

RE: 665 West San Francisco Street

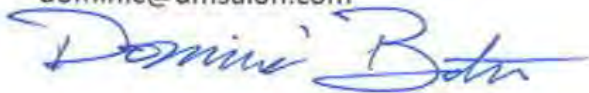
October 8, 2025

Dear Historic Districts Review Board,

I am requesting a status review for my property at 665 West San Francisco Street. The building currently has no designated historic status. Based on staff's recommendation, a Historic Cultural Properties Inventory form was prepared for the property.

According to the consultant, John Murphey, the house should be classified as Non-contributing due to the substantial alterations made to its footprint and fenestration after 1984. I concur with this assessment and support the recommendation for a Non-contributing determination.

Sincerely,
Dominic Bertani
dominic@dmsalon.com


A handwritten signature in blue ink that reads "Dominic Bertani". The signature is written in a cursive style with a large, stylized initial "D".




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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 9, 2025

For HPD Office use only:		
HCPI No. _____	District No. _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Veronica Trujillo House	2. Location: 665 West San Francisco Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe Parcel # 16002365
5. Property Type: <input checked="" type="checkbox"/> Buildings: House <input checked="" type="checkbox"/> Structures: Front Wall <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: September 28, 2025		
7. Previous Survey Date(s): <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No: No Survey to Date		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6904241,-105.9537393		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View south elevation and privacy wall. Camera facing north.		
11. Brief Description of the Property: <p>Driving past at the speed limit, one might mistake 665 West San Francisco Street for a traditional gabled residence. While portions of the building date from the 1940s, its present form took shape after 1984, when the original flat-roofed volumes were expanded and unified beneath a single pitched roof. That renovation also introduced new windows and doors and added a deep front porch. Extensively altered, the building holds no historic status within the Westside-Guadalupe Historic District.</p> <p><i>Continued on Page 5.</i></p>		
12. Who uses the property? Residence		
13. Construction Date: Date: 1940, with multiple additions and post-1984 consolidation <input checked="" type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: building permit notice; aerial photographs		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p>	
 <p style="font-size: small; margin-top: 10px;">Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services w/ Giulia Caporuscio</p> <p>For: Current owner:</p>
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Significant <input type="checkbox"/> Contributing <input type="checkbox"/> Non-contributing <input checked="" type="checkbox"/> No Status Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Westside-Guadalupe Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____		Criteria <u>A</u> <u>B</u> <u>C</u> <u>D</u>																									
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ARCHITECTURAL AND CONSTRUCTION DETAILS:																													
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input 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:				7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____																									
				8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes																									
				9. Roof: <input type="checkbox"/> N/A Shape: <input type="checkbox"/> Flat <input checked="" 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 checked="" type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: Metal, crimped																									
10. Window Types			11. Door Types																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Operation</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Glazing</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Hung Sash</td> <td>Aluminum</td> <td>1/1</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td>5</td> </tr> <tr> <td>Sliding</td> <td>Vinyl</td> <td>1-1</td> <td>4</td> </tr> </tbody> </table>			Operation	Material	Glazing	Number	Hung Sash	Aluminum	1/1	1	Sliding	Aluminum	1-1	5	Sliding	Vinyl	1-1	4	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Type</th> <th style="width: 25%;">Style</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>?</td> <td>?</td> <td>2</td> </tr> </tbody> </table>			Type	Style	Material	Number	Single-Leaf	?	?	2
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Sliding	Aluminum	1-1	5																										
Sliding	Vinyl	1-1	4																										
Type	Style	Material	Number																										
Single-Leaf	?	?	2																										
Note: Based on visibility and access during survey			Note: Based on visibility and access during survey																										
12. Chimneys <input checked="" type="checkbox"/> N/A			13. Porches <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																										
14. Other Significant Features N/A																													
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications																													
<p>#1 Date: Post-1984; new exterior wall construction; change of portal to porch; consolidation of separate masses under new pitched roof; aerials, survey plat and visual evidence.</p> <p>#3 Date: Unknown, recent; replacement of windows with aluminum and vinyl units; visual evidence.</p>																													

16. Primary Architectural Style Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: A current plat is not available.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description Continued

South – Front Elevation

The south (front) elevation provides an introduction of what has changed to this home (Photos 2 & 3). Based on a 1978 aerial photograph (Fig. 3), the street-facing elevation comprised at that time a projecting cubic volume with an adjacent flat roof *portal*, which likely sheltered the front entry.

With the introduction of the gable roof, the portal was removed, and the sheltered area was moved outward to match the original projecting volume. This change greatly altered the home’s Pueblo-style composition. What was once a portal is now a deep, shadowy porch with a poured concrete floor and a textured plaster ceiling (Photo 3).

Other changes observed on this elevation are the introduction of aluminum or vinyl windows, most obscured—along with doors—by steel security grilles.

East Elevation

The east elevation faces a gravel driveway that provides access to the rear units of the property (Photos 5-7). The 1978 aerial photograph shows this side of the building composed of three stepped wall planes that receded northward. After 1984, these were consolidated into a single, uniform wall plane. The remodeled elevation contains a mix of vinyl and aluminum sliding windows. Near the north end is a recessed entry leading to the rear portion of the house. The altered roof form is evident along this elevation, with a manufactured boxed soffit visible beneath the eave.

North Elevation

At the northeast corner of the rear elevation is a triangular cutout of uncertain purpose (Photo 7). The remainder of the façade is flat and pierced by two aluminum windows (Photo 8).

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West Elevation

Facing a board fence, the west elevation—apart from the new roofline—is the only side of the building whose wall plane was not directly altered by the post-1984 renovation (Photo 9). The front portion of the house includes several non-historic windows (Photo 10). At the rear, a single window opening appears to have been modified, as indicated by the surrounding gray-coat stucco (Photo 11).

Interior

The interior of the building was not made available during the site visit but it is understood that at least one room has exposed vigas.

Privacy Wall

A tall, curving stuccoed CMU privacy wall with a steel gate defines the front of the property (Photos 1 & 2). Comparison with the 1984 survey plat indicates that the wall was constructed after that date.

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Historical Overview

Battles With the City

On the night of January 11, 1993, Veronica Trujillo, a 55-year-old employee of US West Communications, appeared before the Historic Design Review Board with a petition to add a second story with a pitched roof to her modest adobe on West San Francisco Street.

The proposal had already been tabled the previous December (H-1992-172), as the Board grappled with a surge of applications for two-story buildings. Just two nights after that December hearing, the City Council adopted Ordinance No. 1992-51, granting the Board new authority to limit building heights despite considerable public opposition.¹

With that ordinance in place, Trujillo’s chances were slim. The official minutes of the January hearing remain buried in City records, but the fact that the house has no second story makes clear that her project was denied.² A year later, during a district-wide update, the HDRB recommended her house be classified as Non-contributing.³

Poverty Programs Backfire

Trujillo had already clashed with the City of Santa Fe long before her proposed second story addition.

In 1976 she sued the Santa Fe Urban Development Agency, a federally funded urban renewal program, for leaving repairs to her home unfinished.⁴ The lawsuit tied her to a larger history of poverty-related initiatives in the West San Francisco Street neighborhood. In the late 1960s, the City had designated the area for the Model Cities

¹ Richard Faudree, “City Council Approves Height Limit Amendment,” *Santa Fe New Mexican*, December 17, 1992, 1.

² Thomas Lechner, email communication with John W. Murphey, October 1, 2025. Lechner, an architect, took the project to the HDRB in 1993.

³ “Notice of Public Hearing,” *Santa Fe New Mexican*, January 14, 1994, C-3.

⁴ “City, Development Unit in Home Repair Lawsuit,” *Santa Fe New Mexican*, April 30, 1976, 6.

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Program, a “War on Poverty” effort meant to offset the damage of earlier urban renewal projects.

The Urban Development Agency, which succeeded the Model Cities Program, combined infrastructure projects with subsidized home repairs. The United States Department of Housing and Urban Development later investigated the City of Santa Fe for mishandling this housing rehabilitation program.⁵

A Life on West San Francisco Street

Born in 1937, Veronica Trujillo grew up on the west end of West San Francisco Street, likely in the flat-roofed adobe she later came to own.

In 1952 Max Trujillo, deeded the property his wife Eloisa and their three children: Veronica, Eddie and Dahlia.⁶ The tract was narrow and elongated, extending from West San Francisco Street north to the Arroyo de las Mascaras.

Max and Eloisa had built a house there in 1940,⁷ and by 1948—when the first aerial photographs are available—the lot had two flat-roofed buildings (Fig. 1). The property accommodated not only the Trujillo household but two additional families.

In the 1950s, Max and Eloisa probably occupied the front house. Max worked for the City of Santa Fe, while Eloisa managed the household.⁸ Their children also contributed: Veronica was employed at Lazar of Santa Fe, a shoe store on Don Gaspar Avenue, while Eddie worked as a floor layer for Roy’s Floor Covering.⁹ Sharing the property were Fritz and Helen Quintana, a couple in their thirties, and Antonio and Margarita Baca with their two children who had both been born in California.

⁵ Howard Houghton, “SF Mismanagement of HUD Fund Charged,” *Santa Fe New Mexican*, November 12, 1976, 1.

⁶ See Appendix.

⁷ “Building Permits,” *Santa Fe New Mexican*, August 2, 1940, 3.

⁸ U.S. Census Bureau, Enumeration District: 26-11; Description: Santa Fe city - That part of Ward 3 in Election Precinct 17, Santa Fe Bounded by Denver & Rio Grande Western Railroad; Rosario, Park Ave., San Francisco, Election Precinct line; Santa Fe River; Ambrosio, Alameda, Camino De Las Crucitas.

⁹ This represents post-census employment, based on city directory entries.

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At different times, other families occupied the property; in 1944 it was the Romeros, who had come down from Truchas to Santa Fe.¹⁰ Others on the property carried the Trujillo name, likely also from Rio Arriba County. Taken together, these moves suggest a small chain migration within the region.

Seeking Work, Acquiring Land

Veronica’s parents had found the property at the end of West San Francisco Street in the late 1930s, during the Great Depression. Both had been born in rural Rio Arriba County—Max in Chimayó and Eloisa in Truchas, where her father operated a farm.¹¹ They came to Santa Fe with their young children looking for work.

Max found employment on the new municipal golf course, a project funded by the WPA in the summer of 1939. The 1940 census, the first record of the family in Santa Fe, showed that he had worked only 32 weeks in 1939 but was fully employed at 48 hours per week at the time of enumeration.¹²

With his new wages he acquired the property but defaulted on the mortgage. The State of New Mexico took over the land, returning it to the family through a tax deed in 1948.¹³

Before their arrival in 1939, the tract had been an empty, sandy lot.

A House Consolidated

At some point after 1984 (Fig. 4), and possibly in connection with the HDRB scrutiny of the early 1990s, Trujillo consolidated the house’s scattered pieces into a straightened footprint, topping it with the gabled roof it carries today. The earlier compound plan house, still visible in the 1978 aerial photograph (Fig. 3), was erased.

¹⁰ “Obituary, Romero, Ben,” *Santa Fe New Mexican*, September 24, 1945, 6.

¹¹ This is based on a review of the 1920 and 1930 federal census enumerations.

¹² U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 4B; Enumeration District: 25-15.

¹³ See Appendix.

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Veronica Trujillo died in 2023, having deeded her portion of the property in 2018 to her sister Mary (formerly Dahlia) Riley and her husband Pat Riley of Inglewood, California. Veronica’s later years had been marked by tragedy: she lost her youngest son, Kenneth, in 2018, and her older son, Jacob, had been murdered twenty-two years earlier.

Shaped by city rules and her own frustrated hopes, Veronica Trujillo’s house offers not architectural cohesion but instead a story of struggle and persistence.

Evaluation of Historical Status

The house has undergone substantial changes to its footprint and fenestration since 1984, resulting in a loss of historic integrity. The front privacy wall was also constructed after 1984 and is therefore too recent to qualify as a Contributing structure.

Consequently, both the house and wall are recommended as Non-contributing elements within the Westside-Guadalupe Historic District.

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APPENDIX

Land Gained and Swapped

Max C. Trujillo established residence on West San Francisco Street when a building permit for \$200 was issued for a house on the lot in July 1940. In 1945 the property was sold to the State of New Mexico for delinquent taxes; after the redemption period lapsed, the State conveyed it back to Trujillo by tax deed in 1948 for \$30.55. The tax deed relies on earlier tax-roll descriptions naming neighboring owners rather than surveyed metes and bounds, and although it cites Book 5, Page 523 for the Treasurer’s conveyance to the State, that reference does not appear in the county’s scanned records.

In 1952 Max quitclaimed the property to his wife, Eloisa, and their children Eddie, Veronica, and Dalia, establishing shared family ownership. Eddie conveyed his share to Veronica in 1994, while Dalia—known after marriage as Mary D. Riley—transferred her half interest in 1996 into the Riley Living Trust, bringing the Rileys into the chain through family inheritance rather than outside purchase.

In 1998 Pat and Mary Riley conveyed Lot 2 back to Veronica, but by 2002 ownership was again divided equally between Veronica and the Riley trust. That arrangement remained until 2018, when Veronica quitclaimed her final share to Pat and Mary Riley, giving them full ownership. Following Pat Riley’s death in 2022, his interest was transferred through probate to his widow, Mary Riley, who now holds sole title to the property.

Simplified Chain of Title

1. 1948 – Max Trujillo acquires the land by tax deed.
2. 1952 – Max quitclaims to Eloisa and children (Eddie, Veronica, Dalia).
3. 1994 – Eddie conveys his share to Veronica.
4. 1996 – Dalia (now Mary D. Riley) conveys her half share into the Riley Living Trust.
5. 1998 – Pat and Mary Riley deed property back to Veronica.

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- 6. 2002 – Veronica and the Riley trust each hold half of Lot 2.
- 7. 2018 – Veronica quitclaims her final share to Pat and Mary Riley, consolidating ownership.
- 8. 2022 – After Pat Riley’s death, his interest passes to Mary Riley by probate deed.

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Illustrations



Figure 1: October 25, 1948, aerial photograph.
Circled structure may be the original core home.

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**Figure 2: February 2, 1968, aerial photograph.
House consisted of compound plan footprint of flat-roof volumes.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Veronica Trujillo House	2. Location: 665 West San Francisco Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A		
		4. County: Santa Fe		
		5. Date of Survey: September 28, 2025		



**Figure 3: September 11, 1978, aerial photograph.
Compound footprint plan has been simplified to fewer roofed areas.**

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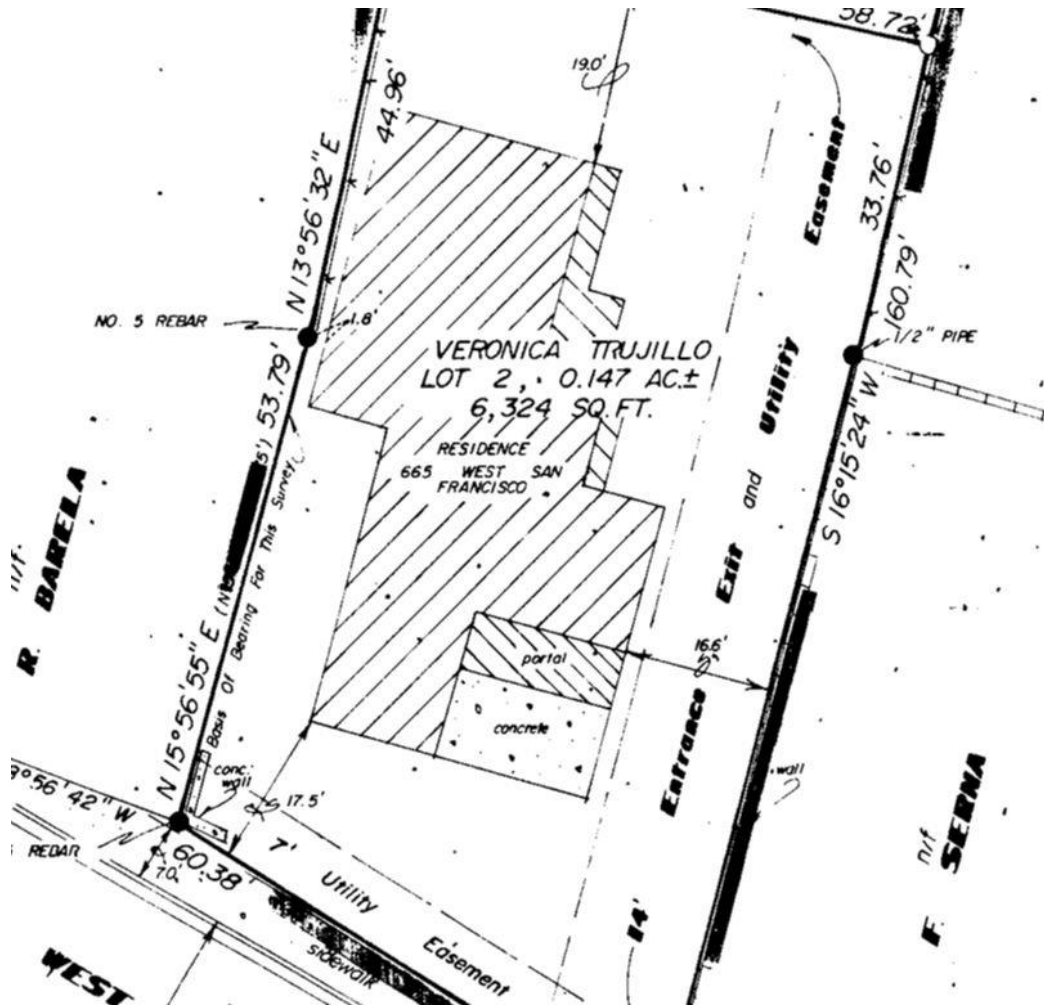


Figure 4: 1984 survey plat. Compound footprint with flat roof form remains in place. Note there is no privacy wall at front (south) of property.

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Survey Photographs

(All images taken by Giulia Caporuscio on September 28, 2025, unless otherwise noted)



Photo 2: Setting. Camera facing north. Photo by Kris Murphey, September 12, 2025.

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Photo 3: South (front) elevation. Camera facing north.

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Photo 4: South (front) elevation. Porch. Note probable infilled entry door. Camera facing north.

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Photo 5: East elevation. Hatched line indicates new wall construction. Camera facing west.

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Photo 6: East elevation. Hatched line indicates new wall construction. Camera facing west.

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Photo 7: East and north elevations. Hatched line indicates new wall construction. Camera facing southwest.

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Photo 8: North elevation. Camera facing south.

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Photo 9: West elevation. Camera facing north.

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Photo 10: West elevation. Camera facing northeast. Photo by Kris Murphey, September 12, 2025.

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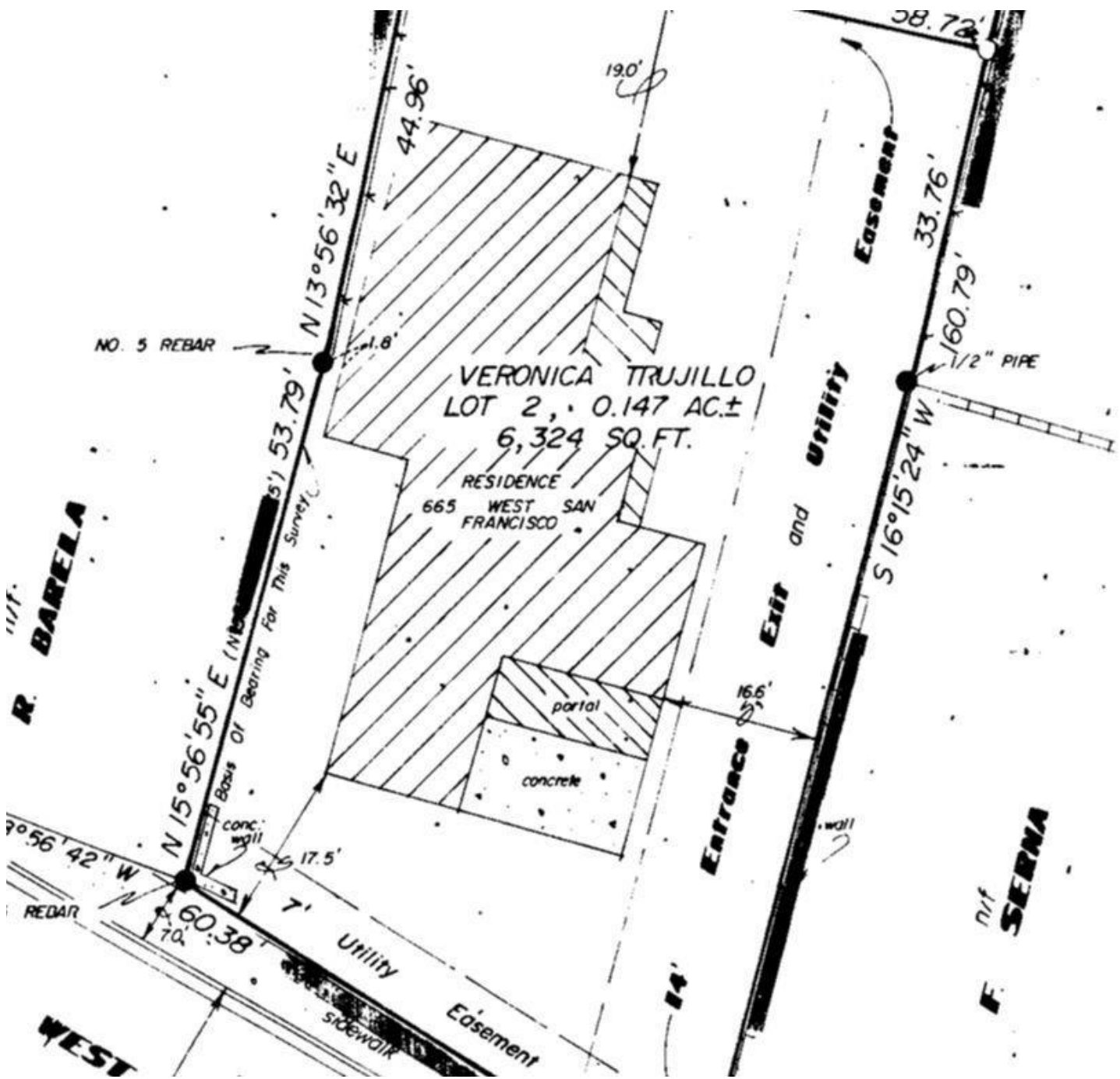
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Photo 11: West elevation. Camera facing southeast.







R. BARELA

F. SERNA