

9.2.25

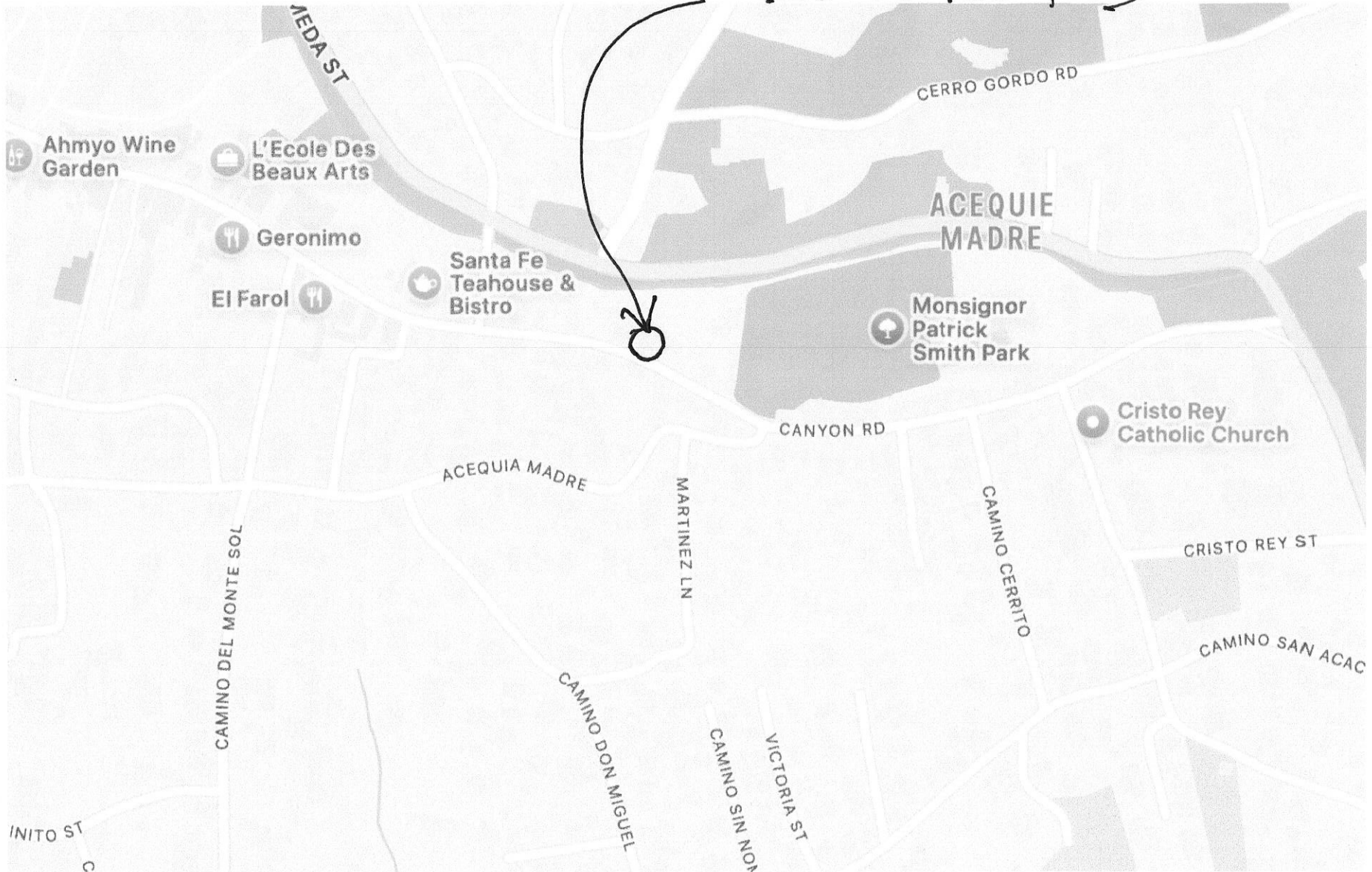
# PROPOSAL LETTER:

PLEASE CONFIRM STATUS  
OF EXISTING HOUSE @  
925 CANYON ROAD —

THANKS, TREV

(505) 670-9403


SITE: 925 CANYON ROAD



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 15, 2025

For HPD Office use only:		District No. _____		NRHP	SRCP	Criteria	A	B	C	D
<b>1. Name of property:</b>  Edward and Mary Vigil House Ed's Appliance Service		<b>2. Location:</b>  925 Canyon Road Downtown and Eastside Historic District - Santa Fe			<b>3. Local Reference Number:</b> Santa Fe ID: H-1117					
<b>5. Property Type:</b> <input checked="" type="checkbox"/> Buildings: 1 house, shed <input checked="" type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object										
<b>6. Date of Survey:</b> September 8, 2025										
<b>7. Previous Survey Date(s):</b> <input checked="" type="checkbox"/> Yes: November 7, 1984, Michael Belshaw <input type="checkbox"/> No:										
<b>8. Name of Project:</b> HDRB Status Evaluation										
<b>9. Lat/Long:</b> 35.6798765,-105.9246747										
<b>10. Photo Information:</b> Giulia Caporuscio, photographer. Photo 1: View of south elevation from Canyon Road. Camera facing north.										
<b>11. Brief Description of the Property:</b>  Constructed in phases between the 1950s and 1980s, 925 Canyon Road is an owner-built vernacular dwelling that incorporates modest midcentury design elements at the façade with a two-story portion at the rear. The house is built of adobe and CMU walls and is fenestrated almost entirely with standard aluminum sliding windows. Midcentury features are expressed in the blocky massing, crisp edges, and a pronounced seamed-metal fascia. The later addition of two rough, plywood-roofed porches on the west and south elevations substantially altered the house's appearance. The dwelling has a footprint of approximately 1,558 square feet, containing three bedrooms and one bath. It is designated Non-contributing to the Downtown and Eastside Historic District. <b>Continued on Page 5.</b>										
<b>12. Who uses the property? Not in use</b>										
<b>13. Construction Date:</b> Date: Before 1958, as under construction; completed c.1961 with additions made thereafter <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs; family memory; city directories										
<b>14. Setting:</b> <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public										
<b>15. Relationship to Surroundings:</b> <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A										

**HCPI Base Form (FORM 1)**

*(Continued from other side)*

**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  
 w/ Giulia Caporuscio

For: Trey Jordan Architecture

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

Mary Ann Vigil  
 Constance Lujan  
 John E Vigil

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  house  No Status: walls  
 Per City of Santa Fe official designation map  
 If 'yes', what is the name of the district?  State  National  City of Santa Fe:  
 Downtown and Eastside Historic District

**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*

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<b>ARCHITECTURAL AND CONSTRUCTION DETAILS:</b>																															
<b>6. Visible Construction Material:</b>  <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block  <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated  <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar  <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular  <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten  <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle  <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:		<b>7. Number of Stories:</b> <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: _____  <b>8. Foundation:</b> <u>  </u> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input checked="" type="checkbox"/> Stone Other: Notes  <b>9. Roof:</b> <u>  </u> 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 type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																													
<b>10. Window Types</b>  <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td>12</td> </tr> <tr> <td>Casement (inoperable)</td> <td>Steel</td> <td>2</td> <td>2</td> </tr> </tbody> </table> Note: Based on visibility and access during survey		Operation	Material	Glazing	Number	Sliding	Aluminum	1-1	12	Casement (inoperable)	Steel	2	2	<b>11. Door Types</b>  <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>15-panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>1/2-Light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>Faux Plank</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	15-panel	Wood	1	Single-Leaf	1/2-Light	Wood	1	Single-Leaf	Faux Plank	Wood	1
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Single-Leaf	Faux Plank	Wood	1																												
<b>12. Chimneys</b> <u>  </u> N/A 1, short, stucco-clad at west elevation		<b>13. Porches</b> <u>  </u> N/A Type: <input type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap 2 non-historic porches that connect at southwest corner																													
<b>14. Other Significant Features</b> N/A																															
<b>15. Modifications:</b> <input checked="" type="checkbox"/> <u>  </u> No known modifications  #1 Date: Before 1966; back two-story addition; aerials photographs #2 Date: Before 1973; west elevation addition holding laundry room and related porch; aerials photographs #3 Date: Before 1973; front (south) wall; aerials photographs #4 Date: Post-1973, open shed; aerials photographs #5 Date: Post 1984; front (south) elevation porch; aerials photographs and 1984 HBI																															



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

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

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		<b>5. Date of Survey:</b> September 8, 2025			

## Architectural Description Continued

### Setting

The house stands on the north side of Canyon Road, just east of its intersection with East Palace Avenue, along a stretch where the land slopes from the roadway toward the Santa Fe River. Dwellings in this segment typically address the grade with two-story rear elevations. This section of Canyon Road is lined by tall concrete masonry unit (CMU) walls (Photo 2). The wall in front of the subject property measures between 5'-9" and 6'-10" in height, exceeding the conforming limit (Photos 1 & 2). Access to the house is from the west, via a sloping gravel driveway. The remainder of the 0.203-acre lot is level and sparsely landscaped. A 360-square-foot open shed stands at the northeast corner, while a recently constructed CMU wall marks the boundary with the new house at 929 Canyon Road. Two mature black locust ("Japanese locust") trees provide shade at the south façade.

### South (Front) Elevation

The front of the house, largely concealed behind the wall, presents a plain midcentury façade (Photo 3). The 1950s core consists of a centered entry flanked by single windows (Photo 4). The entry retains a 15-panel wood door characteristic of the period, now obscured by a decorative security grille. The flanking windows are aluminum sliding units with small sash handles. The sharp-edged reveals suggest CMU construction. A flat roof edged with a seamed metal fascia provides a modest midcentury detail. This simple expression has been compromised by a later non-historic porch, built with exposed plywood decking. Measuring 100 inches in depth, the shed-roofed porch is placed just above the fenestration line, causing a visual dissonance (Photo 4).

### West Elevation

The west elevation incorporates the original 1950s core but has been substantially altered by later additions and a folk-style porch (Photo 6). The original section is distinguished by a prominent rectangular projecting chimney, flanked by small aluminum sliding windows. (On the other side of the chimney is a handsome sandstone Roman brick fireplace). In the late 1960s, a block addition was constructed at the north end, creating a two-story volume that holds a laundry room at the top level. This space

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introduced a secondary entry to the façade (Photos 7 & 8). The laundry room is entered from the south through a half-light wood door. This area is shaded by the wood porch supported by improvised “Doric” columns set on a CMU wall. The remainder of the elevation is defined by the laundry room addition, marked by a single aluminum sliding window (Photo 9).

### North Elevation

The north (rear) elevation illustrates the sequence of additions documented in aerial photographs (Photo 10). Its dominant feature is a flat-roofed, two-story rectangular volume constructed in the 1960s, designed to take advantage of the grade change at the rear of the lot. This strategy, also seen in neighboring houses, allowed expansion without extensive excavation, creating service or storage space below and habitable rooms above. (Compare this with the placement of the home holding the Santa Fe Teahouse & Bistro a few hundred feet to the west). It is fenestrated with standard aluminum sliding windows in varied sizes. At the ground floor, a small entry door once provided access to Ed’s Appliance Shop, the repair business operated by original homeowner Edward Vigil from the 1960s through the 1980s (Photo 11). The 1970s laundry room addition is visible at the northwest corner (Photo 12).

### East Elevation

The east elevation, a secondary façade, descends with the slope, with most fenestration concentrated at the upper level (Photos 3 & 13). These openings contain aluminum sliding windows, consistent with those elsewhere on the house. At the basement level, a smaller opening is fitted with a two-light steel casement window, a departure from the otherwise uniform aluminum units.

### Interior

The interior was not accessed during the survey, but a review of recent real estate photographs provides a sense of its surviving midcentury finishes. For example, the front bedroom reflects the modest residential design of the period: the space is finished with wall-to-wall carpet and small rectangular floor registers, a simplified wood baseboard trim, and aluminum sliding windows with minimal hardware. The ceiling is clad in square acoustical tile, fitted with a modern light fixture (Fig. 8). Along one wall is

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a built-in closet with sliding wood doors, topped by a scalloped valance — a modest decorative flourish characteristic of the period

## Historical Overview

### Introduction

In the 1950s, Edward Vigil, a Maytag repairman, began building a house on an empty lot along Canyon Road, near his family home. Born Eduardo Isidro Vigil in 1924, Edward had his hands full with work and little money to spare. With help from his father, Jacobo (Jake) Vigil, and other relatives, he managed to raise the foundation and walls, but could not take the project any further. He capped the structure with a temporary roof and boarded the window openings with plywood to keep children out. According to his nephew, Frank Vigil, the unfinished house stood in this state for five to six years.<sup>1</sup> This explains its presence on a 1958 aerial photograph (Fig. 5), but its absence from city directories until the early 1960s.

The land that Edward used to build his home was originally an acequia irrigated field owned by his great-grandfather Simon Vigil and perhaps traced further with the Vigil family (Fig. 1). Born in 1833, Simon Vigil initially worked as carpenter, who later became a prosperous sheep rancher and a Santa Fe Trail freighter. He served in the U.S. Army in New Mexico, both in the infantry and cavalry regiments, including the Civil War. According to his obituary, Vigil owned extensive land on the Eastside.<sup>2</sup> The 1897-98 White's map shows the larger property owned by Francisco Sena. It is unclear how or when Simon Vigil acquired the land.

### Edward and Mary Vigil

Edward had grown up in the Vigil family home at 917 Canyon Road. Like many New Mexicans of his generation, he served in World War II, enlisting in June 1942 and serving

<sup>1</sup> Fred Paul Vigil (b. 1942), telephone conversation with John W. Murphey, September 5, 2025. Edward's nephew recalled assisting his uncle as a teenager, along with his brother Eddie.

<sup>2</sup> "New Mexico Veteran of the Civil War Dies at Home Here, Aged 85," *Santa Fe New Mexican*, October 18, 1915, 8.

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as a private in the U.S. Army.<sup>3</sup> After the war his whereabouts are uncertain, but in the summer of 1949 he married Mary Ann Sena.<sup>4</sup> The couple first lived in the family home, while Edward worked as a mail handler for the post office and later as a repairman for Mitchell's Music & Appliance Store.<sup>5</sup> The plot where he would build his home was still being used, according Frank Vigil, to grown, squash, and other vegetables (Figs. 2 & 3).

In the early 1950s, Edward had gone to work at the Maytag Shop, a dealership on Lincoln Avenue operated by the McCauley family. Maytag was then one of the most trusted appliance brands in the country, promoting itself as "the dependability people." The company developed a strong network of independent dealerships, with local shops offering both sales and factory-trained service. Edward attended Maytag's factory service school in Colorado, gaining specialized training in appliance repair.<sup>6</sup> During this period, he formed a popular dance band, the Blue Notes (sometimes billed as Eddie Vigil and his "Blue Notes"), in which he played guitar; the group remained active into the 1960s (Fig. 4).

By the late 1950s, Edward and Mary were living in a house at 822 Canyon Road, owned by the family.<sup>7</sup> Deeds indicate that the property where they were building the home passed from Edward's grandmother, Beatriz Vigil, to his father in 1957<sup>8</sup>, and was then deeded to Edward and Mary in 1961<sup>9</sup>—likely marking the delayed completion of their house. They would raise three children in the completed home.

<sup>3</sup> Registration card, National Archives at St. Louis; St. Louis, Missouri; WW II Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 128.

<sup>4</sup> Marriage License, Marriage Book 28, Page 15337, Santa Fe County, New Mexico.

<sup>5</sup> Hudspeth Directory Company, *Santa Fe City Directory*, 1949 (El Paso: Hudspeth Directory Company, 1949), 334; 1951 ed., 380.

<sup>6</sup> "Vigil Attends Service Course," *Santa Fe New Mexican*, February 14, 1954, 7. The article states Vigil had taken other courses for Maytag.

<sup>7</sup> Hudspeth Directory Company, *Santa Fe City Directory*, 1957 (El Paso: Hudspeth Directory Company, 1957), 412.

<sup>8</sup> Warranty Deed [Spanish language deed], Beatriz and Emilia Vigil to Jacobo and Felia Vigil, recorded July 1, 1957, Book 126, Page 286, Instrument # 223500, Santa Fe County, New Mexico. This deed may have included additional acreage.

<sup>9</sup> Warranty Deed, Jake (Jacobo) and Falia G., Vigil to Edward I. and Mary Sena Vigil, recorded January 7, 1961. Deed appears as exhibit in Instrument # 1714817, Santa Fe County, New Mexico. A subsequent deed from 1982 (Instrument # 498953) identifies the property as 925 Canyon Road.

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At forty, Edward established his own business, Ed's Appliance Store, which operated from the rear of the family home at 925 Canyon Road (Fig. 4). The large basement served as his service area. He advertised in the *New Mexican* and sponsored a company bowling team. The store was later taken over by his son, John Vigil. In 2013 Edward and Mary deeded the property to their three children.

Mary Ann Sena Vigil died in 2015; Edward I. Vigil passed away six years later. Both are buried at Santa Fe National Cemetery.

### Evaluation of Historical Status

The house at 925 Canyon Road is recommended to remain in Non-contributing status. Although its basic footprint dates back more than fifty years, the building does not display the characteristics of any distinctive Santa Fe style. Instead, its original modest midcentury form has been harmed by later alterations that are not congruent with historic precedent. While such changes could theoretically be reversed, their presence underscores the lack of architectural integrity or stylistic identity that would justify a higher status. The history of the Vigil family's long association with the neighborhood is important. However, this house is not the most representative for telling that story, as older and more architecturally coherent properties associated with the family survive to better communicate their legacy.

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## Research Steps

### Property lineage / family connection research

- Researched the Vigil family's landholdings, beginning with Simón Vigil (b. 1833), tracing his occupations (carpenter, sheep rancher, freighter, soldier) through obituaries and other historical records. Conducted a reverse title search to the earliest linking deed, including translation of a Spanish-language deed.
- Obtained and examined multiple deeds from the Santa Fe County Clerk's office.
- Consulted the 1897–98 White's map to identify earliest ownership through mapped resources.
- Traced the property's intra-family passage: from grandfather Beatriz Vigil to Edward's father (1957), then deeded to Edward and Mary in 1961, with a correction recorded in 1982.
- Investigated claims that Simón Vigil was born in France, reconstructing his ancestry two generations in New Mexico.
- Attempted to establish whether Mary Sena Vigil was related to Francisco Sena, examining possible familial connections.

### Biographical and occupational history of Edward Vigil

- Verified Edward (Eduardo Isidro) Vigil's birth year (1924) and family ties, distinguishing him from others of the same name.
- Reconstructed his early career path, including military service and subsequent employment at the Maytag Shop on Lincoln Avenue.
- Attempted to locate his immediate postwar residence outside Santa Fe.
- Connected his probable return to Santa Fe to the 1948–49 period through marriage license research.
- Located documentation of his specialized training at the Maytag Company's factory service school in Colorado.
- Documented his career as a Maytag repairman, situating his work within the broader cultural context of appliance repair in the 1950s–60s.
- Noted extracurricular activities, including his role in forming the Blue Notes dance band.

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### Construction and physical history of the house

- Conducted an oral history interview with nephew Fred Paul Vigil, who recalled assisting his uncle during construction in the 1950s; verified information through a follow-up call.
- Corresponded the 1948 aerial photograph with current site conditions and the footprint of other Vigil homes.
- Correlated oral testimony with aerial photographs, establishing that the house shell was present by 1958 but remained unfinished for several years.
- Checked city directories, confirming the address did not appear until the early 1960s.
- Cross-referenced deed transfers, with the 1961 transaction likely coinciding with completion of the home.
- Sought additional family photographs via the realtor to establish that no structure stood on the site before the late 1950s.
- Analyzed apparent changes in roof forms and footprint dimensions between the 1948 and 1958 aerial photographs.

### Occupancy and later use

- Documented Edward and Mary's occupancy of a family house at 822 Canyon Road in the late 1950s, prior to moving into 925 Canyon.
- Verified that Edward established Ed's Appliance Store at 925 Canyon (with service area in the basement), tracing the business through newspaper advertisements and sponsorships (e.g., bowling team).
- Tracked succession of the business to his son John Vigil.

### Later ownership and family history

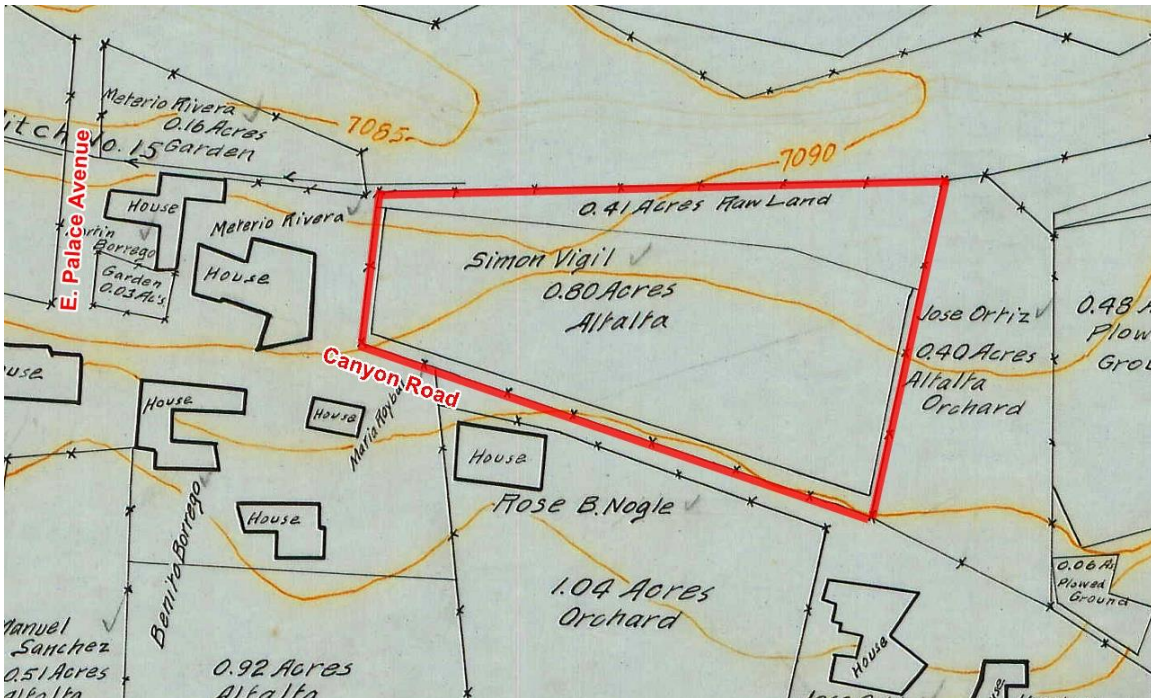
- Documented the 2013 deed transferring the property from Edward and Mary to their three children.
- Confirmed death dates of Mary Ann Sena Vigil (2015) and Edward I. Vigil (2021), and their burial at Santa Fe National Cemetery.

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## Illustrations



**Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Land under the ownership of Simon Vigil.**

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

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**Figure 2: October 25, 1948, aerial photograph.  
Approximation of current parcel boundary.**

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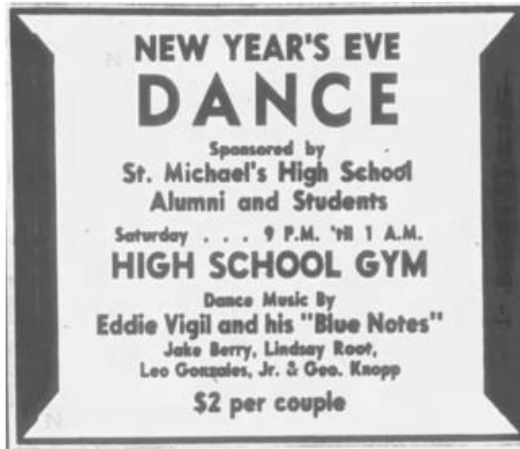


**Figure 3: c.1950s. Unidentified Vigil family members posed at the site that would become 925 Canyon Road. The house at 943 Canyon Road is visible in the background. Courtesy of Frank Vigil.**

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**Figure 4: Edward Vigil materials, clockwise from top left: newspaper portrait of Vigil, Santa Fe New Mexican, 1954; Blue Notes' advertisement for New Year's Eve dance, Santa Fe New Mexican, 1955; advertisement for Ed's Appliance Service, Santa Fe New Mexican, 1973; photograph of Vigil c. 1970s, courtesy Russel Asbury.**

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**Figure 5: November 10, 1958, aerial photograph. Apparently unfinished house.**

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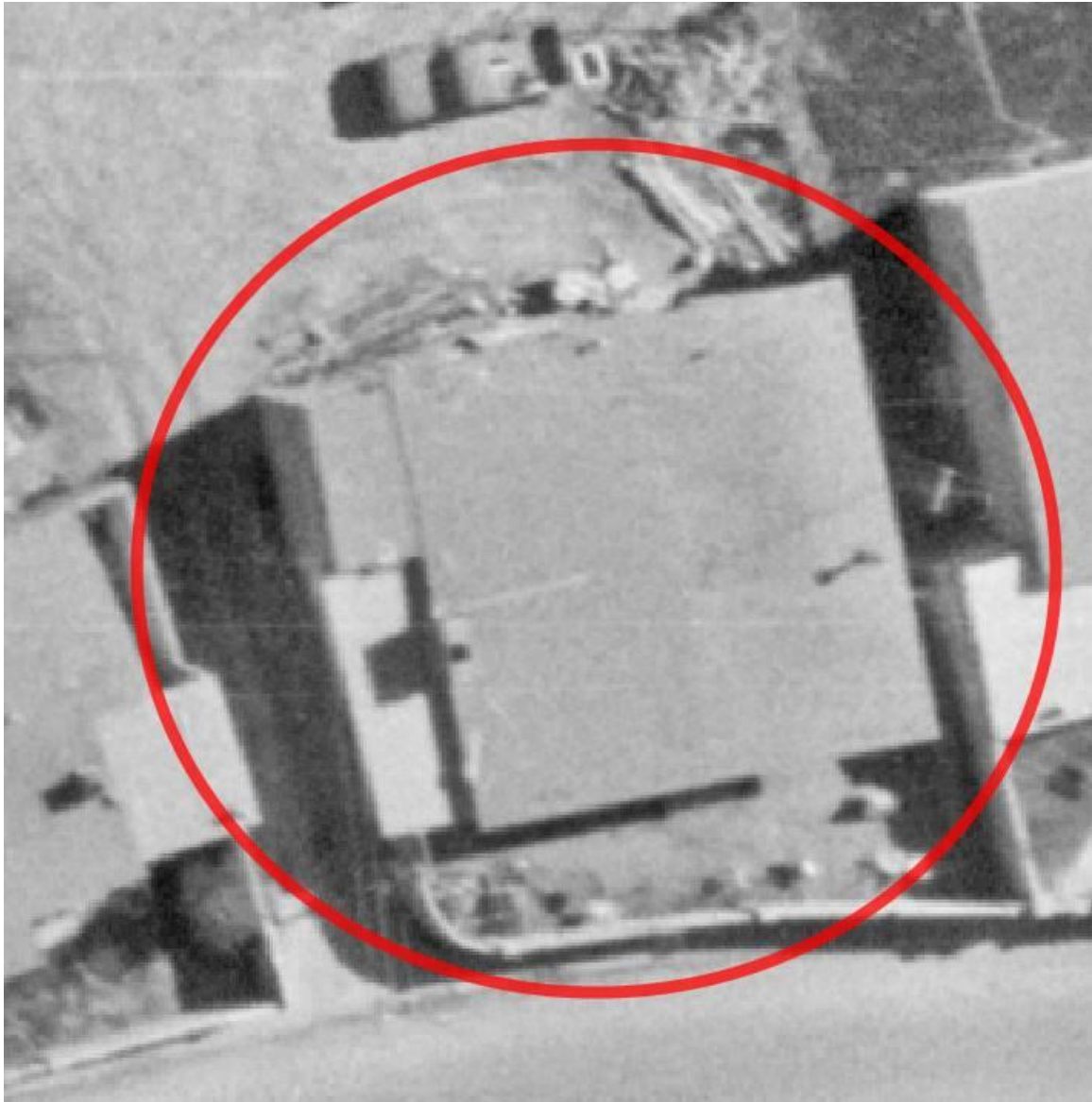


**Figure 6: May 2, 1966, aerial photograph. Completed home without west addition or porches.**

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**Figure 7: May 11, 1973, aerial photograph. West elevation addition and porch and front wall in place.**

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**Figure 8: Southeast bedroom. 2025 real estate listing photo. Photographer unknown.**

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## Survey Photographs

(All images taken by Giulia Caporuscio, on September 8, 2025).



**Photo 2: Canyon Road and street walls. Camera facing northwest.**

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**Photo 3: South(front) and east elevations. Camera facing northwest.**

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**Photo 4: South (front) elevation and porch. Camera facing north.**

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**Figure 5: Joining of two non-historic porches at southwest corner of south (front) elevation. Camera facing up.**

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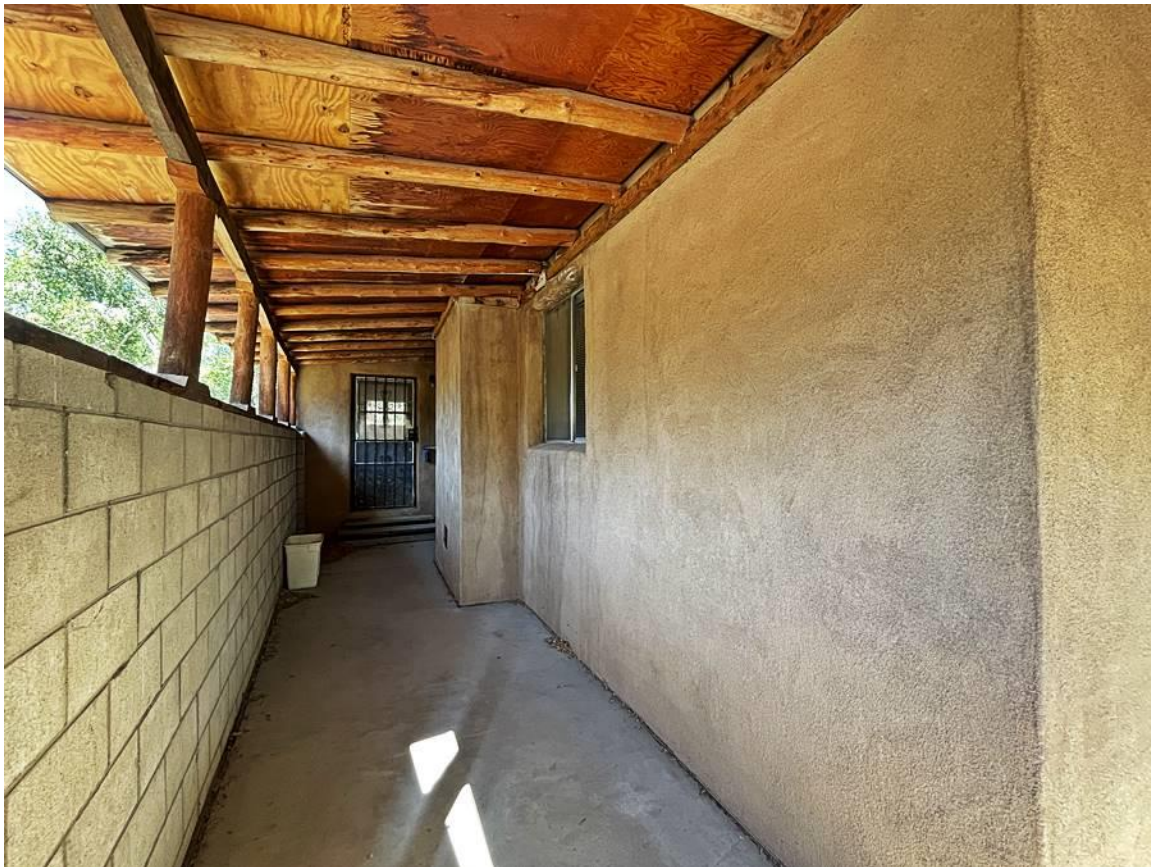


**Photo 6: West elevation. Camera facing northeast.**

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**Photo 7: West elevation and porch. Camera facing north.**

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**Photo 8: West elevation. Older home and entry to laundry room addition. Camera facing northeast.**

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**Photo 9: North and west elevations. Laundry room addition at center. Camera facing southeast.**

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**Photo 10: North elevation. Camera facing south.**

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**Photo 11: North elevation. Entry door at ground level. Camera facing south.**

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**Photo 12: North elevation. Addition at northwest corner. Camera facing up.**

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**Photo 13: East elevation. Camera facing south.**