


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


Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 8, 2025

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Charles and Mamie Hesch Property – Garage Hesch-Gonzales Cottage	2. Location: 459 ½ Agua Fria Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-226 4. County: Santa Fe Parcel # 11115648
5. Property Type: <input checked="" type="checkbox"/> Buildings: dwelling <input checked="" type="checkbox"/> Structures: wall <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: May 23, 2025		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: July 1985, Harry Weiss <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.68658,-105.9506579		
10. Photo Information: John W. Murphey, photographer. Photo 1: South (front) elevation. Camera facing north.		
11. Brief Description of the Property: Originally constructed in the 1920s as a one-car adobe garage, this building was converted into a small residence in the late 1940s, with further expansion occurring in the 1960s. Now enclosing approximately 1,000 square feet, the Hesch-Gonzales cottage presents a modest Pueblo Revival appearance on its primary façade, with lumpy stucco and rounded edges. In contrast, the side elevations—particularly the deck elevation—are more angular and less stylistically articulated. The structure includes two bedrooms and features non-original fenestration, including a large picture window and double glass doors. A recent cobblestone garden lends some visual interest to the site. The building is designated Non-Contributing to the Westside-Guadalupe Historic District and bears no historical association with the 19th-century Hilario Ortiz House at the front of the property. <i>Continued on Page 5.</i>		
12. Who uses the property? Small house		
13. Construction Date: Date: 1920s, with 1940s and 1960s additions <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: Sanborn maps and aerials		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)	
	<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 John@archhistoryservices.com</p> <p>For: Current owner</p>
<p>Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></p>	<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Catherine Wynne and William West Humphrey N/A</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>If 'no' or unknown, do you think this property is eligible for listing? <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 type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-contributing: dwelling <input checked="" type="checkbox"/> No Status: cobblestone garden wall Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Westside-Guadalupe 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>	



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

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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 checked="" type="checkbox"/> Other: cobblestone at front garden wall		7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																																	
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Hung</td> <td>Vinyl</td> <td>1/1</td> <td>4</td> </tr> <tr> <td>Awning</td> <td>Vinyl</td> <td>1</td> <td>2</td> </tr> <tr> <td>Fixed</td> <td>Vinyl</td> <td>1</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Vinyl</td> <td>1-1</td> <td>2</td> </tr> </tbody> </table> <p style="font-size: x-small;">Note: Based on visibility and access during survey</p>		Operation	Material	Glazing	Number	Single-Hung	Vinyl	1/1	4	Awning	Vinyl	1	2	Fixed	Vinyl	1	1	Sliding	Vinyl	1-1	2	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>½-light Wood Panel</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Double</td> <td>Full-light</td> <td>Vinyl</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	½-light Wood Panel	Wood	2	Double	Full-light	Vinyl	1
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12. Chimneys <input checked="" type="checkbox"/> Stucco clad, southwest corner		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																																	
14. Other Significant Features N/A																																			
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications #1 Date: Late 1940s; convert garage to apartment with addition; Sanborn maps and city directories #2 Date: 1960s; create second addition to turn apartment into small dwelling (cottage); Sanborn maps and city directories #3 Date: Recent; wholesale replacement of windows; visual evidence. # 4 Date: Recent; construction of front garden wall; aerial photographs and visual evidence																																			

16. Primary Architectural Style Not Applicable

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

Notes: Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
 Land Use Department
 City of Santa Fe
 200 Lincoln Avenue
 Santa Fe, NM 87504
 (505) 955-6605
<https://www.santafenm.gov/land-use/historic-preservation>

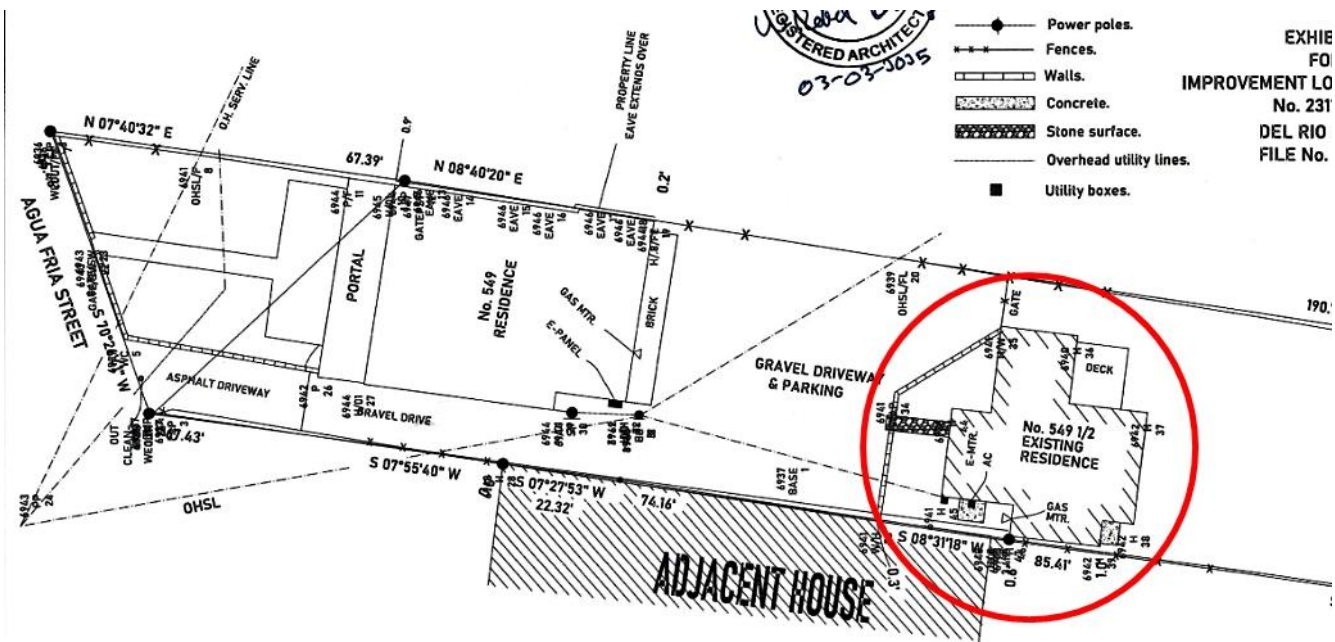
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19. Site Plan: Portion of 2025 site plan. Courtesy of W. Robert Kreger, AIA



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

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Architectural Description Continued

Setting

The Hesch-Gonzales Cottage is located approximately 160 feet north of Agua Fria Street, positioned at the rear of a narrow lot (Photo 2). It stands behind the much larger and older Hilario Ortiz House, which underwent extensive remodeling in the 2000s (Photo 3). The contrast in architectural eras between the two structures is immediately apparent. Access to the cottage is via a narrow gravel driveway that terminates in front of the building. A visually striking cobblestone wall marks the approach (Photo 4), backed by a well-tended rose garden that contributes to the property’s cottage-like character.

South (Front) Elevation

The south elevation reveals both the earliest and most recent phases of construction. On the east side, a large picture window—measuring approximately 3’10” by 4’11” — occupies what was likely the original garage door opening (Photo 5). The unit is recessed 4 inches into the adobe wall. All windows on the house, including this one, are modern vinyl replacements.

To the west is a steel grate security door, though the function of the entry behind it is unclear. Set back 7’ 5” from the original wall plane is the 1960s addition, which also includes a large vinyl sliding window measuring 4’4” by 4’9” (Photo 6). The elevation terminates at the west end with a stuccoed corner chimney, also dating to the 1960s expansion.

West Elevation

The west elevation comprises both the 1940s and 1960s additions. At the south end, the 1960s volume is punctuated by a centered vinyl sliding window (Photo 7). Set back approximately 12’10”, the earlier 1940s addition faces a recent deck (Photo 8). This façade has a single 1/1 vinyl window positioned unusually close to the south corner, suggesting that the 1960s addition disrupted what may have been a more balanced original design. An oversized, decorative scupper box draws attention at the roofline. Both sections of the west elevation are plain and lack distinctive architectural detailing.

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North Elevation

The north side of the home opens onto a landscaped garden featuring a curving gravel path, mature trees, and flowering shrubs. In contrast, the rear of the cottage is architecturally simple and minimally fenestrated (Photo 9). The west section includes a pair of recent double doors set beneath a boxed soffit with a shallow fascia board—visually suggestive of a Territorial detail that contrasts with the building’s otherwise Pueblo Revival styling (Photo 10). The east portion presents a blank stuccoed wall interrupted only by a single off-center 1/1 vinyl window, modestly recessed (Photo 9).

East Elevation

A portion of this elevation resides less than 12” from the neighboring property. The south end, representing the original garage and late 1940s addition, has two vinyl windows, including a small awning unit at the laundry room (Photo 11). The north end includes an entry fitted with a half-light and three-panel wood door and a vinyl awning window (Photo 12). Between these two points, the elevation edges close to the neighboring property and includes a single 1/1 vinyl sash unit (Photo 13).

Interior

The interior was not accessible at the time of the site visit.

Front Yard Wall and Gate

A decorative cobble and brick garden wall encloses the small front yard and rose garden, evoking an English cottage-style aesthetic (Photo 4). The wall is constructed of tightly packed river cobbles set in mortar, with a curving, scalloped profile that rises to frame a central gate opening (Photo 14).

The wall stands approximately 33 inches high at its lowest points, increasing to 50 inches at the gate. The cobble section measures 8½ inches thick, and is capped with a 10½-inch-wide brick coping laid in a single course. The coping is both decorative and functional, shedding water and emphasizing the serpentine profile.

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Centered within the wall is a 34-inch-wide gate made of standard lumber boards (1½ inches by 3¾ inches), assembled with modern fasteners and hardware (Photo 15). The gate is painted and of recent construction, and is not considered historic.

The wall’s ornamental form and materials reflect a 20th-century garden design tradition that draws from vernacular English influences and the romanticized landscape treatments associated with the cottage garden styles.

Historical Overview

Erected in the 1930s as a one-car, rectangular adobe garage, the subject building was converted in the late 1940s into a small dwelling, which city directories confirm was used as an income-producing rental. It was enlarged again in the 1960s, reaching its current footprint—a modified “T” shape—by 1969.

The lot containing the subject building dates to the 19th century. The primary residence on the site—a one-and-a-half-story, side-gabled adobe structure—was constructed sometime between 1860 and 1908. This older front house has little architectural or functional connection to the later garage.

As shown on the 1912 King’s Official Map of Santa Fe, the parcel was then owned by Hilario Ortiz, a lawyer, superintendent of county schools, and member of a prominent New Mexican political family (Fig. 1). At that time, the rear portion of the property—where the garage now stands—was empty. A stable, presumably for the family’s horse and buggy, stood across from the present-day back house.

The Charles and Mamie Hesch Property

Following statehood, the property changed hands and was acquired by Johannes (John) Hesch, the son of German-born contractor and planing mill owner Phillip Hesch, who built the so-called Hesch House at 326 Read Street. John transferred the Agua Fria property to his son, Charles Hesch, via a warranty deed dated February 12, 1917.¹

¹ Warranty Deed, John and Petra Hesch to Charles Hesch, recorded April 22, 1920, Book M3/Page 379, Instrument # 1920000494, Santa Fe County, New Mexico.

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Charles Hesch was born on February 28, 1893, and grew up on Agua Fria Street, where his father operated a carpentry shop.² In 1914, Charles married Mamie Lamberson, a New Mexico native whose father, John Lamberson, had come to the territory to farm.

The 1920 federal census—the first to document the Hesch household—recorded Charles (now going as Charly), then 27, working as a mechanic at the Closson & Closson garage on Don Gaspar Avenue.³ The same year, Mamie was 25 and caring for their young son, Howard. The earliest available city directory, in 1928, confirms that Charles owned the house, listed under the 549 Agua Fria Street address.⁴

It was likely during the 1920s, amid the rise in automobile ownership, that Charles erected the rear garage. The simple structure appears on the 1930 Sanborn Fire Insurance Map as a windowless adobe rectangle measuring 16 by 24 feet (Fig. 2). The property had been cleared of an earlier small residence and two stables shown 18 years earlier on the 1912 King’s map.

The Hesch household remained the same through the 1930s. Howard, their only child, began working at a young age, starting as a junior delivery boy and later becoming a parts man at a local car dealership. He completed high school and later attended St. Michael’s College. By this time, Charles had advanced to foreman at the Closson & Closson garage.

Howard suffered a serious injury in an automobile accident in early 1942, requiring extended recovery in Denver.⁵ After recuperating, he enlisted in the Army and was stationed at Fort Bliss. Though his earlier injuries prevented him from serving overseas, he remained on active duty stateside and attained the rank of staff sergeant. Persistent

² U.S. Census Bureau, Year: 1910; Census Place: Santa Fe Ward 2, Santa Fe, New Mexico; Roll: T624_918; Page: 4a; Enumeration District: 0224; FHL microfilm: 1374931.

³ Ibid., Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 18A; Enumeration District: 129.

⁴ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1928), 92.

⁵ “In Old Santa Fe” [column], *Santa Fe New Mexican*, February 19, 1942, 1.

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shoulder pain led to hospitalization in October 1944,⁶ and he was honorably discharged the following month.⁷

A Family Motorcycle Business

Returning to Santa Fe in his early thirties, Howard did not follow a conventional path. Unlike many returning servicemen who resumed family life—he had briefly married a woman from Lamar, Colorado—Howard instead co-founded Santa Fe’s first motorcycle dealership with his father. Whether out of self-direction, rebellion, or personal passion, the Santa Fe Cycle Company marked a new phase in his life.

Located at 215 Galisteo Street, the shop opened in February 1946, initially offering only bicycle sales and repairs. Within the year, it evolved—likely under Howard’s influence—into a Harley-Davidson dealership (Fig. 3). It operated as a family enterprise: Howard’s mother served as company secretary, and all three traveled to Milwaukee to attend a factory-sponsored mechanics course.⁸ Howard also headed a local motorcycle club that organized charity rides and races, including a rally to Monterrey, Mexico.⁹

During this period, the family converted the former garage on their property into a residence, which by the late 1940s was listed as 549 ½ Agua Fria. Howard lived there, as confirmed by city directories. The 1948 Sanborn map captures the change, showing a rectangular addition along the structure’s north elevation (Fig. 4). Shortly after the map’s publication, Howard Nathan Hesch died following a brief illness at the age of 33.

Now in their mid-fifties, his parents, Charles and Mamie, attempted to sell the Santa Fe Cycle Company and later leased Howard’s small house—a converted garage apartment he had returned to after the war—as a furnished rental.¹⁰ From their back window, just sixty feet away, they would have seen the new tenant coming and going, a stranger now occupying the space their son once called home.

⁶ National Archives and Records Administration; Hospital Admission Card Files, ca. 1970 - ca. 1970; NAI: 570973; Record Group Number: Records of the Office of the Surgeon General (Army), 1775-1994; Record Group Title: 112.

⁷ “In Old Santa Fe” [column], *Santa Fe New Mexican*, November 7, 1944, 8.

⁸ “Paso por Aquí” [column], *Santa Fe New Mexican*, March 12, 1947, 7.

⁹ “Motorcyclists to Monterrey Meet,” *Santa Fe New Mexican*, August 20, 1947, 8.

¹⁰ “Real Estate for Sale” [column], *Santa Fe New Mexican*, February 20, 1949, 12.

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The 1950 census recorded the older couple still working at the motorcycle shop, which had relocated to 1462 Cerrillos Road—a newly developed commercial strip across from the Santa Fe Indian School.¹¹ The area included the recently built King’s Rest Court and the Neighbor’s Hut, a drive-in hamburger stand. Nearly three miles from the city center, the new location may have proved too remote. Around this time, Mamie began selling home-cooked “Spanish meals” from their residence, possibly indicating financial strain.¹²

Charles L. Hesch died on May 13, just 19 days after the census enumerator visited their home, following what his obituary described as several months of illness. He was 57. This left Mamie on her own—but not alone.

Mamie and Maude

Down the street at 526 Agua Fria lived Mamie’s younger sister, Maude, and her husband, Mercedes Gonzales. The sisters had already endured hardship. After their father’s death during their teenage years, they moved into a boarding house on Capitol Street with their younger brother, Dwight. A World War I veteran, Dwight died in his thirties; following the custom of the time, his funeral was held at the Hesch home, the big house fronting Agua Fria Street.

Around 1955, Maude and Mercedes moved into the former garage. The couple led modest lives—Mercedes cut hair and Maude cleaned homes—and the small residence may have offered welcome support. It was during the 1950s that the former apartment was formally assigned the address 549 ½ Agua Fria Street. A 1958 aerial photograph shows the house largely unchanged from the time of its earlier conversion: a footprint in the shape of a “T.” By that time, both homes had separate telephone lines (Fig. 5).

City directories from the 1960s show the sisters continuing to live on the property, each in her own house, with their own telephone, separated by approximately 60 feet. Both were retired.

¹¹ U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 73; Enumeration District: 26-8.

¹² “Personals” [column], *Santa Fe New Mexican*, February 6, 1950, 7.

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A 1969 aerial photograph reveals that Maude’s home had by then been enlarged with an east-west addition extending from the west wall of the original garage (Fig. 6).

Mamie L. Hesch died on August 8, 1976, at the age of 82. As was typical at the time, her household possessions—a couch, dressers, tables, rugs—were sold at an estate sale. Mamie left the entire property to her sister, with formal title transferred through a personal representative’s deed on June 29, 1977.¹³

Post Hesch-Gonzales Changes

Maude died in her smaller home on March 7, 1984 at the age of 87. Her passing resulted in another estate sale, this one featuring antiques, jewelry, and linens. The entire property, including both homes, was sold eight months later to Les Crane.¹⁴ City directories indicate that both homes were subsequently rented.

In 2003, Barbara and Federico Vigil acquired the property. Barbara, an attorney and state judge, renovated the front house—now designated a Significant structure—submitting an application to the Historic Districts Review Board in 2008 (H-08-075). The extensive restoration and renovation¹⁵ likely extended to the back house (549 ½), which now features modern windows and doors and an English cottage-style rose garden in front. The current owners acquired the property in 2023.

¹³ Personal Representative’s Deed, Mercedes Gonzales, Mamie L. Hesch Deceased Estate to Maud [sic] Gonzales, recorded June 30, 1977, Book 349/Page 838, Instrument # 404787, Santa Fe County, New Mexico.

¹⁴ Warranty Deed, Maud [sic] Gonzales Estate to Lee [sic] L. Crane, recorded December 31, 1984, Book 509/Page 814, Instrument # 558248, Santa Fe County, New Mexico.

¹⁵ Paul Weideman, “Beautifully Restored Adobe on the Market,” *Santa Fe New Mexican*, December 6, 2020, Home-30.

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

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		5. Date of Survey: May 23, 2025

Evaluation of Historical Status

The Hesch-Gonzales Cottage nominally meets the criteria for Contributing status, as its composite footprint is over 50 years old, being discernable on a 1969 aerial photograph.

Its most distinctive feature is the south (front) façade, which retains characteristic massing and Pueblo Revival style hallmarks. The remaining elevations are utilitarian in character and have been compromised by replacement fenestration.

For this reason, the building is recommended as Contributing, with its south elevation designated as the primary façade. The non-historic windows are excluded from this designation.

While the front garden wall is attractive and well-constructed, it is of recent construction and therefore ineligible for historic status.

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Illustrations

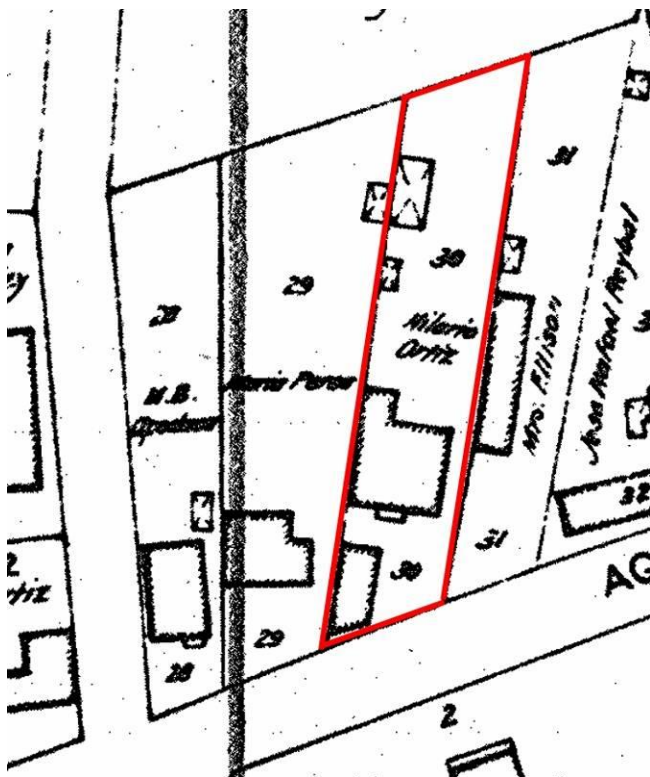


Figure 1: N. L. King, “Map of the City of Santa Fe,” 1912.
 The property under Hilario Ortiz’s ownership.

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Figure 2: Sanborn Map Company, “Santa Fe, Santa Fe County, New Mexico,” January 1930. Original garage configuration.

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Figure 3: December 1946 advertisement for the Santa Fe Cycle Company. Courtesy of the Santa Fe New Mexican.

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Figure 4: Sanborn Map Company, “Santa Fe, Santa Fe County, New Mexico,” January 1930, correction layer, August 1948. Garage converted to small apartment for Howard Hesch.

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Figure 5: November 10, 1958, aerial photograph. Former garage has retained 1940s apartment footprint.

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Figure 6: February 27, 1969, aerial photograph. Former garage has expanded to the west with an addition reflecting its use during the Maude Gonzales period.

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Survey Photographs

(All images taken John W. Murphey, on May 23, 2025, unless otherwise noted)



Photo 2: View of Hesch-Gonzales Cottage (arrow) from north side on Agua Fria Street. Camera facing north.

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Photo 3: Hilario Ortiz House. Camera facing north.

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Photo 4: Subject dwelling and context. Camera facing north.

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Photo 5: South elevation. Window set in original garage door opening. Camera facing north.

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Photo 6: South elevation. Window in 1960s addition. Camera facing northeast.

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Photo 7: West elevation. Window in 1960s addition. Camera facing east.

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Photo 8: West elevation. Window in 1940s addition. Camera facing east.

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Photo 9: North elevation. Camera facing south.

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Photo 10: North elevation. Recent doors in 1960s addition. Camera facing south.

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Photo 11: East elevation, south end. Windows in original garage and 1940s addition. Camera facing northwest.

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Photo 12: East elevation, north end. Window and door in 1940s addition. Camera facing south.

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Photo 13: East elevation. Window in 1940s addition. Camera facing southwest.

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Photo 14: Front Garden Wall. Detail of masonry. Camera facing north.

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Photo 15: Gate. Detail of construction. Camera facing north.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address: 549 1/2 Agua Fria Santa Fe NM 87501 (house at back of property)
Date Submitted:	Proposed Construction Description: Construct a bathroom attached to the rear of the house, connected by a newly constructed hallway
Property Owner of Record: Mary Catherine Wynne and William Humphrey	
Applicant/Agent Name: Mary Catherine Wynne	TOTAL ROOF AREA: 240 sq ft
Contact Person Phone Number: (303) 378 - 1815	
Zoning District: INC-MUN	Lot Coverage: 1.9 % □ Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	Setbacks: Proposed Front: 206 Minimum: _____ 2 nd Front? _____ Proposed Rear: 46 ft Minimum: _____ Proposed Sides: L29 fR 0 Minimum: _____
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed 22 ft Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input checked="" type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed _____ Accessible _____ Minimum: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes _____	

* 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.

Mary Catherine Wynne _____ [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.

SIGNATURE

DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable: 2025-010227--PAR

Escarpment Approval by _____ Date: ___/___/___

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

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

Notes: _____

Zoning Approval:
 Preliminary Approval with conditions Rejected
 Comments/Conditions: _____

REVIEWER: Claudia Kath DATE: 4/2/2025

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

549 1/2 Agua Fria Street

Building Height Calculation:

Total: 125.8 Count: 9 Avg.: 13.9 Max Allowable: 15'7"

