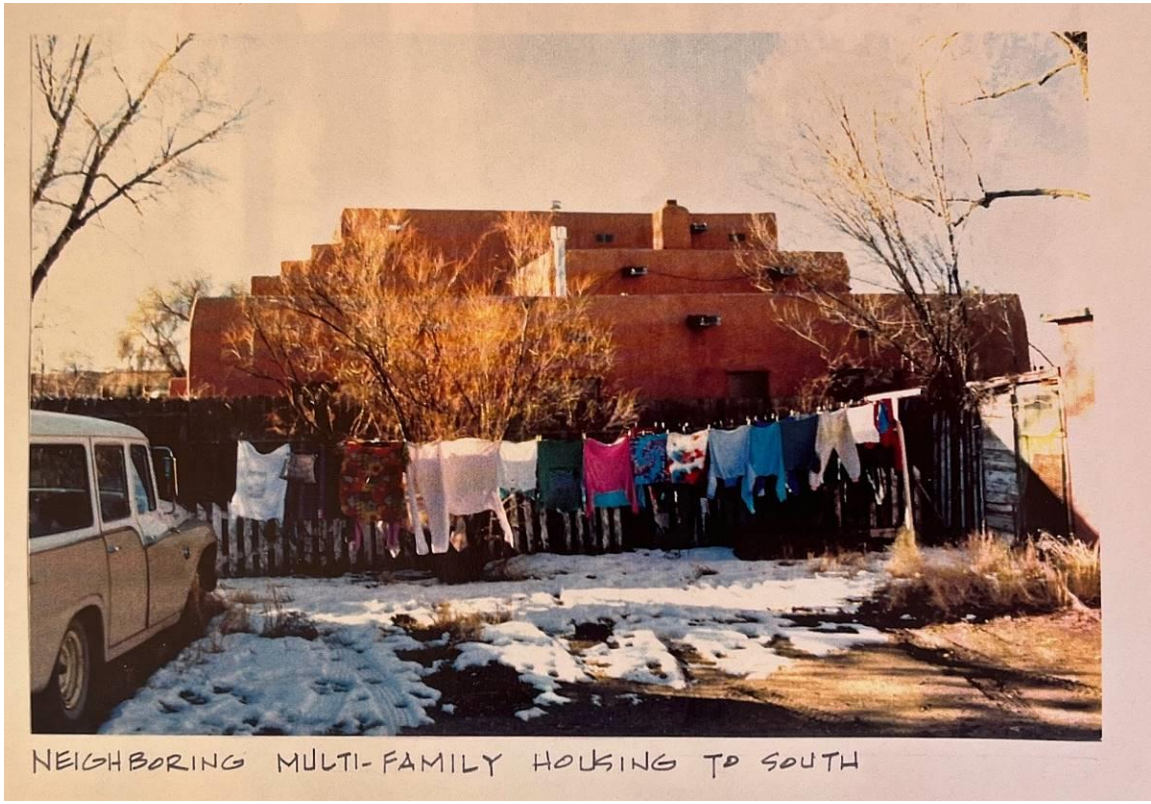


Figure 9: c.1990s, pre-renovation view of south property line. Camera facing south. Courtesy of Steven Dayton.

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Survey Photographs

(All images taken by John W. Murphey on May 22, 23, and 24, 2025)



Photo 2: Reconstructed window openings with 1990s Pella vinyl clad units.

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Photo 3: North façades of 516 (left) and 516 ½ (right). Camera facing southeast.

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Photo 4: Glazed corridor between 516 and 516 ½. Camera facing south.

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Photo 5: North façade of 516. Camera facing south.

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Photo 6: North façade of 516 ½. Camera facing south.

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Photo 7: East elevation of 516. The red lines indicate c.1996 addition. Camera facing northwest.

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Photo 8: Courtyard elevation. Camera facing north.

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Photo 9. Glazed corridor between 516 and 516 ½. Camera facing north.

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Photo 10: South elevation of 516 ½. Camera facing north.

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Photo 11: West (courtyard) elevation of c.1996 addition to 516. Camera facing northeast.

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Photo 12: East (courtyard) elevation of 516 ½ with reconstructed porch. Camera facing south.

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Photo 13: Glazed corridor connecting 516 and 516 ½. Camera facing east.

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Photo 14: Garage/Carport. East elevation. Camera facing southwest.

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Photo 15: Garage/Carport. East elevation door. Camera facing west.

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Photo 16: Alto Street retaining wall. Camera facing southeast.

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Photo 17: Alto Street retaining wall. Gate opening for 516. Camera facing south.

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Photo 18: East and south perimeter walls. Camera facing southwest.

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Photo 19: West fence. Camera facing west.