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November 7, 2025

Historic Preservation Division  
Planning and Land Use Department  
City Hall  
200 Lincoln Avenue  
Santa Fe, NM 87501

Address: 527 Agua Fria Street, Santa Fe NM 87501  
Owners: NEIRIKA LLC  
Building Status: Significant – To be determined  
UPC: 1-053-099-521-161  
Parcel No.: 11266176

On behalf of the applicant NEIRIKA LLC, I am submitting a **Request for Status Review** for 527 Agua Fria Street. The property is located within the Guadalupe Historic District. The site has two existing residential structures. The subject structure is a tri-plex to be converted into a duplex located at the front of the property facing Agua Fria Street. The rear structure is not part of the scope of this request; no work planned on the rear structure.

The project was originally submitted July 15, 2025 with an October 14, 2025 HDRB hearing scheduled. However, your division determined that the status of the subject building required a new review. I am requesting that the status review be placed on the December 9, 2025 HDRB hearing.

In addition, the most current Historic Cultural Properties Inventory (HCPI) dates from 1997. We were informed by your division that a new HCPI is required. A new HCPI is being prepared.

Per your email 11/6/25, you stated that if your division received this status request letter by 11/10/25 and the new HCPI by 11/30/25, the status review can be placed on the December 9, 2025 HDRB hearing agenda.

Please contact me if you have any questions or require additional information.

Sincerely,

*Richard Woodbury*

Richard Woodbury  
Osage Design Studio

Attachments: 24x36 drawing set, existing site plan, floor plan & exterior elevations  
Existing Building Photographs

# HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) BASE FORM

## 1. IDENTIFICATION

HCPI # NMCRIIS # Project Name: 527 Agua Fria Street Survey Date: November 25, 2025	Agency Number: Other #Old ID# 051613581; Santa Fe ID Number H1510 <input checked="" type="checkbox"/> Update
NAME OF PROPERTY Historic Name: 243 Aqua Fria, 243/527 Agua Fria (Aqua Fria) Current Name: 527 Agua Fria Street	OWNER and contact information:
SURVEYOR and contact information: Tina Reames; CSR Architects; 220 Gold Avenue SW; Albuquerque, NM 87102	
PROPERTY TYPE Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> District <input type="checkbox"/> Site Subcategory: <input type="checkbox"/> Acequia/Historic Irrigation Ditch <input type="checkbox"/> Road/Trail <input type="checkbox"/> Other Linear	
LAND STATUS <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Local <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other (land grant, tribal, etc.) Specify Other:	

## 2. LOCATION

STREET ADDRESS: 527 Agua Fria Street CITY: Santa Fe, NM 87501 COUNTY: Santa Fe If no street address, describe how to locate the property:	UTM Coordinates: Hemisphere N Map-datum: NAD 83      Zone: 13 E: 414338.4      N: 3949579.4 USGS Quad Name      USGS Quad Code: Assessor Parcel # 11266176 Local Reference #
SETTING Category: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village	
Subcategory: <input type="checkbox"/> commercial <input type="checkbox"/> industrial <input checked="" type="checkbox"/> residential <input type="checkbox"/> public	

## 3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: Residence, Duplex (and for a time, a three-unit) residence  CURRENT FUNCTION: Residence	CURRENT CONDITION: <input type="checkbox"/> intact <input checked="" type="checkbox"/> altered <input type="checkbox"/> deteriorated <input type="checkbox"/> other Describe:
CONSTRUCTION DATE: Before 1908 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: 1908 sanborn Fire Insurance Map <input checked="" type="checkbox"/> continuation	ARCHITECT/BUILDER: Unknown
BREIF DESCRIPTION OF PROPERTY: The property consists of a lot that is approximately 18,050 sf (.41 acres), located on the north side of Agua Fria Street, west of De Fouri Street. The house is located at the south end of the lot, along Agua Fria Street, and a small front yard, enclosed by a low adobe wall that has been stuccoed, is located between the front façade of the house and the sidewalk.  North of the house is a small backyard surrounded by a wooden fence. A dirt and gravel drive runs along the east edge of the lot and to the north of the house. The house is a one-story, pitched roof, combination adobe and wood stud house that has been faced with a stucco finish. The back of the lot holds another single story smaller house (designated at 525 D Agua Fria Street).	

The front of the house entry is marked by a protruding front porch with arched screened front entry door. The front porch is not very visible from the street as the landscape is overgrown with evergreen trees. The rest of the south façade includes three sets of wood windows: central and nearest the front door is an 8/8/8 triple casement window, next to the west are two 8/8 double casement windows. All windows are trimmed with wood and painted a dark red/burgundy.

continuation

ACEQUIA/HISTORIC IRRIGATION DITCH:  
Name of Acequia/Ditch Association:

HCPI # Address of Property:527 Agua Fria Street	NMCRIS #
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ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
<input type="checkbox"/> Not Applicable	<input type="checkbox"/> International Style/Miesian	<input type="checkbox"/> Pueblo/Pueblo Vernacular
<input type="checkbox"/> Art deco	<input type="checkbox"/> Italiante/Bracketed	<input type="checkbox"/> Queen Anne
<input type="checkbox"/> Bungalow/Craftsman	<input type="checkbox"/> Mediterranean/Spanish Colonial Revival	<input type="checkbox"/> Ranch/Rambler
<input type="checkbox"/> Classical Revival/Neo-Classical Revival	<input type="checkbox"/> Mission Revival/California Mission Revival	<input type="checkbox"/> Southwest Vernacular
<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Modernism	<input type="checkbox"/> Spanish-Pueblo Revival
<input type="checkbox"/> Folk Victorian	<input checked="" type="checkbox"/> New Mexico Vernacular	<input type="checkbox"/> Territorial
<input type="checkbox"/> Gothic Revival/Folk Gothic	<input type="checkbox"/> Prairie School/Prairie Style	<input type="checkbox"/> Territorial Revival
<input type="checkbox"/> Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:		
Is the property individually listed in the State Register? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, SR#		
Is the property individually listed in the National Register? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Is the property part of a Register District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		
If yes, is it <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-contributing		
If not mentioned, in your opinion is the property: <input type="checkbox"/> Contributing <input type="checkbox"/> Non-contributing		
District Name: Santa Fe Historic District		District SR #260; District NR
#73001150 in Santa Fe, the house is located within the "Westside-Guadalupe Historic District"		
Is the property associated with a Multiple Property Documentation Form? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown		
If yes: MPDF Name	MPDF SR#	MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:		
Name: Tina Reames		Date: 11/25/2025
National Register evaluation: <input type="checkbox"/> eligible <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not sure		
National Register eligibility criteria: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input checked="" type="checkbox"/> criteria consideration: A) and B)		
Research into the history of the building reveals that the house does not hold any special significance for its association with events or individuals on a local, regional, national, or global level. C) The building is a conglomeration of styles representing different periods in NM history, and therefore does not embody a particular type, period, or method of construction. Because there were so many changes to this house over the course of close to 50 years, there is not a high level of historic integrity to any specific historic period or type. D) It is unlikely that information important in history or prehistory will be yielded from this building or site.		
Level of significance: <input checked="" type="checkbox"/> local <input type="checkbox"/> state <input type="checkbox"/> national		
Area of significance:		subarea:
Is this property similar to other nearby properties? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Could it be contributing to an undefined district? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Discuss: The building is already considered to be contributing to the Santa Fe Historic District, listed on both the State and National Registers, and it is included in the Santa Fe Historic Preservation Divisions Westside-Guadalupe Historic District. If another district containing the site were defined, the building could be considered contributing.		
B. Agency Determination:		
Name:		Date:
National Register evaluation: <input type="checkbox"/> eligible <input type="checkbox"/> not eligible <input type="checkbox"/> undetermined		
National Register eligibility criteria: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> criteria consideration:		
Level of significance: <input type="checkbox"/> local <input type="checkbox"/> state <input type="checkbox"/> national		
Area of significance:		subarea:
Could it be contributing to an undefined district? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Agency Remarks:		
C. SHPO Determination:		

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
National Register evaluation:  eligible  not eligible  undetermined  
National Register eligibility criteria:  a  b  c  d  criteria consideration:  
Level of significance:  local  state  national  
Area of significance: \_\_\_\_\_ subarea: \_\_\_\_\_  
Could it be contributing to an undefined district?  Yes  No  
SHPO Remarks: \_\_\_\_\_

# HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) DETAIL FORM

HCPI # Address of Property: 527 Agua Fria Street	NMCRIS #
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## 6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

### A. Visible Construction Materials

<input checked="" type="checkbox"/> Adobe	<input type="checkbox"/> Metal: Corrugated	<input checked="" type="checkbox"/> Stucco
<input type="checkbox"/> Brick	<input type="checkbox"/> Masonry: Simulated	<input type="checkbox"/> Tile: Clay
<input type="checkbox"/> Composition Board	<input type="checkbox"/> Metal: Structural Siding	<input type="checkbox"/> Vinyl or Aluminum Siding
<input checked="" type="checkbox"/> Concrete: Block	<input type="checkbox"/> Metal: V-Crimp	<input type="checkbox"/> Wood: Board & Batten
<input type="checkbox"/> Concrete: Cast Stone	<input type="checkbox"/> Stone: Random Ashlar	<input type="checkbox"/> Wood: Horizontal Siding
<input type="checkbox"/> Concrete: Poured	<input type="checkbox"/> Stone: Random Coursed	<input type="checkbox"/> Wood: Jacal
<input type="checkbox"/> Concrete: Pre-cast	<input type="checkbox"/> Stone: River Rock	<input type="checkbox"/> Wood: Log
<input type="checkbox"/> Curtain Wall	<input type="checkbox"/> Stone: Rock Faced	<input type="checkbox"/> Wood: Shingle
<input type="checkbox"/> Earth Plaster	<input type="checkbox"/> Stone: Tabular	<input type="checkbox"/> Wood: Tongue and Groove
<input checked="" type="checkbox"/> Other, describe: Wood stud, lath and plaster. Metal roofing.		

### B. Number of Stories

<input type="checkbox"/> N/A <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 ½ <input type="checkbox"/> 2 <input type="checkbox"/> 2 ½ <input type="checkbox"/> Other, describe:
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### C. 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: Poured <input type="checkbox"/> CMU <input type="checkbox"/> Stone <input type="checkbox"/> Other, describe:
Notes:

### D. Roof

<input type="checkbox"/> N/A           Features: <input checked="" type="checkbox"/> Eave <input type="checkbox"/> Parapet
Shape: <input type="checkbox"/> Barrel <input type="checkbox"/> Butterfly <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Cross Gable <input type="checkbox"/> Gable <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed
<input type="checkbox"/> Other, describe:
Pitch: <input type="checkbox"/> None <input checked="" type="checkbox"/> Low <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Steep
Materials:
<input type="checkbox"/> Asphalt <input type="checkbox"/> Metal: Corrugated <input checked="" type="checkbox"/> Tile: Metal
<input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Tile: Terra Cotta
<input type="checkbox"/> Composition Shingle <input checked="" type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Wood: Shingle
<input type="checkbox"/> Earth <input type="checkbox"/> Metal: V-Crimp
<input checked="" type="checkbox"/> Other, describe: The original roof was a flat roof with drainage to the north. At some point, a gabled roof was added raising the elevations of the residence. It is not evident if this was a clay tile roof, but it now has a metal roof simulating a tile roof. The cross gable roof is offset. The lower metal roofs covering the front porches and side and back additions has a combination of metal tile and standing seam. The roof over the garage and connector is a low slope standing seam metal roof.

### E. Chimneys

<input type="checkbox"/> N/A           Number Interior:           Number Exterior: 1
Construction Material: <input type="checkbox"/> Brick <input type="checkbox"/> Adobe <input type="checkbox"/> Stone <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Terra Cotta Tile
<input checked="" type="checkbox"/> Metal Flue <input type="checkbox"/> Other, describe

### F. Porches

<input type="checkbox"/> N/A
Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Incised <input checked="" type="checkbox"/> Partial Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap <input type="checkbox"/> With a Gazebo
Other Details, describe: At the front entry, an extended covered area shields the front door to Suites 1 and 2. A later addition added a back enclosed porch with a low roof and large skylight.

HCPI # Address of Property:527 Agua Fria Street	NMCRIS #
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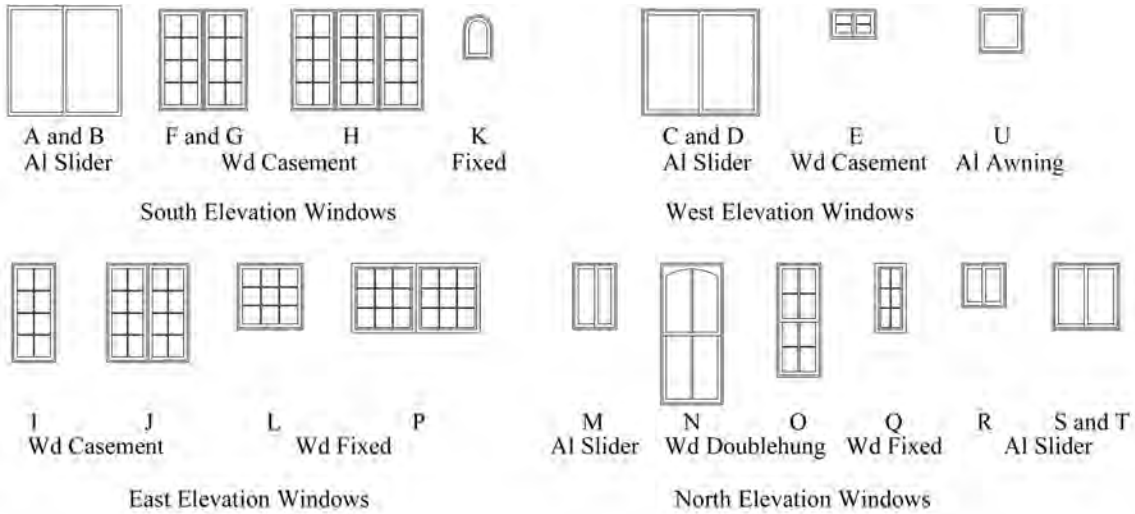
G. Doorways

<input type="checkbox"/> N/A	Number of Doorways:7
Type:	<input checked="" type="checkbox"/> One-leaf <input type="checkbox"/> Two-leaf
Style:	<input type="checkbox"/> Diagonal Plank <input type="checkbox"/> Dutch <input type="checkbox"/> French <input type="checkbox"/> Plain <input checked="" type="checkbox"/> Panel <input type="checkbox"/> Vertical Plank <input checked="" type="checkbox"/> Other, describe:See sketches below
Components:	Panels/Lights-Number and configuration <input type="checkbox"/> Sidelights - number and configuration <input type="checkbox"/> Transom
Material:	<input type="checkbox"/> Aluminum <input type="checkbox"/> Fiberglass <input type="checkbox"/> Metal <input type="checkbox"/> Steel <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other, describe
Depth of Reveal:varies	
Notes:	
<p>South Elevation Doors #1, #2, and #3                      North Elevation Doors #4, #5, #6, and #7</p>	

H. Window Openings

<input type="checkbox"/> N/A	Number of Window Openings:21		
Operation:	Material:	Glazing:	
<input type="checkbox"/> Awning	<input checked="" type="checkbox"/> Anodized Aluminum	<input type="checkbox"/> 1/1	<input type="checkbox"/> 2Pane Horizontal <input type="checkbox"/> Curtain Wall
<input checked="" type="checkbox"/> Casement	<input type="checkbox"/> Bare Aluminum	<input type="checkbox"/> 2/2	<input type="checkbox"/> 2 Pane Vertical <input type="checkbox"/> Glass Block
<input checked="" type="checkbox"/> Double or Single Hung	<input type="checkbox"/> Steel	<input type="checkbox"/> 3/1	<input type="checkbox"/> 3 Pane Vertical <input type="checkbox"/> Palladian Motif
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Vinyl	<input type="checkbox"/> 4/4	<input type="checkbox"/> 4 Pane Vertical <input type="checkbox"/> Picture Window
<input type="checkbox"/> Hopper	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> 6/6	<input checked="" type="checkbox"/> Combination, describe:
<input type="checkbox"/> Louver	<input type="checkbox"/> Other, describe:	<input type="checkbox"/> 9/9	<input type="checkbox"/> Store Front or display
<input type="checkbox"/> Pivot		<input checked="" type="checkbox"/> Other configuration, describe:The configuration of the windows varies. See elevations below.	<input type="checkbox"/> Other, describe:
<input checked="" type="checkbox"/> Sliding t			
Depth of Reveal: varies among the different window types			

Notes:



I. Other Significant Features

Describe: On the north side of the house there is a thickened wall with decorative tile where a fountain may have been.

7. Associated Properties

Discuss: N/A

Are associated properties eligible for listing? No

8. Documents Available and Their Locations

Discuss: Sanborn Fire Insurance Maps attached (April 1908, June 1913, June 1921, January 1930); King's Official Map of the City of Santa Fe (1912); 1997 NM Historic Building Inventory forms; 2024 Santa Fe County Tax Parcel Viewer

9. Attachments

Please indicate which items are attached:

- Site Plan (required)
- Photos (required)
- Map or aerial photo (required)
- Continuation sheet (Word document), if necessary
- Additional detail forms for associated properties, if applicable

# Historic Cultural Properties Inventory (HCPI) Continuation Sheet

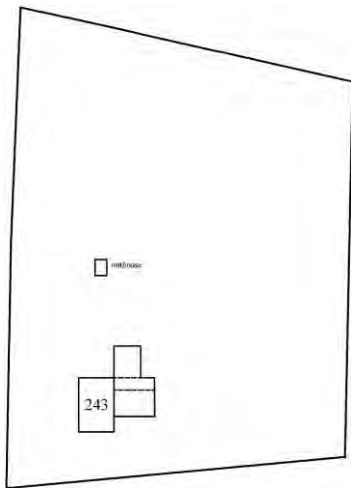
*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property)  527 Agua Fria Street Previously 243 Aqua Fria Street; 243/527 Agua Fria (Aqua Fria) Street	2. Location:  527 Agua Fria Street Santa Fe, NM 87501	3. Local Reference Number:  4. County Santa Fe  5. Date of Survey  November 25, 2025

## Construction Date, Timeline of House, and Inferred Evolution of House Graphic:

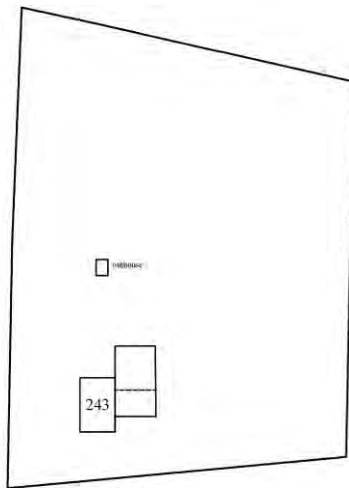
There have been several additions and renovations to this building over time. Based on historic maps and the previous Historic Building Inventory forms (1997), it is estimated that there have been at least four additions to the original house.

- The original house was built sometime before 1908.
- It is estimated that the outhouse at the rear of the lot was constructed during the same timeframe (before 1908).
- An addition was constructed at the rear of the house (northeast side) sometime after 1908 and before 1913.
- A much larger addition was constructed at the west side of the house sometime after 1913 and before 1921. (Note: the new southwest corner of the house is constructed of adobe.) A covered front porch was added at the southeast corner of the house.
- Another large addition was added to the back of the house, possibly an enclosed back porch with lower roof. A separate garage was added to the west and access to a cellar on the east side of the house sometime after 1921 and before 1930. (Note: the location of the house appears to be further east.)



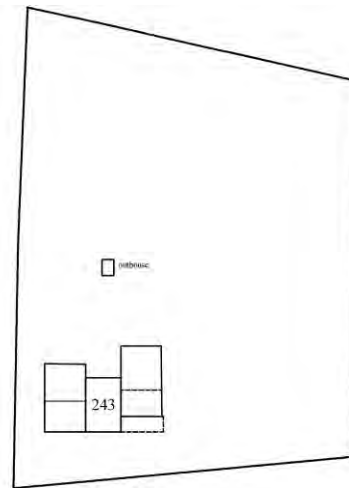
Aqua Fria

1908 Sanborn Map



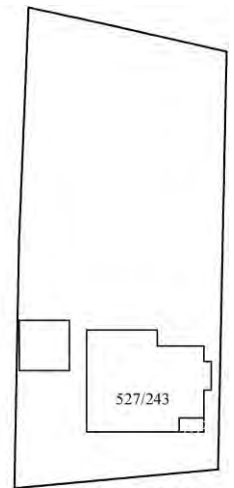
Aqua Fria

1913 Sanborn Map



Aqua Fria

1921 Sanborn Map



Aqua Fria (Aqua Fria)

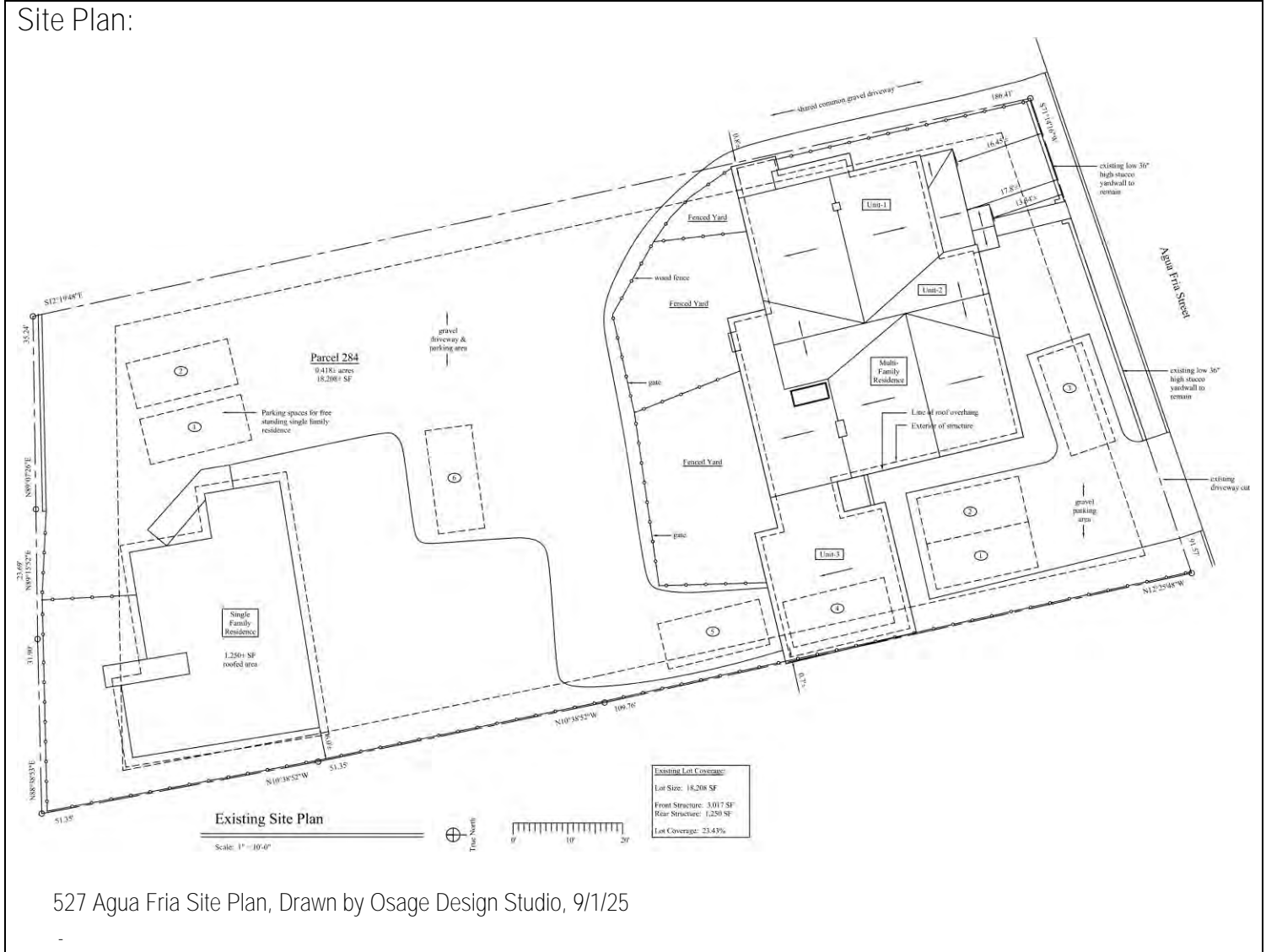
1930 Sanborn Map



# Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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# Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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

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		5. Date of Survey  November 25, 2025

### Photographs of Building and Site:

See 7 pages of exterior building photographs by Osage Design Studio; 45 pages of window assessment by RPA & Associates, LLC that follow.



North Elevation - northeast corner of house - thickened wall at exterior with decorative tile and broken spigot (remnants of a fountain)

527 Agua Fria Street  
Existing Exterior Photographs  
6/30/25



1 - South Façade (facing Agua Fria)



2 - South Façade showing west face of structure



3 - South Façade (facing Agua Fria)



4 - South Façade (facing Agua Fria)



5 - East Façade (southeast corner)



6 - East Façade



7 - North Façade (northeast corner)



8 - North Façade



9 - North Façade



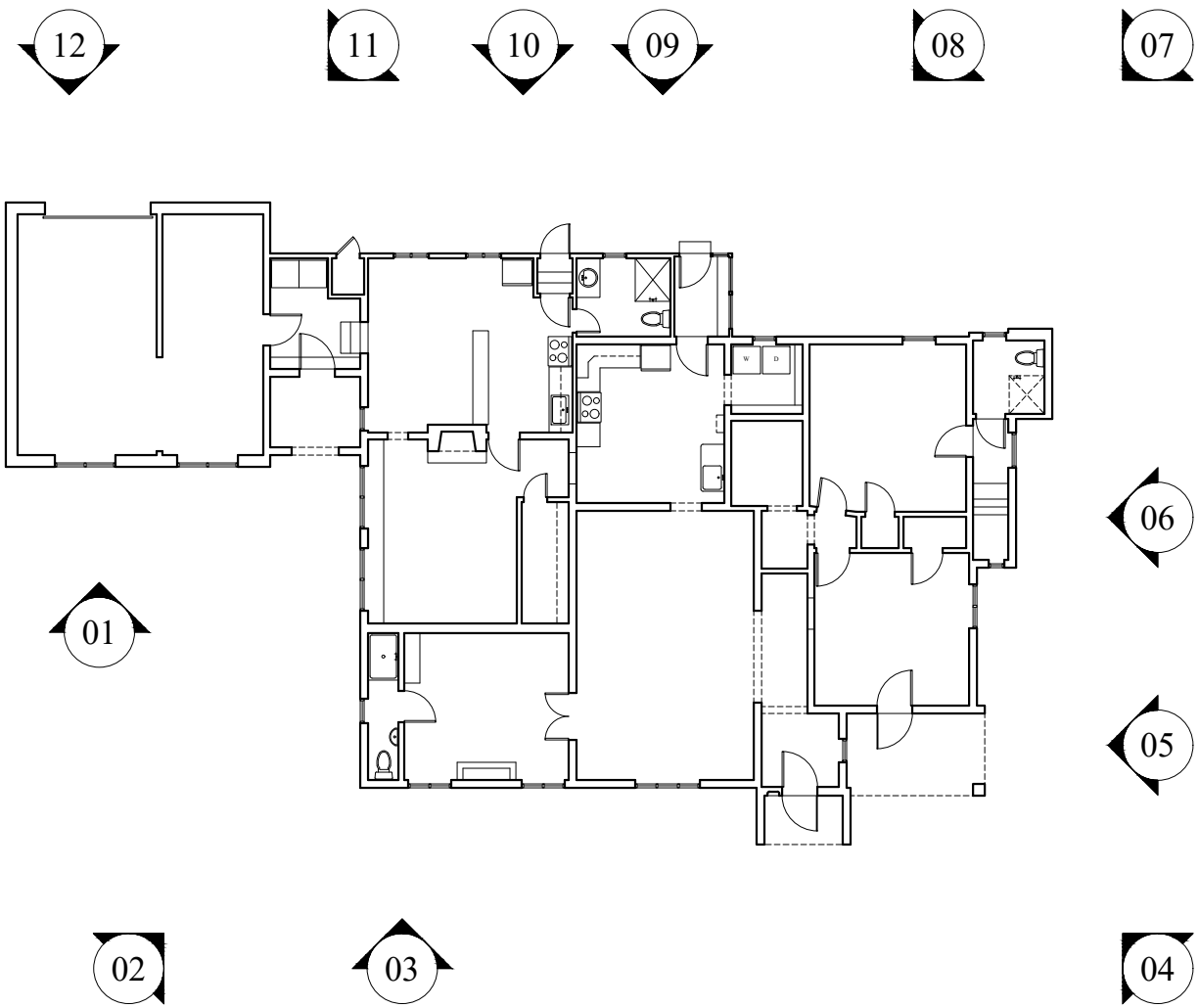
10 - North Façade



11 - North Façade

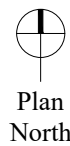


12 - North Façade (northwest corner)



Agua Fria Street

Photo Key Plan



Historic Cultural Properties Inventory (HCPI) Continuation Sheet  
Historic Preservation Division, New Mexico Department of Cultural Affairs

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Aerial Photograph:



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527 Agua Fria House Historic Research Synopses, Timeline of House, and Bibliography

See 12 pages of research synopses, etc. that follow.

## 527 Agua Fria House Research Synopses

### Per King's and Sanborn Fire Insurance Maps:

243 Aqua Fria was built sometime before 1908. Based on the historic maps, the original portion of the existing building is the middle portion of the front rectangular façade that faces the street today. (Refer to building footprint graphic for more information.) The original building underwent a renovation and addition to the east and rear of the house sometime after 1912 and before 1913. An addition was added to the west sometime after 1913 and before 1921. A front porch was also added. Between 1921 and 1930, the footprint of the building moves to allow more space between the lot line and the main house. (There appears to have been an error in the original location of the dwelling.) On the 1930 Sanborn Map, the footprint of the building was changed from three simple rectangles to a blocky almost square footprint with the addition of a garage and the outhouse was removed. The address label for the building was changed from 243 Aqua Fria to 527 Agua Fria and the lot line had changed, reducing the lot size from east to west. The footprint of the building remained the same on the 1948 revision to the 1930 Sanborn Map. The current footprint of the building, which adds a restroom to the northeast corner and a connector from the main house to the garage, shows that one or more additions were constructed onto the building after 1985 but before 1998. Based on the research materials available, it is not entirely clear when the other additions were constructed, but it is inferred that all additions to the building and the garage were completed prior to 1998. Refer to the 1985 and 1997 Historic Building Inventory Forms section below.

### Per the 1985 and 1997 Historic Building Inventory Forms:

The building was described in previous Historic Building Inventory forms – in 1985 and then resurveyed in 1997. There are some inconsistencies between the 1985 form and the 1997 and the Sanborn maps indicating the development of the house.

On the 1985 form, 527 Agua Fria (ID No. 051613581) is drawn with the main house separate from the garage that matches the 1930 and 1948 Sanborn Maps but with a protruding front porch addition. In addition, the surveyor of the 1997 form included a comment about the garage: "connected to the house by arched stucco gateway."<sup>1</sup> This gateway was not shown on either survey site plans. Based on the former survey, it is assumed that the addition joining the garage to the main house was constructed after 1985 but before 1998.

Both 1985 and 1997 forms note the "Mediterranean" style, but do not note that the original building was flat roofed. The 1985 form notes that the significance of the building is "of interest," and that the building should be eligible because it is "contributing."<sup>2</sup> It is to be noted that this 1985 survey form was the survey used to determine whether or not the building should be considered "contributing" in the Santa Fe Historic District (refer to the Santa Fe Historic District Section that follows).

On the 1997 form, the building is noted as being listed on the National Register of Historic Places, as being a contributing property, and as being listed on the State Register of Cultural Properties. While it is

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<sup>1</sup> DB, "New Mexico Historic Building Inventory - Santa Fe Resurvey 1997, 527 Agua Fria," August, 1997.

<sup>2</sup> HMW, "527 Agua Fria Building Survey Form," June, 1985.



true that the building is contributing to the Santa Fe Historic District (See Santa Fe Historic District section that follows), the building is not listed individually on either the State Register of Cultural Properties or on the National Register of Historic Places. (Refer to SR-NR-Excel-Database-through-June-2016.xlsx file provided by the NM HPD for a list of individual properties and districts included on the State and National Registers).

On the 1985 form, the building is also noted as having had moderate remodeling and the 1997 form lists the degree of remodeling as minor.

### **Santa Fe Historic District**

#### **Per the 1973 National Register of Historic Places Inventory – Nomination Form:**

The Santa Fe Historic District was added to the State Register on September 29, 1972 (State Register #260) and to the National Register on July 23, 1973 (National Register # 73001150). 527 Agua Fria is included as a contributing property in the Santa Fe Historic District, based on the 1997 survey of the property (mentioned above).

#### **Ownership of the House:**

On the 1912 King's Map, the building is marked as Block 60, Lot 34, and is attributed to Mrs. C. W. Dudrow.

From the 1985 Historic Building Inventory Form, included a comment: "A. C. Koch bought this in 1912 from C.W. Dudrow Estate. He added tile Rf in 1920-25. House has grown @ rear – N.V."<sup>3</sup>

Between 1913 and 1927, no information regarding the ownership of the house was found.

From 1928 through 1964, A.C. Koch or a Koch family member is listed as the owner of the property (per Santa Fe City Directories). There is also a Mrs. Dorothea K Dunakin (nurse) associated with the property either as a tenant or owner from 1944 through 1951.

- Between 1928 and 1938, the owner is listed as Koch, A. C.
- Between 1940 and 1944, the owner is listed as Koch, A. C. Mrs.
- Between 1944 and 1947, the owner is listed as Koch, A. C. Mrs. and Dunakin D. K. Mrs. nurse
- Between 1947 and 1949, the owner is listed as Koch, Alice Mrs. and Dunakin D. K. Mrs. nurse
- Between 1949 and 1951, the owner is listed as Koch, Alice Mrs. and Dunakin Dorothea K. Mrs. nurse
- Between 1951 and 1964, the owner is listed as Koch, Alice A. and Dunakin Dorothea K. Mrs. nurse
- In 1964, the owner is listed as Koch, Alice C. Mrs.

It is unknown when the Koch family sold the house.

On December 19, 2024, the house was sold.<sup>4</sup>

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<sup>3</sup> HMW, "527 Agua Fria Building Survey Form," June, 1985.

<sup>4</sup> [https://www.zillow.com/homedetails/527-Agua-Fria-St-Santa-Fe-NM-87501/6826806\\_zpid/](https://www.zillow.com/homedetails/527-Agua-Fria-St-Santa-Fe-NM-87501/6826806_zpid/)



According to the Santa Fe County Tax Parcel Viewer, Neirika LLC is the owner of the house.

### **Review of Architectural Features and Styles of the House and Site:**

The existing house is a compilation of pieces that were added on and renovated over the course of approximately ninety years. The various additions and renovations add different styles to the house.

**Original Portion of the House:** The original portion (pre-1908) may have followed many of the stylistic patterns of a New Mexico vernacular house. Whether Spanish Colonial or Territorial Style which was primarily in use in New Mexico during the mid to late nineteenth century, and featured flat roofs, adobe construction, new milled lumber elements and fired brick detailing, along with the inclusion of provincial Greek Revival Style elements, the original portion of the house is constructed of wood stud framed walls, which have been faced with stucco. A small outhouse was added in the rear. It is unknown when the north thickened wall and fountain were added to the house. This appears to be more Mediterranean in style. It is also unknown when the low adobe wall that wraps the front yard was added to the house.

**Minor Addition #1:** Between 1908 and 1913, a small addition was added to the northeast corner of the house.

**Major Renovation/Addition #2:** A significant renovation and addition was done at the house prior to 1921. It is assumed that part of the work of this project was completed in adobe construction, as the front southwest corner remains an 8" thick adobe constructed wall. Another part of the renovation of the house is thought to have included a front porch at the main entry. The windows and doors are typically wood units painted red. It appears that many of these units are the original ones installed when the main house and addition were built. The majority of the windows and doors have divided lites, square red wood trim, and the windows have square sills. All windows appear to be operable, inward swinging casement windows with a few double hung on the north side of the building.

**Major Addition #3:** It is possible that the third addition actually included more than one addition and interior remodeling over the course of approximately ten years including the addition of the pitched Mediterranean style tile roof. From what we can deduce, the third addition (post-1921) included the portion added onto the north and east side stair to a cellar, as well as the separate garage building. The rear porch addition may have been open to air or screened. The roof was a low slope. It is unknown whether the garage and porch had windows as it is apparent that the aluminum slider windows were added later.

**The Garage:** The garage is constructed of rusticated or split face narrow and long concrete masonry units. The roof is a flat roof and has a very low slope. It is unknown what the original material was but now is covered with a standing seam metal roof.

**Major Renovation/Addition #4:** It is possible that the fourth addition and renovation included the subdivision of the house into three separate dwelling units. The garage was connected to the main house and the back porch was enclosed. A small restroom was added to the northeast corner to serve



another tenant. Exterior entry doors were added for three separate entries. Metal roofs replaced the tile roofs, but simulated the look with red metal. The smaller additions have standing seam red metal roofs, while the main house and upper roofs have simulated metal tile red roofing.

**Fences and Walls:** There is little to no information regarding the existing fences and walls around the site. A low adobe wall (+/- 3' to 4' high) wraps the front yard. The low wall is not connected to the house on either edge, and has a break in the middle through which the front doors can be accessed. It is likely that the low adobe wall was added during either the first or the second addition to the house. On the east side of the building, the lot line is defined by a low wooden picket fence supported by square wood posts (approximately 4" x 4"). This fence was added sometime after the lot line was changed to its current position in 1930. It is adorned with a growing vine. A low adobe wall turning into a wooden coyote fence runs along much of the west edge of the site, but appears to be associated with the neighboring building. At the north side, individual back yards for the tenants are defined by a 6'-0" tall wooden picket fence. This fence was likely added much later on to provide privacy and security from vehicles parking in the rear of the lot.

### **Santa Fe Historic Preservation Division Definitions of Noncontributing, Contributing, and Significant Structures in a Historic District:**<sup>5</sup>

- **NONCONTRIBUTING STRUCTURE:** A structure, located in an Historic District, which is less than fifty years old and/or does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District. (Ord. No. 2004-26 §6)
- **CONTRIBUTING STRUCTURE:** A structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of the Historic District. Although the structure is not unique in itself, it adds to the historic associations and/or historic architectural design qualities for which a District is significant. The structure may have had minor alterations, however, its integrity remains. (Ord. 2004-26 § 5)
- **SIGNIFICANT STRUCTURE:** A structure, located in an Historic District, that is approximately 50 years old or older, and (1) embodies distinctive characteristics of a type, period or method of construction. A structure may also be designated as significant (2) for its association with events or individuals that are important on a local, regional, national, or global level. In order for a structure to be designated as significant, (3) it must retain a high level of historic integrity. A structure may also be significant (4) if it is listed in or is eligible to be listed in the State Register of Cultural Properties or the National Register of Historic Places. (Ord. No. 2004-26 §5)<sup>6</sup>

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<sup>5</sup> Santa Fe Historic Preservation Division, "Historic Preservation Definitions," City of Santa Fe Website, accessed May 5, 2017, [http://www.santafenm.gov/historic\\_preservation\\_definitions](http://www.santafenm.gov/historic_preservation_definitions).

<sup>6</sup> (x) Numbers in gray added for clarity of response. See "Architectural Historian Opinion" section that follows.



### **National Register Criteria for Evaluation (For Determination of Building's Eligibility):<sup>7</sup>**

**Per Santa Fe Historic Preservation Division definition of "Significant Structure" above**, listing on either the State or National Registers is one criteria by which a structure can be considered significant within a historic district for the Santa Fe Historic Preservation Division. For that reason, we include the US Department of the Interior's Criteria for Evaluation of a historic property, along with the Criteria Considerations.

- **Criteria for Evaluation:** The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
  - A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
  - B. That are associated with the lives of significant persons in our past; or
  - C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
  - D. That have yielded or may be likely to yield, information important in history or prehistory.
  
- **Criteria Considerations:** Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
  - a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
  - b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
  - c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
  - d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
  - e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
  - f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

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<sup>7</sup> Rebecca H. Shrimpton, ed., "How to Apply the National Register Criteria for Evaluation" (U.S. Department of the Interior, National Park Service, Cultural Resources, 1995), <https://www.nps.gov/nr/publications/bulletins/nrb15/Index.htm>.



- g. A property achieving significance within the past 50 years if it is of exceptional importance.

### **Historic Architect's Opinion:**

In response to criteria for a "Significant Structure," – see numbers in gray added to definition above:

- (1) The building is a conglomeration of styles representing different periods in NM history, and therefore does not embody a particular type, period, or method of construction.
- (2) Based on the research into the history of the building, including past owners, and residents of the house, the house was owned by Charles W. Dudrow, a 19<sup>th</sup> century entrepreneur in Santa Fe, who was engaged in the lumber, coal, ice, transfer and livery business. His legacy is connected to several historic locations, including the Dudrow House at 548 Agua Fria Street and an old warehouse that was later part of the Sanbusco Market, now part of the New Mexico School for the Arts complex. The house at 527 Agua Fria was part of the Dudrow Estate, but its significance is unknown for the Westside-Guadalupe Historic District "for its association with events or individuals that are important on a local, regional, national, or global level." The house was owned primarily by C. W. Dudrow for a short period of time before sold to A. C Koch in 1912.
- (3) Because there were so many changes to this house over time, there is not a high level of historic integrity to any specific historic period or type.
- (4) The building is not individually listed on either the State Register of Cultural Properties or on the National Register of Historic Places. While it is included as a contributing property in the Santa Fe Historic District, it is our opinion, for similar reasons to those listed in items (1) through (3) above, that the building would not be eligible for inclusion on either the State or National Registries.

Based on our findings, and on the Santa Fe Historic Preservation Division definitions included above, we recommend that the building continue to be designated as "Contributing."



## Timeline for 512 Agua Fria House:

- 1846-1880 Territorial Style** first appears in NM; features include traditional flat-roofed buildings, adobe construction, new milled lumber elements and fired bricks, and provincial Greek Revival style elements.
- 1869-1872 Charles W. Dudrow**, came to Santa Fe. He had been a driver for the Barlow and Sanderson stage lines that ran from Pueblo, Colorado, to Santa Fe.<sup>8</sup>
- 1881 Dudrow & Bear Ice, Transfer and Livery.** When Charles W. Dudrow arrived in Santa Fe he married Cora Bear and became a business partner with her father, Samuel Bear. The business was located near the train depot and Our Lady of Guadalupe Church.<sup>9</sup>
- 1908** The house appears on the April, 1908 Sanborn Map as three small rectangles with a smaller rectangle to the north. The house has the following markings: 1'2, D, and a small x in the right hand corners of each rectangle. The address is 243 Aqua Fria.<sup>10</sup>
- 1910 Charles W. Dudrow – Kerr's Plaza Barber Shop** advertisement in the Santa Fe New Mexican, page 2, Tuesday, October 11, 1910.<sup>11</sup>
- 1911 C. W. Dudrow** appears on the Fairview Cemetery Santa Fe history under Pioneer Merchants and Other Notable Businesspeople. (Approximate birth year is 1849).<sup>12</sup>
- 1912** The house appears on the 1912 Kings Map as the same three small rectangles (only shown as a polygon) with a smaller rectangle to the north. The property is listed as Block 60, Lot 34. A name is written on the lot. (Mrs. C. W. Dudrow)<sup>13</sup>
- 1913** The house appears on the June, 1913 Sanborn Map as the same three small rectangles only the top northeast corner of the third rectangle has an addition. The smaller rectangle is still located to the north. The house has the following markings: 1, D, Stucco, and a small black dot in the lower right of the two larger rectangles. The address is 243 Aqua Fria.<sup>14</sup>
- 1921** The house appears on the June, 1921 Sanborn Map as the same three small rectangles now with another larger rectangle added to the west. The smallest rectangle is still located to the north. The house has the following markings: 1, D, Stucco, and a small black dot in the lower right of the three large rectangles. A smaller dashed rectangle runs horizontally at the front of the house facing the street. The address is 243 Aqua Fria.<sup>15</sup>

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<sup>8</sup> "Dudrow & Company" by Ana Pacheco, <https://historyinsantafe.com/santa-fe-railyard-history/>

<sup>9</sup> "Dudrow & Company" by Ana Pacheco, <https://historyinsantafe.com/santa-fe-railyard-history/>

<sup>10</sup> "Sanborn Fire Insurance Map, April 1908" (Santa Fe County, NM: Sanborn Map Company, 1908).

<sup>11</sup> "Santa Fe New Mexican", advertisement, <https://files.core.ac.uk/download/pdf/217579931.pdf>

<sup>12</sup> Fairview Cemetery Santa Fe website, <https://www.fairviewcemeterysantafe.org/history/>

<sup>13</sup> "King's Official Map of the City of Santa Fe, New Mexico" (Santa Fe, NM, 1912).

<sup>14</sup> "Sanborn Fire Insurance Map, June 1913" (Santa Fe County, NM: Sanborn Map Company, 1913).

<sup>15</sup> "Sanborn Fire Insurance Map, June 1921" (Santa Fe County, NM: Sanborn Map Company, 1921).



**1928-1929 Koch A C** is listed as owning the house (address marked as 527 Agua Fria). (o) following the name shows the occupant is owner of the home. This is given as an indication of permanency, but have not been checked by the official records.<sup>16</sup>

**1930** The house appears on the January, 1930 Sanborn Map.<sup>17</sup>

- The house is now a large polygon appearing to have had a smaller rectangular addition to the east and larger area filled in to the northwest. The front dashed area has decreased at the southeast corner and an additional dashed protruding rectangle has been added. A large rectangle has been added to the west separate from the main polygon.
- The address is listed as 243, and also 527 Agua Fria (Aqua Fria).
- The markings say 1, D, small black circle in each of the small rectangular spaces. The separate rectangle has a 1, A (C.B) and three small black dots. There are black X's on the south, east, and north walls.
- The smallest rectangle to the north is now removed.
- A new lot line to the east has been drawn. There is a small adobe building and larger “r” shaped dwelling in the adjacent lot to the east.

**1930-1931 Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence.<sup>18</sup>

**1932-1933 Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence.<sup>19</sup>

**1934-1935 Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence.<sup>20</sup>

**1936-1937 Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder’s name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.<sup>21</sup>

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<sup>16</sup> *Hudspeth Directory Company’s Santa Fe City Directory, 1928-1929* (El Paso, TX: Hudspeth Directory Company, Inc., 1928).

<sup>17</sup> “Sanborn Fire Insurance Map, January 1930” (Santa Fe County, NM: Sanborn Map Company, 1930).

<sup>18</sup> *Hudspeth Directory Company’s Santa Fe City Directory, 1930-1931* (El Paso, TX: Hudspeth Directory Company, Inc., 1930).

<sup>19</sup> *Hudspeth Directory Company’s Santa Fe City Directory, 1932-1933* (El Paso, TX: Hudspeth Directory Company, Inc., 1932).

<sup>20</sup> *Hudspeth Directory Company’s Santa Fe City Directory, 1934-1935* (El Paso, TX: Hudspeth Directory Company, Inc., 1934).

<sup>21</sup> *Hudspeth Directory Company’s Santa Fe City Directory, 1936-1937* (El Paso, TX: Hudspeth Directory Company, Inc., 1936).



**1938** **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.<sup>22</sup>

**1940** **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.<sup>23</sup>

**1942** **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.<sup>24</sup>

**1944** **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin D K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.<sup>25</sup>

**1947** **Koch Alice Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin D K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.<sup>26</sup>

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<sup>22</sup> *Hudspeth Directory Company's Santa Fe City Directory, 1938* (El Paso, TX: Hudspeth Directory Company, Inc., 1938).

<sup>23</sup> *Hudspeth Directory Company's Santa Fe City Directory, 1940* (El Paso, TX: Hudspeth Directory Company, Inc., 1940).

<sup>24</sup> *Hudspeth Directory Company's Santa Fe City Directory, 1942* (El Paso, TX: Hudspeth Directory Company, Inc., 1942).

<sup>25</sup> *Hudspeth Directory Company's Santa Fe City Directory, 1944* (El Paso, TX: Hudspeth Directory Company, Inc., 1944).



**1949** **Koch Alice Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin Dorothea K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.<sup>27</sup>

**1951** **Koch Alice A** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin Dorothea K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.<sup>28</sup>

**1964** **Koch Alice C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.<sup>29</sup>

**1972-1973** **Santa Fe Historic District**, which includes 527 Agua Fria as a contributing property, was added to the State Register of Cultural Properties and National Register of Historic Places.<sup>30</sup>

**1985** NM Historic Preservation Division survey for 527 Agua Fria.<sup>31</sup>

**1997** NM Historic Building Inventory – Santa Fe Resurvey form for 527 Agua Fria completed.<sup>32</sup>

**2024** House listed and sold.

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<sup>26</sup> *Hudspeth Directory Company's Santa Fe City Directory, 1947* (El Paso, TX: Hudspeth Directory Company, Inc., 1947).

<sup>27</sup> *Hudspeth Directory Company's Santa Fe City Directory, 1949* (El Paso, TX: Hudspeth Directory Company, Inc., 1949).

<sup>28</sup> *Hudspeth Directory Company's Santa Fe City Directory, 1951* (El Paso, TX: Hudspeth Directory Company, Inc., 1951).

<sup>29</sup> *Hudspeth Directory Company's Santa Fe City Directory, 1964* (El Paso, TX: Hudspeth Directory Company, Inc., 1964).

<sup>30</sup> James H. Purdy, "National Register of Historic Places Inventory - Nomination Form, Santa Fe Historic District" (NM Historic Preservation Division, July 23, 1973).

<sup>31</sup> HMW, "527 Agua Fria Building Survey Form," June, 1985.

<sup>32</sup> DB, "New Mexico Historic Building Inventory - Santa Fe Resurvey 1997, 527 Agua Fria," August, 1997.



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Historic Cultural Properties Inventory (HCPI) Continuation Sheet  
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property)  527 Agua Fria Street Previously 243 Aqua Fria Street; 243/527 Agua Fria (Aqua Fria) Street	2. Location:  527 Agua Fria Street Santa Fe, NM 87501	3. Local Reference Number:
		4. County Santa Fe
		5. Date of Survey  November 25, 2025

Historic Sanborn Maps:

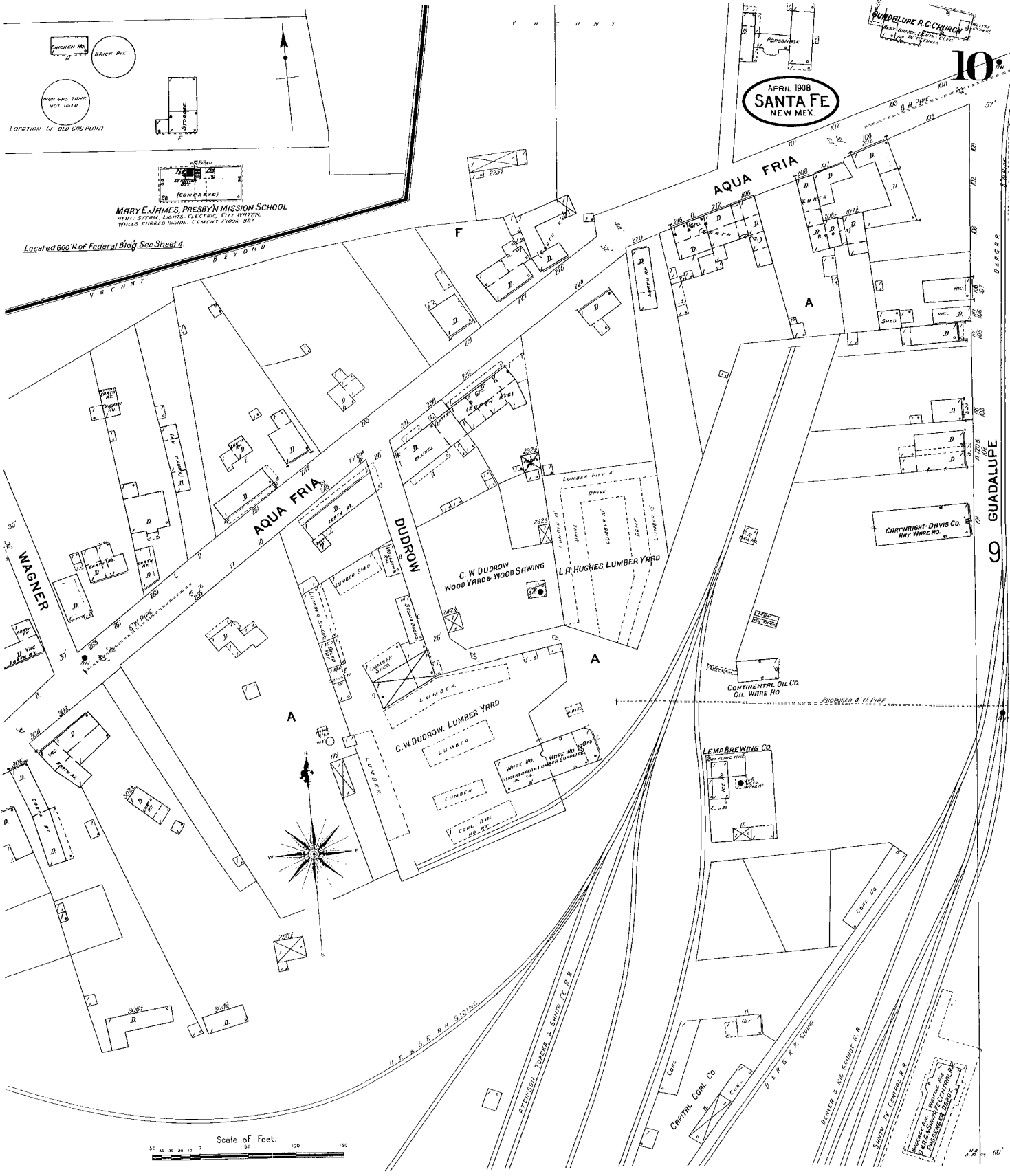
See 8 pages of Sanborn Maps that follow.

Sanborn Maps includes:

- April 1908
- June 1913
- June 1921
- January 1930
- August 1948 Revision to January 1930 Map



APRIL 1908  
SANTA FE  
NEW MEX.



MARY E. JAMES, PRESBYN MISSION SCHOOL  
HEAVY STEEL SIGNING ELECTRIC TUB WATER  
WALLS FURRED INSIDE. CEMENT FLOOR 600

Located 600' N of Federal Bldg. See Sheet 4.

AQUA FRIA

DUDSON

C. W. DUDSON  
WOOD YARD & WOOD SAWING

L. R. HUGHES LUMBER YARD

C. W. DUDSON LUMBER YARD

LEMP BREWING CO.

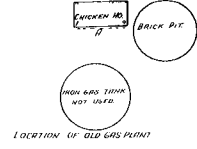
CONTINENTAL OIL CO.  
OIL WARE HO.

CARTWRIGHT-DAVIS CO.  
WIRE WARE HO.

CENTRAL COBL. CO.

Scale of Feet.  
50 40 30 20 10 0 50 100 150

CO. GUADALUPE

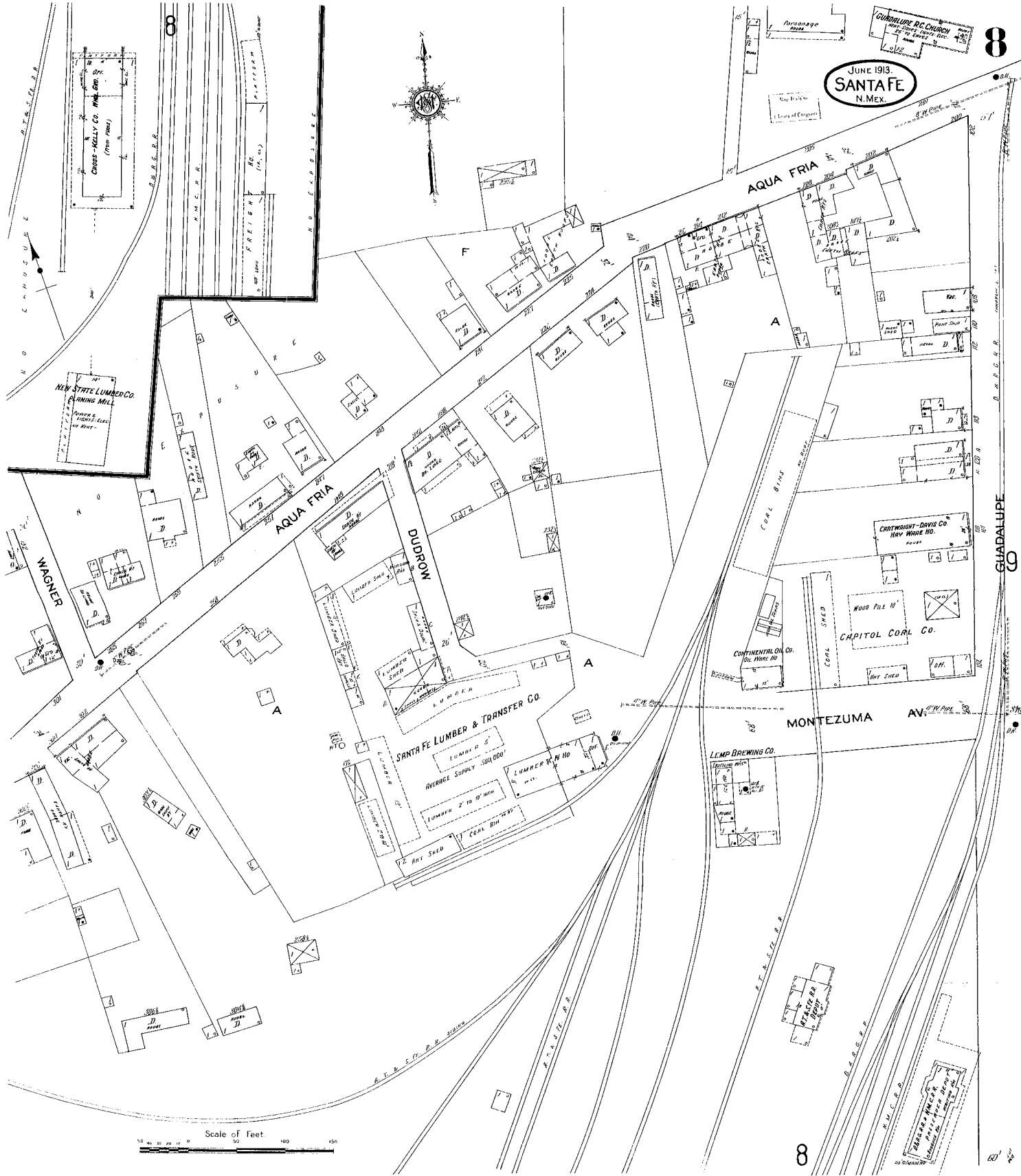


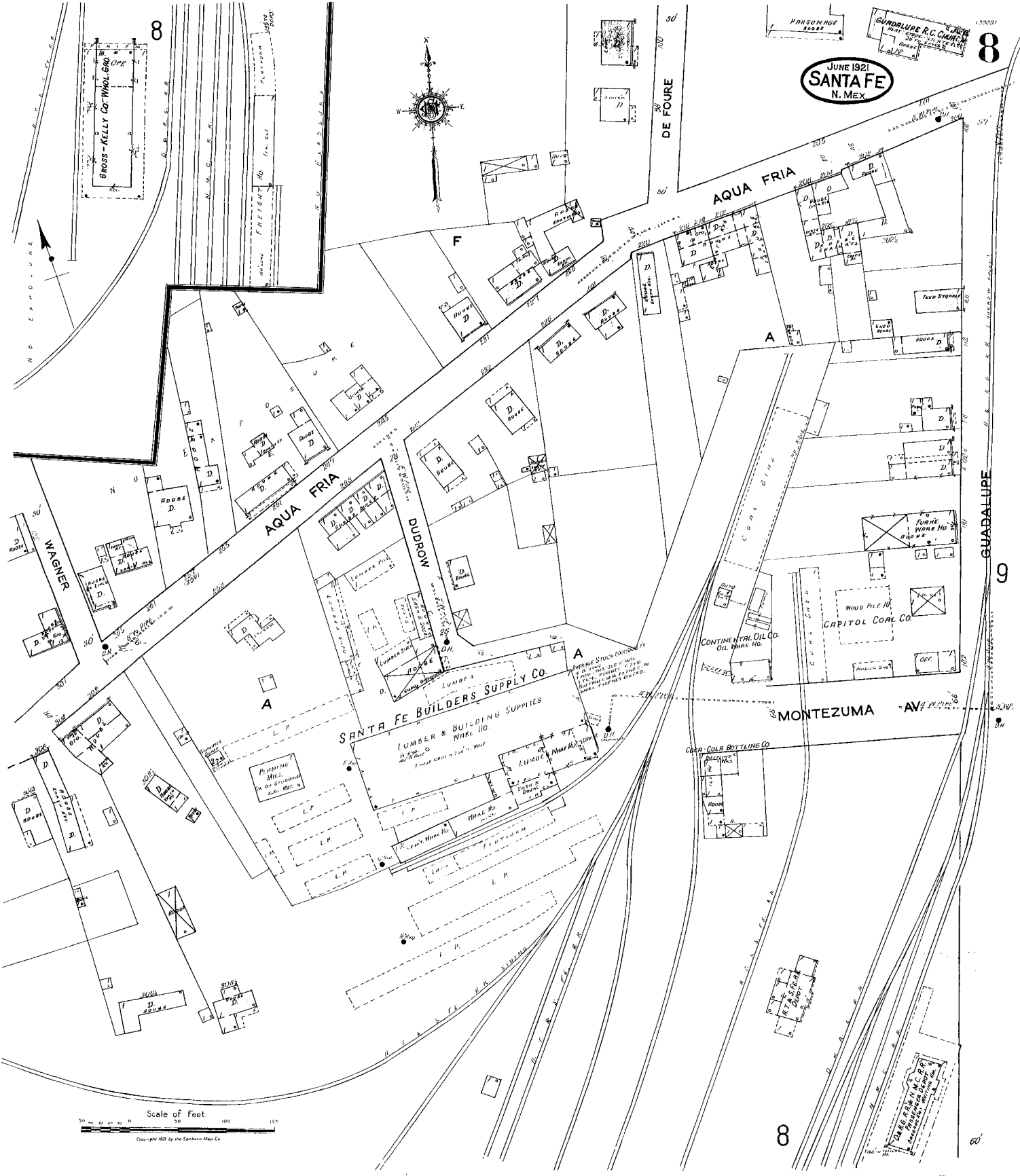


JUNE 1913.  
**SANTA FE**  
N.MEX.



Scale of Feet  
0 50 100 150





JUNE 1921  
**SANTA FE**  
 N. MEX.

Scale of Feet.  
 0 50 100 150  
 Copyright 1921 by the Sanborn Map Co.

**SANTA FE BUILDERS SUPPLIES**  
 LUMBER & BUILDING SUPPLIES  
 WARE HO.  
 PHONE 200-1211

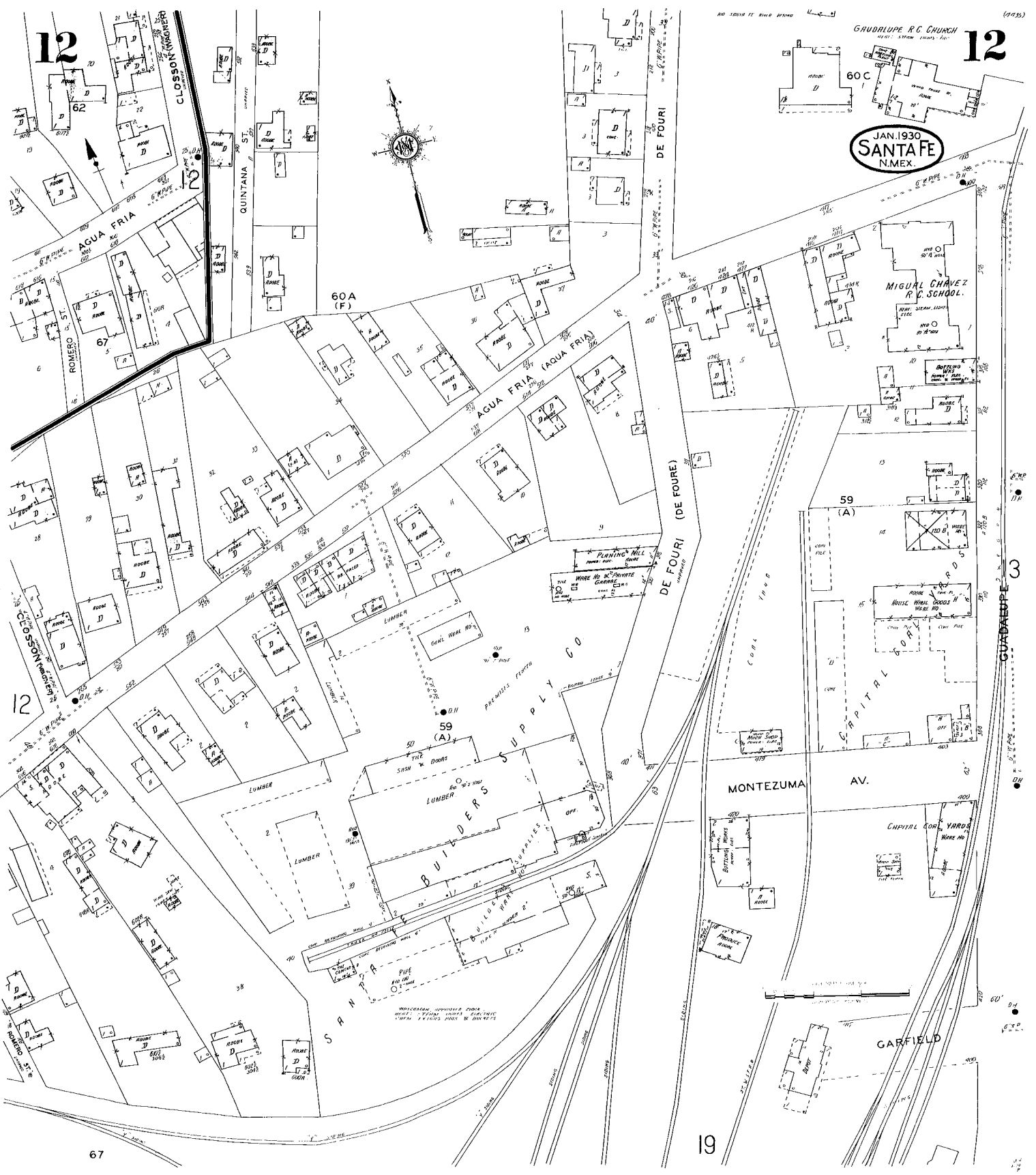
**CONTINENTAL OIL CO.**  
 OIL WARE HO.

**CAPITOL COAL CO.**

**CASA COLA BOTTLING CO.**

8

60



12

12

JAN 1930  
SANTA FE  
N.MEX.



67

19

3

60'

60'

60'

60'

60'

(9235)

# SANTA FE

Santa Fe County  
**NEW MEXICO**  
SANBORN MAP CO. NEW YORK  
JAN 1930

Copyright 1930 by the Sanborn Map Co.

Population: 20,237  
Prevailing Winds:—North and Northwest.

### WATER FACILITIES

Water supply: Santa Fe from 8 gravity fed and 21 submersible pumps. Upper City from 10 gravity fed and 21 submersible pumps. Lower City from 10 gravity fed and 21 submersible pumps. Total capacity 100 million gallons per day. Average daily consumption 1,500,000 gallons. Fire hydrants and 18 miles hydrants. Average daily consumption 1,500,000 gallons. Fire hydrants and 18 miles hydrants. Average daily consumption 1,500,000 gallons.

### FIRE DEPARTMENT

Fire department: Santa Fe has 8 fire stations and 21 submersible pumps. Upper City from 10 gravity fed and 21 submersible pumps. Lower City from 10 gravity fed and 21 submersible pumps. Total capacity 100 million gallons per day. Average daily consumption 1,500,000 gallons. Fire hydrants and 18 miles hydrants. Average daily consumption 1,500,000 gallons.

### FIRE RESISTIVE ROOFING ORDINANCE

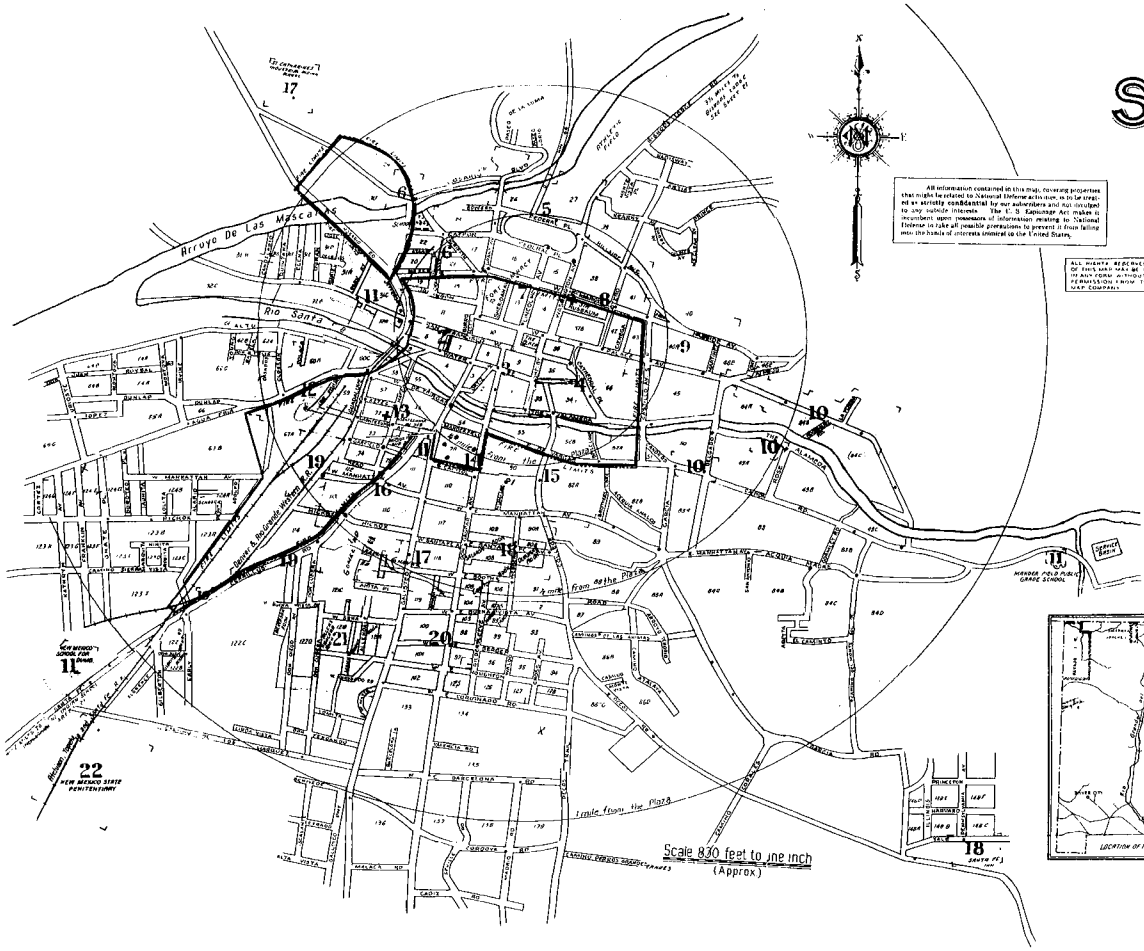
Ordinances published on sheet of modern single roofs in this State only. City limits 4 miles square.

**KEY**

- 1. City limits
- 2. County limits
- 3. State limits
- 4. Federal limits
- 5. Indian Reservation
- 6. Public Buildings
- 7. Churches
- 8. Schools
- 9. Cemeteries
- 10. Parks
- 11. Railroads
- 12. Highways
- 13. Streets
- 14. Alleys
- 15. Canals
- 16. Rivers
- 17. Lakes
- 18. Mountains
- 19. Hills
- 20. Valleys
- 21. Plateaus
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- 48. Plateaus
- 49. Plateaus
- 50. Plateaus

**CORRECTION RECORD**

REVISED	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED
4	2/4/31	REPRINT	2/4/31



## INDEX

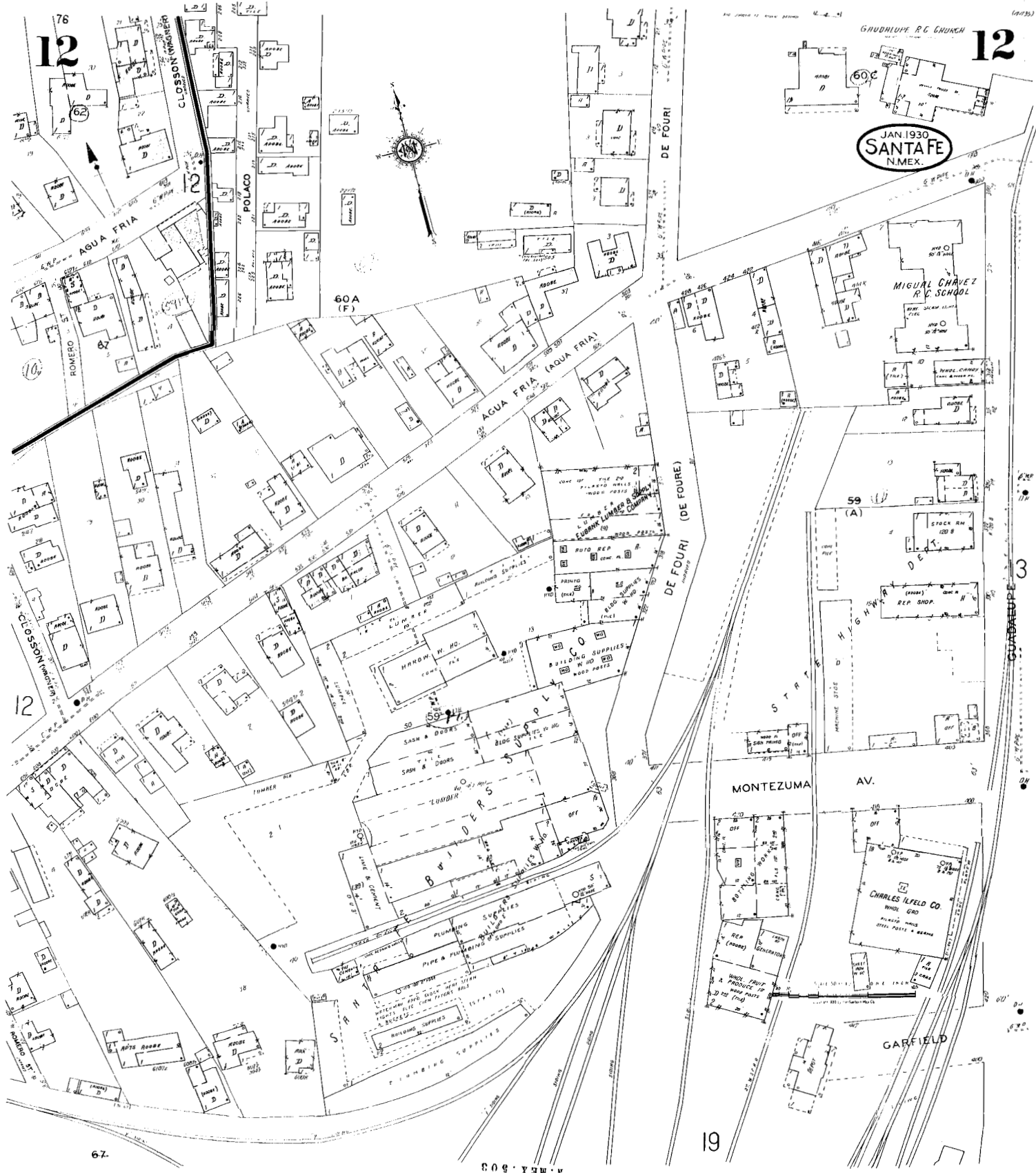
STREETS	INDEX	INDEX	INDEX	INDEX	INDEX
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Alhondale, 640-564 *10	De Vargas, E., 100-141 14	Hillside Ave., 386-361 19	Palma Ave., 400-420 *14		
Amia Plaza, 200-248 *21	Delgado, 200-241 13	Houghton, E., 300-409 9	Palma Ave., 401-419 15		
Aqua Fria, see Agua Fria, 201-247 *17	Don Cubero, 700-717 19	Jefferson, N., 100-210 *11	Palma Ave., 402-420 *14		
Armiño, 300-341 18	Don Diego Ave., 800-820 24	Lincoln, 101-141 *2	Palma Ave., 403-421 *14		
Artico, 300-341 18	Don Gaspar Ave., 100-141 14	Lincoln, 101-141 *2	Palma Ave., 404-422 *14		
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\* Indicates only one side of Street shown.

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JAN. 1930  
SANTAFE  
N.MEX.



67

60 FT.

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GUADALUPE R.C. CHURCH

60C

MIGUEL CHAVEZ  
R.C. SCHOOL

59

(A)

MONTEZUMA

AV.

CHARLES ILFELD CO

GARFIELD

DE FOURI (DE FOURRE)

DE FOURI

POLANCO

CLOSSON WAGONER

AGUA FRIA

AGUA FRIA (AGUA FRIA)

60A (F)

ROMERO

CLOSSON WAGONER

12

AP'S HOUSE

WOODS

WOODS

WOODS

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527 Agua Fria Street  
Existing Exterior Photographs  
9/1/25



1 - South Façade (facing Agua Fria)



2 - South Façade showing west face of structure



3 - South Façade (facing Agua Fria)



4 - South Façade (facing Agua Fria)



5 - East Façade (southeast corner)



6 - East Façade



7 - North Façade (northeast corner)



8 - North Façade



9 - North Façade



10 - North Façade



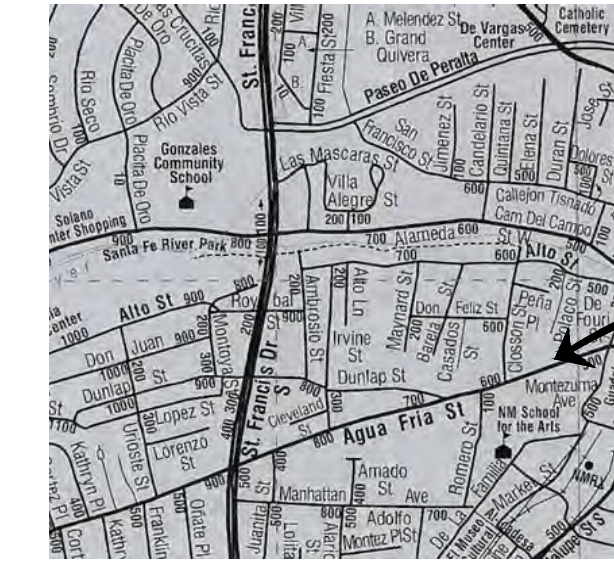
11 - North Façade



12 - North Façade (northwest corner)

City of Santa Fe Chapter 14 Land Development Code	
Owner	NEIRIKA LLC
Address	527 Agua Fria Street, Santa Fe NM 87501
UPC	1-053-099-521-161
Tax Parcel	1126 6176
Legal	Guadalupe Neighborhood Parcel 284, T17N R9E S23
Zoning	R-21
Historic District	Westside Guadalupe Historic District
Hist. Bldg. Status	Significant (confirm with Historic Preservation Division)
Flood Plain	Not applicable
Archeological	Historic Downtown Archeological Review District
Escarpment	Not applicable
Mountain	Not applicable
Density	21 dwelling units per acre
Min. Lot Size	3,000 SF minimum, 2,000 SF with common open space
Existing Lot Size	0.418± acres
Max. Height	24' maximum height for residential structures, within 10' of side or rear property no portion of any story above ground level shall be higher than 14.0'. <b>Maximum height might be superseded by historic.</b>
Existing Height	18'-8"± (no proposed change)
Setbacks (minimum yard requirements)	Front: 7' (20' for front facing garage) Side: 5' Rear: 15' or 20% of average lot depth, whichever is less
Maximum Lot Coverage:	40% maximum for single family or multi-family of fewer than 6 units. 40% maximum for multi-family with 6 or more units. May increase to 55% maximum if private open space is provided. (Lot coverage is the total area of structures on a lot in relation to lot area). For residential development, the portion of a lot occupied by easements for private roads and lot access driveways is excluded from the lot area. Lots smaller than one acre, common open space, fire access roads & other facilities intended primarily for other lots excluded from lot area.
Existing Lot Coverage:	23.4%
Proposed Lot Coverage:	23.4% (no change)
Open Space	No minimum open space required for single family residence except as provided by setbacks. Open space required to increase lot coverage per 14-7.5: Provide a minimum of 50% of total gross floor area (including 2 <sup>nd</sup> floor). Minimum dimension of 12' (and not less than 4' / 40 SF for balconies. Portals, porches, roof decks, and balconies can contribute to the amount required. <b>NOT REQUIRED:</b> site meets maximum allowed lot coverage.

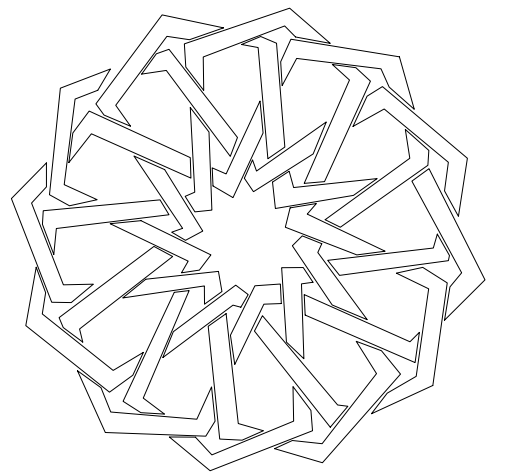
Accessory Structures	Generally, cannot be used as an accessory dwelling – may have a half bathroom (sink & toilet) or kitchen but not both.
Parking Residential	<b>Dwelling Unit:</b> 2 spaces per unit <b>Attached Dwelling Unit (2-5 units):</b> 2 spaces per dwelling unit <b>Attached Dwelling Unit (over 5 units, less than 800 SF):</b> 1 assigned space and 0.25 unassigned space per DU <b>Attached Dwelling Unit (over 5 units, 800-1200 SF):</b> 1 assigned space and 0.5 unassigned space per DU <b>Attached Dwelling Unit (over 5 units, over 1200 SF):</b> 1 assigned space and 1.0 unassigned space per DU <b>Accessory Dwelling Unit:</b> 1 space if ADU < 1,000 SF; otherwise 2 spaces <b>Accessory Structures:</b> parking not required
Required Parking Spaces	6 offstreet parking spaces
Existing Parking Spaces	6 off street parking spaces provided on lot for subject lot (1 in garage).
Parking Space Size	Standard pull in: 8.5' x 19', 23' drive aisle Small car: 7.6' x 15', 20' drive aisle. Parking lots with 10 or more spaces may have up to 20% of total req'd spaces designated as small car. Parallel: 8.5' x 23' Parking lots with less than 40 spaces may be gravel.



Vicinity Map

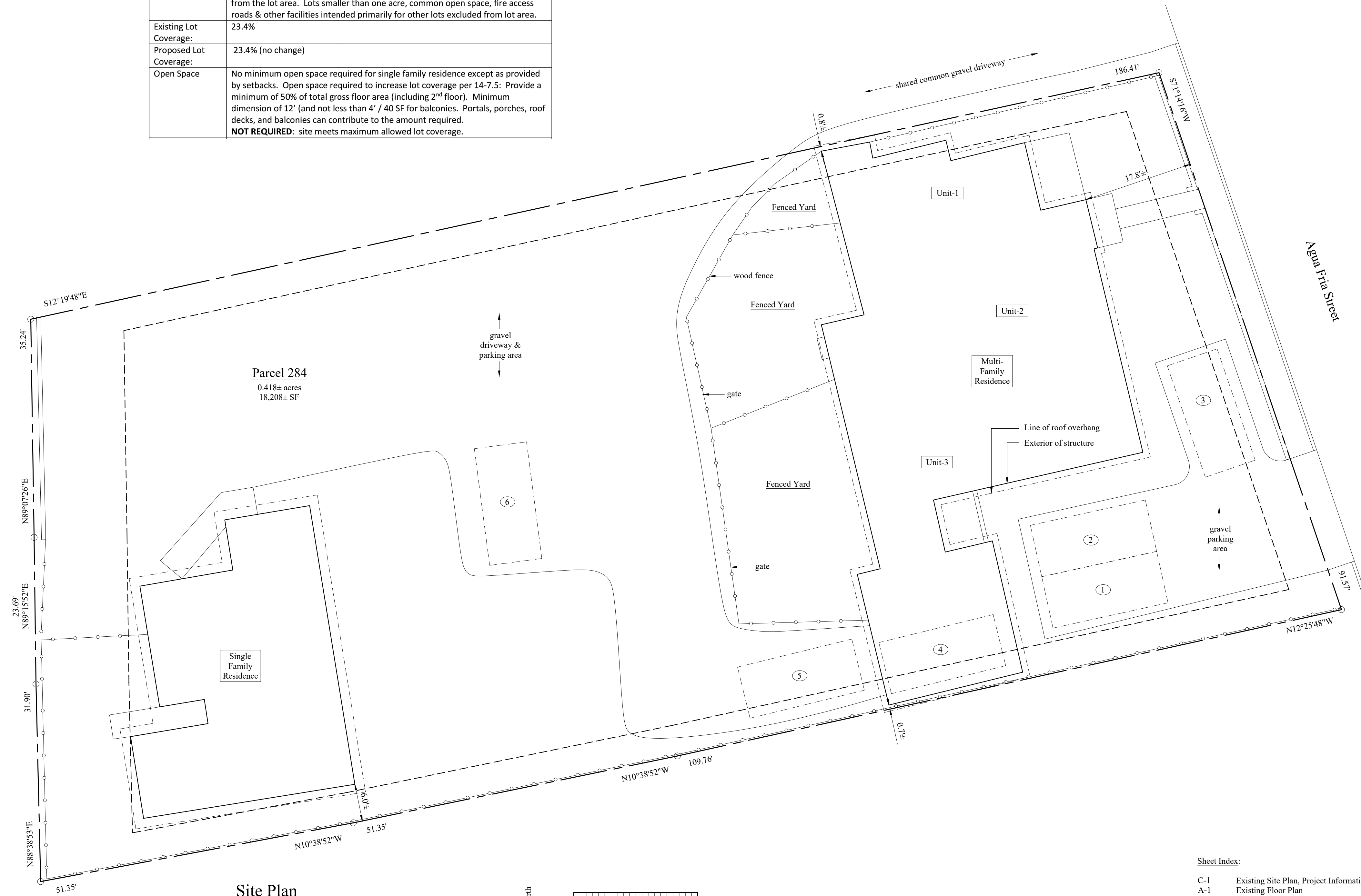


Site



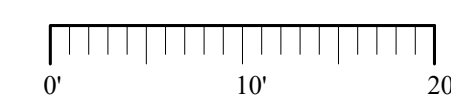
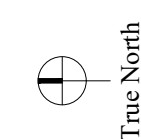
Osage Design Studio

1216 Vitalia Street  
Santa Fe, NM 87505  
osagedesignstudio@yahoo.com  
505.629.5948



Site Plan

Scale: 1" = 10'-0"



Sheet Index:

- C-1 Existing Site Plan, Project Information
- A-1 Existing Floor Plan
- A-2 Demolition Floor Plan
- A-3 Existing Exterior Elevations

Scope of Work: Interior non-structural demolition.

Note: no work to building exterior.

Issued for Building Permit and Construction

Renovation of an Existing Residential Structure

NEIRIKA LLC

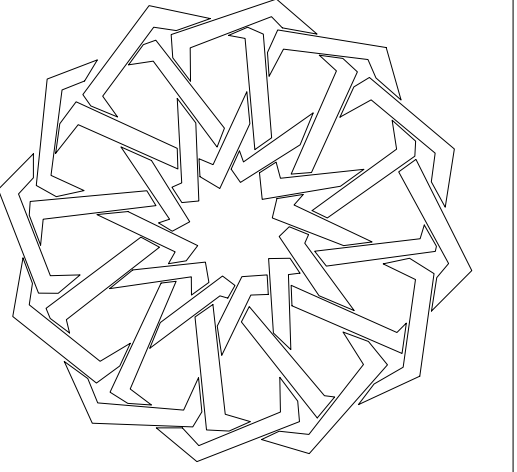
527 Agua Fria Street, Santa Fe NM 87501

Site Plan  
Project Information

11/7/25

C-1

Sheet 1 of 3

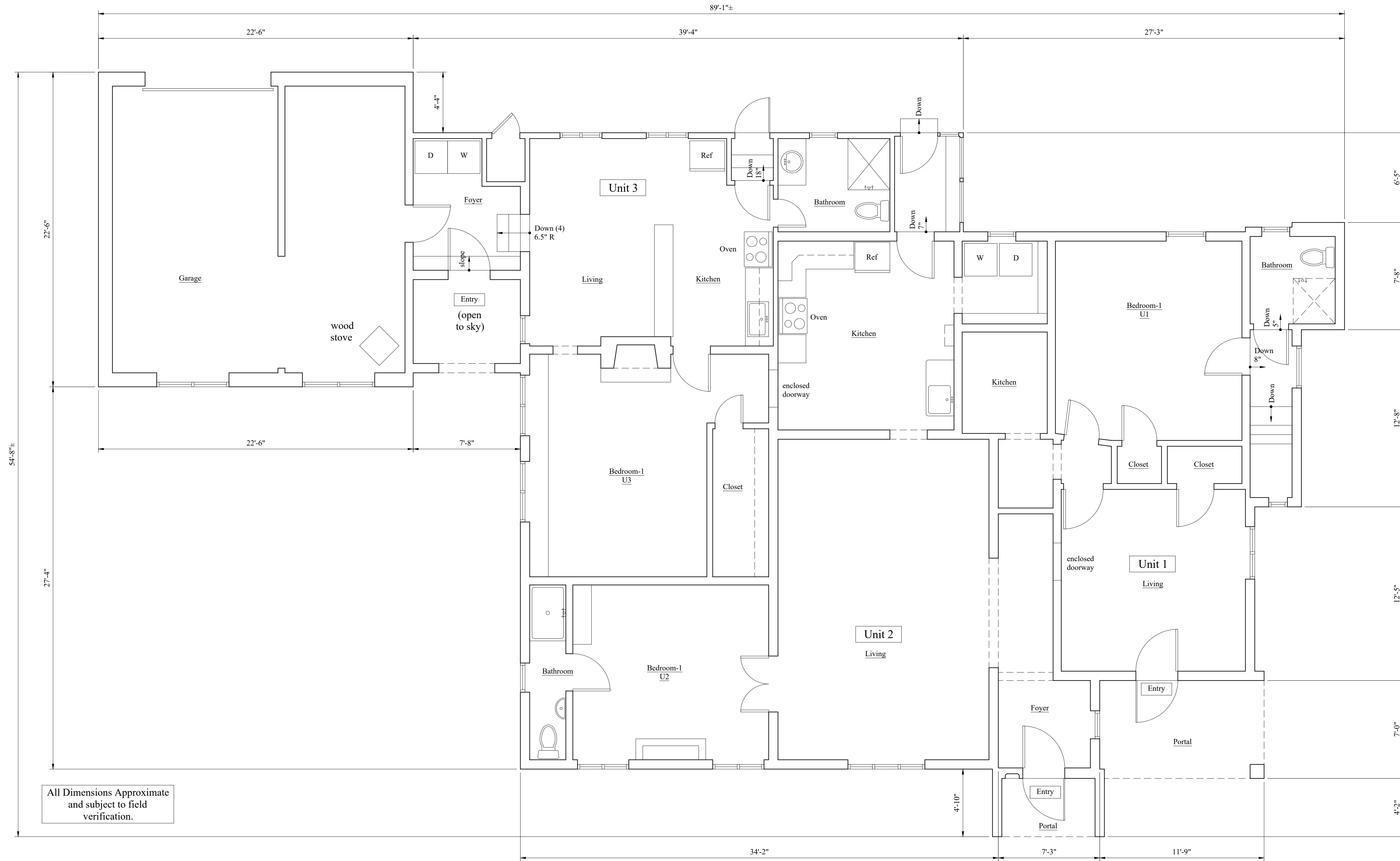


**Osage Design Studio**  
 1216 Vitalia Street  
 Santa Fe, NM 87505  
 osagedesignstudio@yahoo.com  
 505.629.5948

Renovation of an Existing Residential Structure

**NIERIKA LLC**

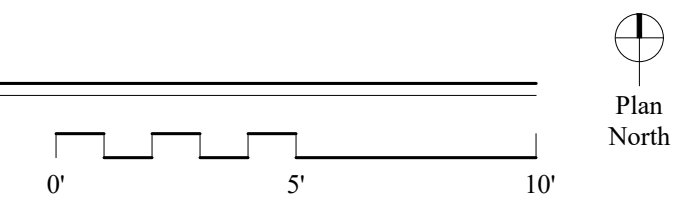
527 Agua Fria Street, Santa Fe NM 87501



Existing Floor Areas - Unit 3:		Existing Floor Areas - Unit 2:		Existing Floor Areas - Unit 1:		Total Existing Floor Areas:	
Heated:	727 SF	Heated:	993 SF	Heated:	625 SF	Heated:	2,345 SF
Non-heated (garage):	506 SF	Non-heated (garage):	0 SF	Non-heated (garage):	0 SF	Non-heated (garage):	506 SF
Portals:	51 SF	Portals:	33 SF	Portals:	82 SF	Portals:	166 SF
<b>Total Heated:</b>	<b>727 SF</b>	<b>Total Heated:</b>	<b>993 SF</b>	<b>Total Heated:</b>	<b>625 SF</b>	<b>Total Heated:</b>	<b>2,345 SF</b>
<b>Total Roofed:</b>	<b>1,284 SF</b>	<b>Total Roofed:</b>	<b>1,026 SF</b>	<b>Total Roofed:</b>	<b>707 SF</b>	<b>Total Roofed:</b>	<b>3,017 SF</b>

Existing Floor Plan

Scale: 1/4" = 1'-0"

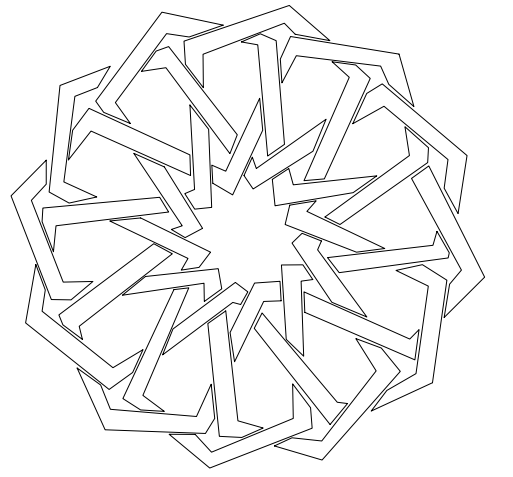


Existing Floor Plan

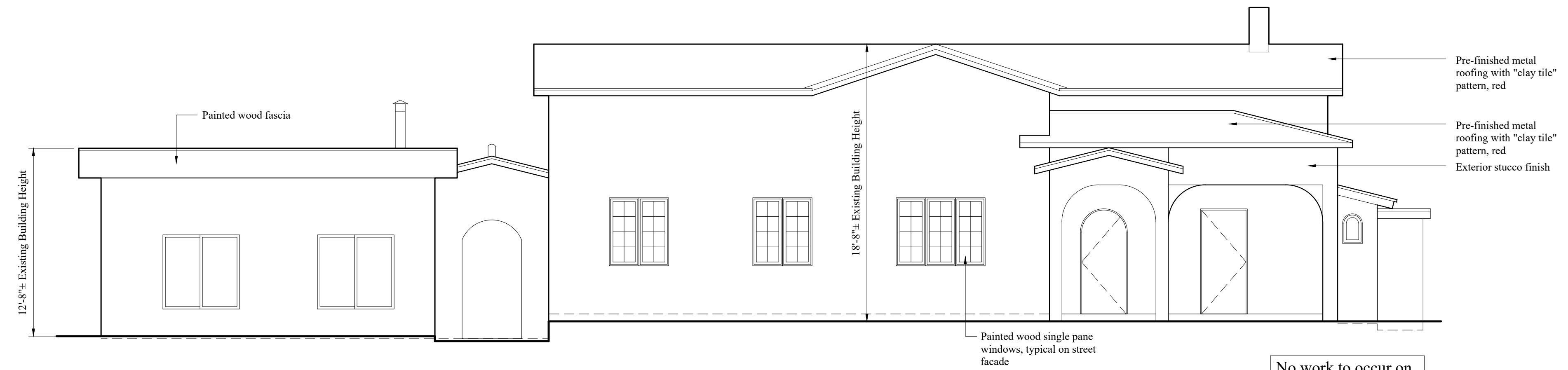
11/7/25

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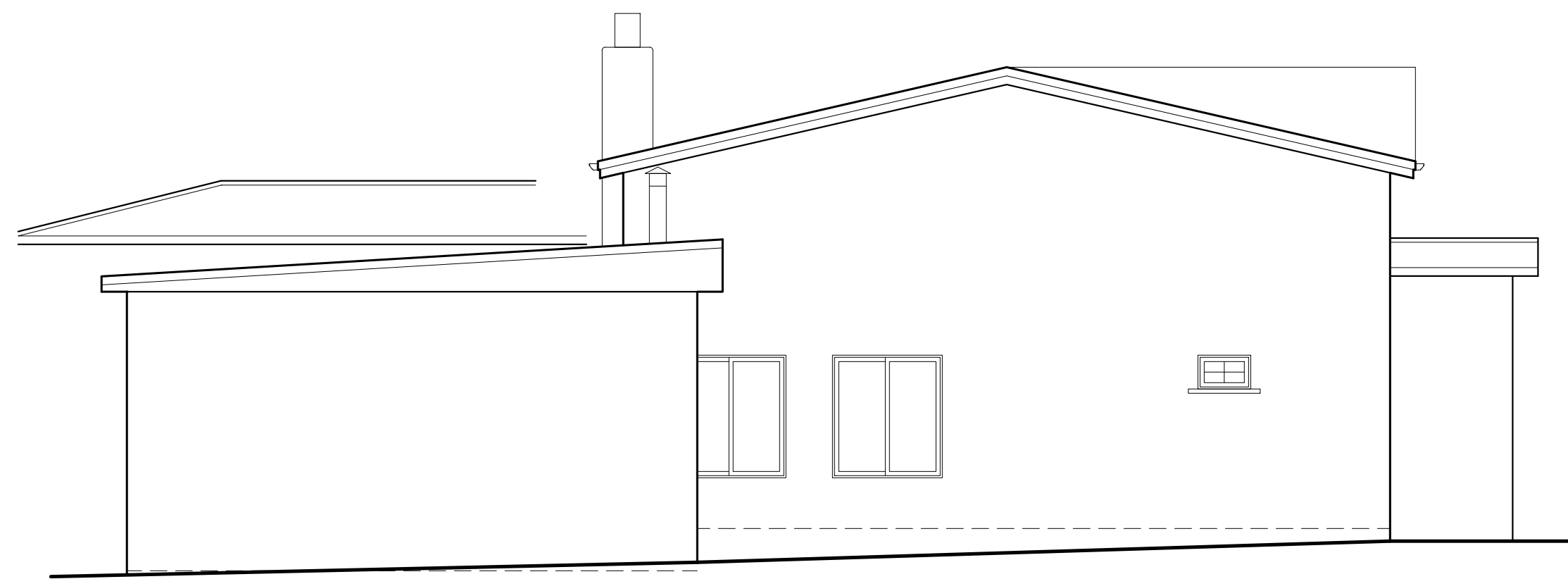
**Osage Design Studio**  
 1216 Vitalia Street  
 Santa Fe, NM 87505  
 osagedesignstudio@yahoo.com  
 505.629.5948



**Existing Front (South) Elevation**

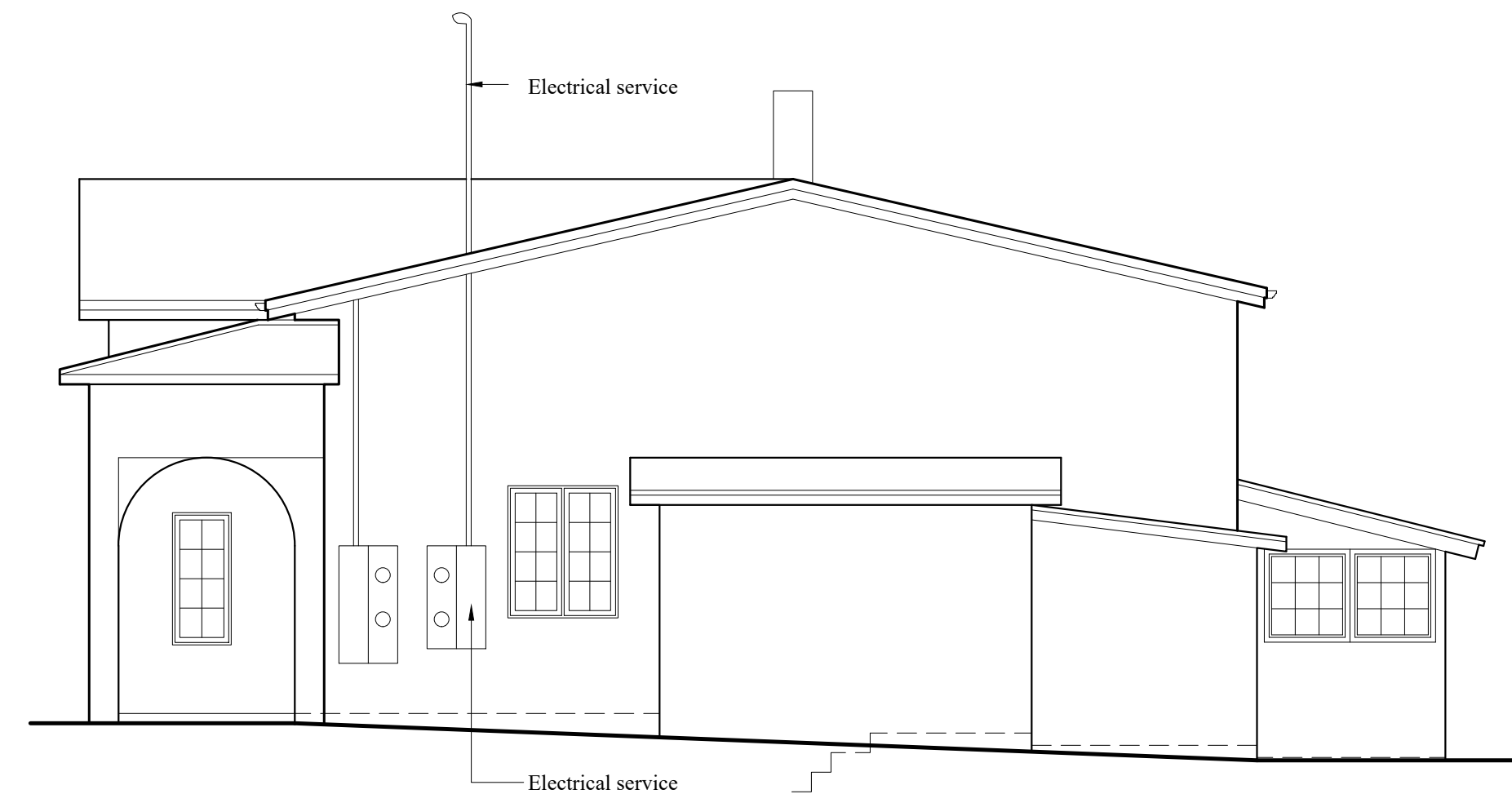
Scale: 3/16" = 1'-0"

No work to occur on building exterior.



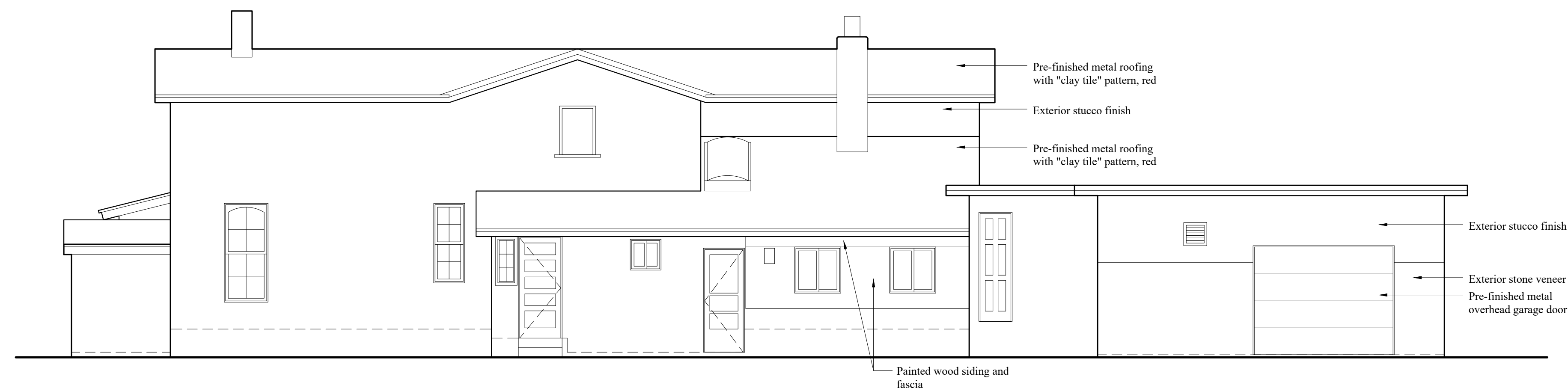
**Existing Left Side (West) Elevation**

Scale: 3/16" = 1'-0"



**Existing Right Side (East) Elevation**

Scale: 3/16" = 1'-0"



**Existing Rear (North) Elevation**

Scale: 3/16" = 1'-0"

Renovation of an Existing Residential Structure

**NIERIKA LLC**

527 Agua Fria Street, Santa Fe NM 87501

Exterior Elevations

11/7/25

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