


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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 20, 2025

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D		
1. Name of property:  Burton B. and Tilla Craig/ George A. and Ruth E. Graham Residence	2. Location:  212 East Santa Fe Avenue Don Gaspar Area Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-3409  4. County: Santa Fe Parcel # 10986368
5. Property Type: <input checked="" type="checkbox"/> Buildings: primary house & casita <input checked="" type="checkbox"/> Structures: front yard wall <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: September 18, 2025		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: July 1982, E.T. <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.67999276,-105.93880666		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of north (front) elevation. Camera facing south.		
11. Brief Description of the Property:  Constructed possibly as early as 1924, 212 East Santa Fe Avenue is a proto–Pueblo Revival house of adobe construction. It displays the uneven design characteristic of this transitional period. The building has undergone two additions, the last completed after 1958. The property also includes a former one-car garage, converted into a casita addressed as 212 A, and a low wall enclosing the front yard. The primary house and casita are designated Contributing to the Don Gaspar Area Historic District; the yard wall has no designation.  <i>Continued on Page 5.</i>		
12. Who uses the property? Residence (rental)		
13. Construction Date: Date: app. 1925 (city directory date, 1928) <input checked="" type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: 1925 newspaper advertisement with house address		
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		



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

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For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2	
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**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

<b>6. Visible Construction Material:</b>  <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block  <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated  <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar  <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular  <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten  <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle  <input type="checkbox"/> Wood: Tongue and Groove <input checked="" type="checkbox"/> Other: Frame	<b>7. Number of Stories:</b> <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: _____  <b>8. Foundation:</b> <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes  <b>9. Roof:</b> <input type="checkbox"/> N/A  Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed    Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input 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: modified bitumen
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<b>10. Window Types    Primary House and Casita</b>  <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Barn</td><td>Wood</td><td>4</td><td>3</td></tr> <tr><td>Barn</td><td>Wood</td><td>8</td><td>1</td></tr> <tr><td>Casement</td><td>Wood</td><td>1</td><td>1</td></tr> <tr><td>Casement</td><td>Wood</td><td>1-1</td><td>2</td></tr> <tr><td>Combination</td><td>Steel</td><td>4C-8F-4C   8T</td><td>1</td></tr> <tr><td>Hung Sash</td><td>Wood</td><td>1/1</td><td>6</td></tr> <tr><td>Hung Sash</td><td>Wood</td><td>6/1</td><td>1</td></tr> <tr><td>Hung Sash</td><td>Wood</td><td>6/6</td><td>3</td></tr> </tbody> </table> Note: Based on visibility and access during survey	Operation	Material	Glazing	Number	Barn	Wood	4	3	Barn	Wood	8	1	Casement	Wood	1	1	Casement	Wood	1-1	2	Combination	Steel	4C-8F-4C   8T	1	Hung Sash	Wood	1/1	6	Hung Sash	Wood	6/1	1	Hung Sash	Wood	6/6	3	<b>11. Door Types    Primary House and Casita</b>  <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Single-Leaf</td><td>Faux Plank</td><td>Wood</td><td>2</td></tr> <tr><td>Single-Leaf</td><td>Glass</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>1/2-light &amp; panel</td><td>Wood</td><td>1</td></tr> <tr><td>Double</td><td>Sliding</td><td>Wood/Vinyl</td><td>1</td></tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	Faux Plank	Wood	2	Single-Leaf	Glass	Wood	1	Single-Leaf	1/2-light & panel	Wood	1	Double	Sliding	Wood/Vinyl	1
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<b>12. Chimneys</b> <input checked="" type="checkbox"/> N/A	<b>13. Porches</b> <input checked="" type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
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**14. Other Significant Features** N/A

# HCPI Detail Form (FORM 2)

(Continued from other side)

15. Modifications:  No known modifications

#1 Date: Post-1958; erection of rear bedroom addition; aerial photographs and visual evidence.

#2 Date: Unknown, recent; replacement of pedestrian doors on east and south elevations of house; visual evidence.

#3 Date: Post-2007; removal of sliding garage on casita and replacement of pedestrian door; Google Street View and visual evidence.

16. Primary Architectural Style  Not Applicable

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

Notes:  - transitional Santa Fe style

## 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>

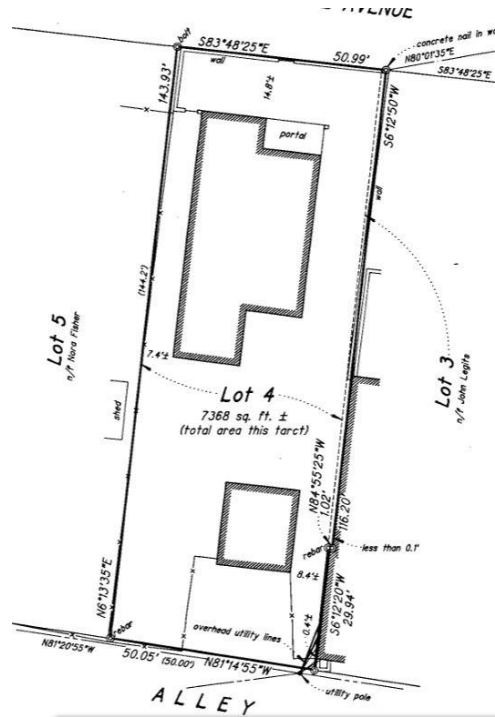
Archaeological Records Management Section  
Laboratory of Anthropology  
708 Camino Lejo  
Santa Fe, NM 87501  
(505) 476-1320  
<https://nmhistoricpreservation.org/arms.html>

## SITE:

## 18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

## 19. Site Plan: Portion of 1994 survey plat. Courtesy of Guy D. Hayden.



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		<b>5. Date of Survey: September 28, 2025</b>			

## Architectural Description Continued

### Setting

The subject parcel lies on the south side of East Santa Fe Avenue, three lots east of Webber Street (Photo 2). The primary house and casita occupy a 50-by-144-foot parcel corresponding to Lot 4 of the Duranso Addition, a block subdivision established in 1910 between Webber and College Streets (Fig. 1). Aside from two possible older juniper trees in the front yard, the property is landscaped with more recent vegetation, consisting mainly of low plantings and lawn. Flagstone and concrete define the hardscape along the side and rear areas.

### Primary House

#### South (Front) Façade

The house fronts East Santa Fe Avenue with a tentative façade. What would later emerge in the Pueblo Revival as articulated projections and offsets is, in this early example, rendered as a flat wall surface differentiated only by two roof heights (Photos 1 & 3).

The lower section contains an inset porch framed by rectilinear openings. A concrete walk, flanked by lawn, leads to the porch, which has a scored concrete floor and a painted bead-board ceiling (Photo 4). Three eight-light wood sash windows, functioning as casements, admit light to a small dining area. The sash are hung on loose-pin, ball-tipped butt hinges, set slightly behind the wall plane, separated by sistered boards, and resting on splayed wood sills. The windows are notable for their proportions: the lower lights are taller than the upper, lending a slightly elongated appearance.

A faux-plank door with decorative knocker opens into the dining area, while a separate plank door with a small vision light provides entry to the former parlor or living room (Photo 6).

The west side of the façade rises higher and is punctuated by a large steel combination window centered within the wall (Photo 7). Its light divisions and surface-mounted

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exterior hinges suggest manufacture in the 1940s or 1950s. The unit is deeply set within the wall and capped by a boxed lintel.

Despite its planar composition, the façade gains visual interest through shouldered endpieces that taper outward toward the base, creating a subtle impression that the house lifts from the ground.

### East Elevation

The east elevation overlooks a narrow side yard and clearly reveals the building’s sequence of alterations. At the north end is the rectangular opening of the front porch, above which rises a vestigial Mission-style parapet (Photo 8). South of this are two single-light wood casement windows lighting the dining area. The sash are hung on semi-concealed hinges and, like a similar pair on the west elevation, operate with geared handles. These single-light, cupboard-like sash occur elsewhere around the house, but here are surmounted by transom units (Photo 9). The transoms appear field-fabricated, with their upper frames now embedded in stucco.

The middle and southern portions of the elevation contain a sequence of later openings: a glazed French door serving the kitchen; a single-light wood casement with an interior jackknife hinge at the bathroom; and a pair of one-over-one hung sash. Each rests on a splayed wood sill, indicating construction within the same general period. The lower wall segment containing the hung sash corresponds to a walled frame extension shown on the 1930 Sanborn map (Fig. 2). The shallow window reveals reinforce the sense of frame construction, suggesting this portion once functioned as a service space, possibly a laundry room.

Set back roughly fourteen feet to the west is an unfenestrated wall enclosing the primary bedroom. Based on aerial photographs, this rear extension was added after 1958 (Figs. 3 and 4).

### South Elevation

The south elevation opens onto a flagstone patio and encompasses what appears to be the former laundry room along with the post-1958 bedroom addition (Photo 12). The earlier portion exhibits a slightly irregular parapet line and gentle battering at the southeast corner. It is fenestrated with two one-over-one wood hung-sash windows and

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a stock half-light wood-panel door. The adjoining bedroom addition is characterized by tall, straight parapets and a pair of modern sliding glass doors (Photo 13).

### West Elevation

The west elevation lies close to the property line and comprises both the bedroom addition and the original portion of the house (Photos 14 and 18). At the south end, within the bedroom addition, is a single six-over-six wood-sash window protected by a wood screen (Photo 15). A shift in wall height marks the juncture between the addition and the original structure (Photo 16).

Near the center of the façade are two additional six-over-six wood-sash windows, followed by a six-over-one hung sash set deeply within the wall (Photo 17). The divided upper sash suggests an earlier window, and its slanted stucco sill distinguishes it from the others. The northernmost opening contains single-light sash similar to those in the corresponding position on the east elevation (Photo 19), though here the transom element is absent.

### Interior

The interior was not accessible during the survey; however, real estate photographs indicate that the front portion of the house contains a living room and dining room—or, in earlier usage, a front room and parlor—reflecting a plan arrangement typical of the period.

### Casita

Located behind the main house and separated from it by a tall coyote fence, the casita is an approximately 360-square-foot accessory dwelling converted from a former garage.

The west elevation contains the greatest number of openings, including an eight-light wood-sash window and two one-over-one wood units (Photo 20). The north elevation features a modern door positioned toward the west end; staining in the surrounding stucco suggests alteration of the original opening (Photo 21). The east elevation includes a four-light barn sash at the north end (Photo 22), with additional units of the same type along the wall (Photos 22 & 23). The south façade, which originally contained sliding

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garage doors, has been filled in and now holds a single sliding pedestrian door (Photo 24). The surrounding change in stucco color confirms this modification.

Sanborn maps identify the building as a frame garage accessed from the alley (Fig. 2). A December 2007 Google Street View image shows the structure still with a sliding wood door (Fig. 5).

### **Front Yard Wall**

A low stuccoed wall borders the front yard. Based on aerial imagery, it appears to have been in place by at least 1958 (Fig. 4). The wall measures approximately 8 to 9 inches in thickness and varies in height from 48 to 51 inches on the exterior side. At the center, an opening accommodates a decorative metal gate, while a short return extends west along the property line. The wall is distinguished by four stuccoed posts with a slight batter and a softly modeled, irregular form that complements the character of the house. A lower stuccoed wall along the east property line appears to postdate the 1994 survey plat (Field 19).

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## Historical Overview

### Introduction

One of the smallest subdivisions within the Don Gaspar Area Historic District, the Duranso Addition was established shortly before statehood by a husband-and-wife team who sought to develop what was likely a former orchard. Following the railroad expansions of the early 1880s, Santa Fe’s residential growth shifted southeastward with the construction of the new capitol building. This activity, combined with the city’s move toward incorporation, strengthened investor confidence and drew a wave of speculators who purchased tracts of undeveloped land on the south side in hopes of stimulating suburban growth. Among them was Thomas Albert Hayden, who platted the land on which 212 East Santa Fe Avenue now stands.

### The Subdividers

Thomas Albert Hayden was born June 2, 1880, in Green Harbour, Nova Scotia, Canada, to Thomas Hayden and Elmyra Ringer.<sup>1</sup> He entered the United States in 1897 and attended the Sheffield Scientific School in New Haven, Connecticut, but left in 1899 before graduating. Having come down with tuberculosis, he headed west for his health. He arrived in Santa Fe, New Mexico Territory, later that year.

In Santa Fe, Hayden met Harvie Sheffield DuVal, a Kentucky-born lawyer and civil engineer who had grown up in Florida.<sup>2</sup> A Confederate veteran, Colonel DuVal had led early surveys and drainage work in the Florida Everglades, and through it, gained a large holding of swampland.<sup>3</sup> He and his family relocated to Santa Fe in 1903, where he was appointed state engineer. Two years later, in 1905, Thomas Hayden married DuVal’s youngest daughter, Irene. At the time, Hayden was the New Mexico manager for the Singer Sewing Machine Company, though he would soon follow his father-in-law into the field of engineering.

<sup>1</sup> Donna Carr, “Thomas Albert Hayden,” *Pioneers’ Cemetery Association*, June 1, 2021, <https://www.azhistcemeteries.org/pioneer-biographies/thomas-a-hayden>.

<sup>2</sup> *Ibid.*

<sup>3</sup> “Distinguished was Career of Late col. Duval,” *Albuquerque Journal*, December 13, 1910, 4.

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Surveying was often a side enterprise of speculation. In 1911, the *Santa Fe New Mexican* reported that the Haydens had spent several months in Miami studying the real-estate situation, with Thomas quoted as an enthusiastic observer of the Florida boom. By 1915 both he and his wife appeared in a Dade County court notice connected to the St. Paul Grapefruit and Land Company, a Minnesota corporation promoting Florida citrus on reclaimed swampland.<sup>4</sup>

### **The Duranso Addition**

Amid these ventures, Thomas and Irene Hayden developed a small subdivision between Webber and College Streets. Surveyed and platted in 1910, the Duranso Addition (possibly a misspelling of the Spanish word for *durazno*, meaning ‘peach’) comprised sixteen lots, most aligned along a block of Santa Fe Avenue they intended to call Duranso Place. The tract was bounded on the north by an acequia and on the south by the Hayden residence and adjoining DuVal family property. Lots measured fifty by one hundred feet, and each side of the street was laid out with a five-foot sidewalk and planting strips. An alley ran along the rear of the parcels.

Sales began in 1910. The first purchaser was Nicolas Yanni, an Italian-born shoemaker, who acquired Lot 4 but never appears to have lived on the property.<sup>5</sup> Another Italian immigrant, Rafael Pettine, did establish a residence, building a house at 201 Santa Fe Avenue, where he lived until his death in 1928.

In January 1911, Nicola and Francisca Yanni sold the lot to Ernest DeArcy.<sup>6</sup> DeArcy, who managed the local Western Union Telegraph Company office, lived on Palace Avenue with his wife, Irma. The couple also owned land in the nearby Buena Vista Addition. They held the Santa Fe Avenue property for about a year before selling it to Carl and

<sup>4</sup> “Notice In the Circuit Court of the Eleventh Judicial Circuit of the State of Florida in and for the County of Dade” [legal notice], *The Miami News*, May 20, 1915, 3.

<sup>5</sup> Warranty Deed, Thomas A. and R. D. Hayden to Nicola Yanni and wife, recorded August 31, 1910, Book L-2, Page 231, Instrument # 1910000689, Santa Fe County, New Mexico.

<sup>6</sup> Warranty Deed, Nicola and Yanni and Francisca Garcia de Yanni to E. J. and Irma DeArcy, recorded January 9, 1911, Book L-2, Page 293, Instrument # 1911000480, Santa Fe County, New Mexico.

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Elizabeth Kennedy of Denver.<sup>7</sup> In November 1922, the Kennedys conveyed the lot to Bronson M. Cutting, the wealthy publisher and future United States senator. The wording of these deeds suggests the property remained undeveloped.<sup>8</sup>

### A Wealthy Man’s Side Project

Bronson Murray Cutting (1888–1935) arrived in Santa Fe in 1910, a wealthy young man in fragile health. Born into one of New York’s most prominent families, he grew up at Westbrook, the Long Island estate built by his father, financier and attorney William Bayard Cutting.<sup>9</sup> Schooled at Groton and Harvard, Bronson’s privileged trajectory was interrupted by tuberculosis, which sent him west in search of recovery. Two years later, he acquired the *Santa Fe New Mexican*, marking the beginning of his long engagement with public life in New Mexico.

Cutting would become one of the state’s most influential figures, later serving as United States Senator until his death in an airplane crash in 1935. His ownership of a small Duranso Addition lot illustrates how even Santa Fe’s most prominent citizens left their mark on the ordinary fabric of its residential streets.

A 1925 *Santa Fe New Mexican* advertisement listed 212 Santa Fe Avenue as the address of a person selling a horse and saddle.<sup>10</sup> The appearance of a numbered address suggests that a dwelling had been built on Lot 4 by that date, allowing the improvement to be associated with Cutting’s period of ownership.

It is unclear whether Bronson Cutting had any direct involvement in the design of the Santa Fe Avenue house. Its modest scale and vernacular character stand in marked contrast to the refined architectural quality of Cutting’s own residence, Los Siete Burros,

<sup>7</sup> Warranty Deed, E. J. DeArcy to Carl S. and Elizabeth R. Kennedy, recorded January 9, 1911, Book M-3, Page 320, Instrument # 1920000132, Santa Fe County, New Mexico.

<sup>8</sup> Warranty Deed, Carl S. and Elizabeth R. Kennedy to Bronson M. Cutting, recorded December 23, 1922, Book M-5, Page 127, Instrument # 1922026317, Santa Fe County, New Mexico.

<sup>9</sup> John W. Murphey, 908 Old Santa Fe Trail, Senator Bronson M. Cutting Residence, Santa Fe, Santa Fe County, New Mexico, New Mexico Historic Cultural Properties Inventory Forms 1 and 2 (prepared for Lorn Tryk Architects, PC, January 18, 2017), 6.

<sup>10</sup> “For Sale – Miscellaneous,” *Santa Fe New Mexican*, March 23, 1925, 5. The ad ran for several weeks which suggests the address was not a typo.

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designed by Scottish-born architect Thomas MacLaren.<sup>11</sup> The disparity implies that Cutting’s interest in the Duranso property was likely speculative rather than personal.

In 1927, the year Cutting was appointed to the United States Senate as a progressive Republican, he took steps to perfect his title to the Santa Fe Avenue property. He secured quitclaim deeds from Thomas Hayden, the original subdivider who was living in Phoenix, and from Ernest DeArcy. He then pursued a quiet-title action to extinguish residual claims from numerous heirs and creditors.<sup>12</sup> Such actions typically occur when property has acquired value, often following the construction of a house.

In November 1927, Cutting conveyed Lot 4—together with a one-foot strip of Lot 3, added to achieve a standard fifty-foot frontage—to Burton B. Craig.<sup>13</sup> Recorded the following spring, the deed transferred what was by then an improved and desirable parcel, marked by the newly completed house at 212 East Santa Fe Avenue.

### **Burton B. and Tilla Craig (1934-1944)**

Born in Clyde, Ohio—the town that inspired Sherwood Anderson’s *Winesburg, Ohio*—in 1868, Burton B. Craig was a Western booster. He began his real estate career in the small town of Melvern, Kansas, where he also married Tilla.

In the early 1920s, the couple drove to Santa Fe in Burton’s Jordan Six automobile, following the Old Santa Fe Trail and, by their own account, getting lost several times along the way.<sup>14</sup> They first stayed at the Montezuma Hotel and later rented an apartment in the old Staab House on Palace Avenue before acquiring the property on

<sup>11</sup> Ibid., 8-9.

<sup>12</sup> Quitclaim Deed, Thomas A. and Anna M. Hayden to Bronson M. Cutting, recorded June 21, 1927, Book 10, Page 373, Instrument # 33712, Santa Fe County, New Mexico.; Quitclaim Deed, E. J. DeArcy to Bronson M. Cutting, recorded October 11, 1927, Book 10, Page 398, Instrument # 34217, Santa Fe County, New Mexico; Final Judgement, Jacob Amberg, et al. to Bronson M. Cutting, recorded October 17, 1927, Book U, Page 327, Instrument # 34226, Santa Fe County, New Mexico.

<sup>13</sup> Warranty Deed, Bronson M. Cutting to B.B. Craig, recorded April 4, 1928, Book 7, Page 98, Instrument # 35333, Santa Fe County, New Mexico.

<sup>14</sup> “Santa Fe Trail Should Be Marked All the Way Says Kansan,” *Santa Fe New Mexican*, December 22, 1921, 5. The Santa Fe Trail was one three competing roads, using the alignment of the historic trail to create a cross-country highway. Before, moving to Santa Fe, Craig was the director of the Santa Fe Trail Highway Association in Kansas.

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East Santa Fe Avenue. In Santa Fe, Burton worked as an examiner for the U.S. General Land Office, reviewing and approving land claims.

The 1930 census recorded the Craigs at 212 East Santa Fe Avenue. The household included Burton, 60; Tilla, 56; their son Frank Craig, 24; and their daughter and son-in-law, Sarah and Charles McMullen, ages 34 and 31. Burton owned the house, which was valued at \$6,000.<sup>15</sup>

The year 1930 also marked the first appearance of the 200 block of East Santa Fe Avenue on a Sanborn Fire Insurance Company map (Fig. ). By then, both sides of the street were fully built out with single-family dwellings. A 1933 update suggests that sewerage connections were still incomplete, as several lots retained small frame outbuildings interpreted as privies. The Craigs’ property at 212 East Santa Fe Avenue included front and rear porches, a frame garage at the rear of the lot, and a small 6-by-8-foot frame shed—or possibly a large privy—at the southwest corner.

Shortly after the census, the Craigs returned to Kansas, where Burton resumed his real estate business. The McMullens continued to occupy the Santa Fe Avenue house until 1934, when the Craigs sold the property to Thomas J. White.<sup>16</sup> White, an Iowa-born salesman, held the house as an investment and rented it to tenants. A 1938 newspaper advertisement listed it as an unfurnished five-room home.<sup>17</sup>

After eight years of ownership, Thomas White and his wife, Lida Brasher White,<sup>18</sup> sold the property to George and Ruth Graham in 1942.<sup>19</sup>

<sup>15</sup> U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 4A; Enumeration District: 0004; FHL microfilm: 2341134.

<sup>16</sup> Warranty Deed, B.B. and Tilla Craig to Thomas J. White, recorded May 15, 1934, Book 12, Page 286, Instrument # 46837, Santa Fe County, New Mexico.

<sup>17</sup> “5 ROOM house,” *Santa Fe New Mexican*, October 27, 1938, 6.

<sup>18</sup> For background on Thomas and Lida Brasher White, see John W. Murphey, 401 East Palace Avenue, Thomas and Lida Thomas House and the Dr. George C. Abrams Orthodontics, Santa Fe, Santa Fe County, New Mexico, New Mexico Historic Cultural Properties Inventory Forms 1 and 2 (prepared for George C. Abrams [Tom Abrams, Christa Romwalter], June 7, 2025), 11–13.

<sup>19</sup> Warranty Deed, Thomas J. and Lida Brasher White to George A. Graham, recorded December 4, 1942, Book 22, Page 487, Instrument # 1942069959, Santa Fe County, New Mexico.

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### George A. and Ruth E. Graham (1947–1993)

The new owners, George and Ruth Graham, were both born in Texas and coincidentally shared the same surname at birth. George Alberry Graham was born in Midland in 1898 and raised in Lovington, where his father, Joseph Graham, worked as a stockman.<sup>20</sup> His grandparents were from Tennessee and Kentucky, and the family’s westward migration to Texas and later to southern New Mexico reflected a broader pattern of Southerners seeking new rangeland opportunities.<sup>21</sup>

Ruth was born in Snyder, Texas, in 1903 and moved with her family to Lovington in the early 1900s. Her father, John Davidson Graham, a rancher and banker, served as president of the First National Bank of Lovington.<sup>22</sup> George and Ruth married in 1925. They moved to Santa Fe in the late 1930s after George obtained a position with the State Bureau of Revenue.

They first lived at 134, and later at 130, East Santa Fe Avenue, but by the 1940 census had settled in the subject house. The census recorded George, 41; Ruth, 35; their son, George Jr., 11; and daughter, Jonene, 8. George later served as an attorney for the State Land Office and the State Oil and Gas Commission.<sup>23</sup>

Ruth Graham, a teacher at Gormley School, was active in Santa Fe’s civic and women’s organizations, including the Daughters of the American Revolution, the P.E.O. Sisterhood, Delta Kappa Gamma, and the Order of the Eastern Star. The Grahams’ home frequently served as a meeting place for these groups, reflecting the associational life of Santa Fe’s midcentury professional class.<sup>24</sup>

George Alberry Graham died suddenly in 1972 while visiting family in Lubbock. Ruth continued to reside in the house until her death in 1993, at age 91. The property then passed to their children, who were both living outside Santa Fe. They sold it later that

<sup>20</sup> “George A. Graham” [obituary], *Odessa American*, October 10, 1972, 2.

<sup>21</sup> Review of federal census records and John W. Murphey, *Inez Methodist Church, Inez, Roosevelt County, New Mexico*, New Mexico State Register of Cultural Properties Nomination (2007), SRCP #1921.

<sup>22</sup> “Doña Tarabilla in Santa Fe” [column], *Santa Fe New Mexican*, February 20, 1940.

<sup>23</sup> U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 14B; Enumeration District: 25-6A.

<sup>24</sup> This is based on multiple announcements of these events published in the *Santa Fe New Mexican*.

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year along with another family property on Buena Vista Street. The Grahams’ long occupancy lent the house a measure of continuity and stability.

## Evaluation of Historical Status

### Primary House

Erected likely in 1924–25, the house reflects a transitional moment between the early New–Old Santa Fe style—with its flat façades and rectangular openings—and the more graceful vocabulary of the Pueblo Revival. For this reason, the house is recommended to remain Contributing. This transitional character is best expressed on the north (front) façade and on the forward portions of the east and west elevations.

### Casita

Although more than fifty years old, this former one-car garage underwent significant change in appearance and function after 2007. Based on Google Street View imagery and visual inspection, alterations include removal of the character-defining doors on the south façade and likely modification of the north façade. Given these recent changes, and the loss of features communicating its original purpose, the casita is recommended for downgrade to Non-contributing.

### Front Yard Wall

Aerial photographs indicate that the wall dates to at least 1958. It possesses character and contributes visually to both the property and the streetscape. It is recommended as a Contributing structure.

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## Appendix A.

### Chain of Title and Interpretive Summary, 212 East Santa Fe Avenue

#### 1910–1911: Initial Subdivision Sales

- Thomas A. and R. D. Hayden to Nicola Yanni and wife (Aug. 31, 1910) — represents the first sale of Lot 4 in the Duranso Addition following its platting.
- Nicola and Francisca Yanni to Ernest and Irma DeArcy (Jan. 9, 1911) — the Yannis held Lot 4 only briefly before transferring it to DeArcy, local manager of the Western Union Telegraph Company.

#### 1911–1922: Transitional Ownership

- E. J. DeArcy to Carl S. and Elizabeth R. Kennedy (ca. 1911, recorded Jan. 9, 1911) — DeArcy sold the property within a year; by 1920 the Kennedys, residents of Denver, are shown as owners.
- Carl S. and Elizabeth R. Kennedy to Bronson M. Cutting (Dec. 23, 1922) — marks Cutting’s acquisition of the lot, which remained vacant at that time.

#### 1927–1928: Title Perfection and Construction Period

- Thomas A. and Anna M. Hayden to Bronson M. Cutting (June 21, 1927) — quitclaim deed executed as part of Cutting’s effort to perfect title.
- E. J. DeArcy to Bronson M. Cutting (Oct. 11, 1927) — second quitclaim from a prior owner reinforcing Cutting’s title.
- Final Judgment, Jacob Amberg et al. to Bronson M. Cutting (Oct. 17, 1927) — court ruling cleared residual claims from earlier heirs and creditors.
- Bronson M. Cutting to B. B. Craig (Apr. 4, 1928) — Cutting conveyed the now-improved property, which included the newly built house at 212 East Santa Fe Avenue.

#### 1934–1942: White Ownership

- B. B. and Tilla Craig to Thomas J. White (May 15, 1934) — transfer initiating ownership by Thomas J. and Lida Brasher White.
- Thomas J. and Lida Brasher White to George A. Graham (Dec. 4, 1942) — concluded the White period and began long-term Graham family ownership.

#### 1947–1993: Graham Family Period

- George A. and Ruth E. Graham to Virginia H. Stauffer (Sept. 27, 1947) — temporary conveyance likely for financing or title purposes.

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- Virginia H. Stauffer to George A. and Ruth E. Graham (Sept. 27, 1947) — reconveyance to the Grahams on the same day.
- Estate of Ruth E. Graham to Janene G. Jenike and George A. Graham Jr. (Aug. 19, 1993) — deed of distribution transferring ownership to the Graham heirs.

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### Illustrations

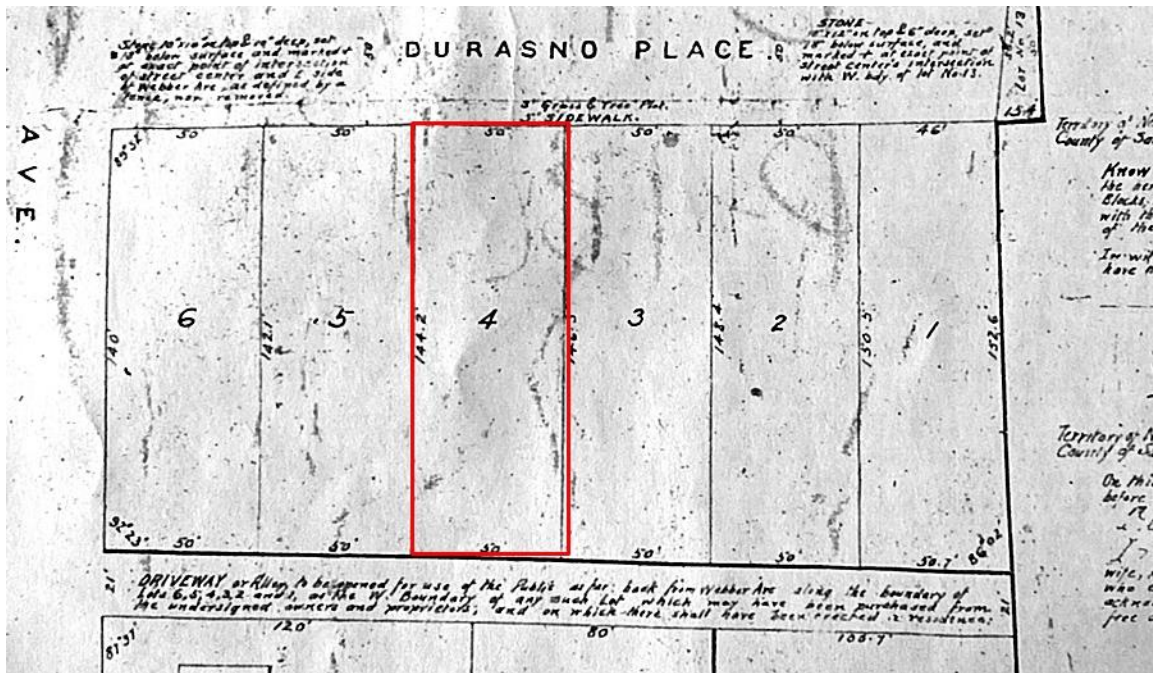


Figure 1: Portion of Duranso Addition plat map, 1910. Subject parcel highlighted.

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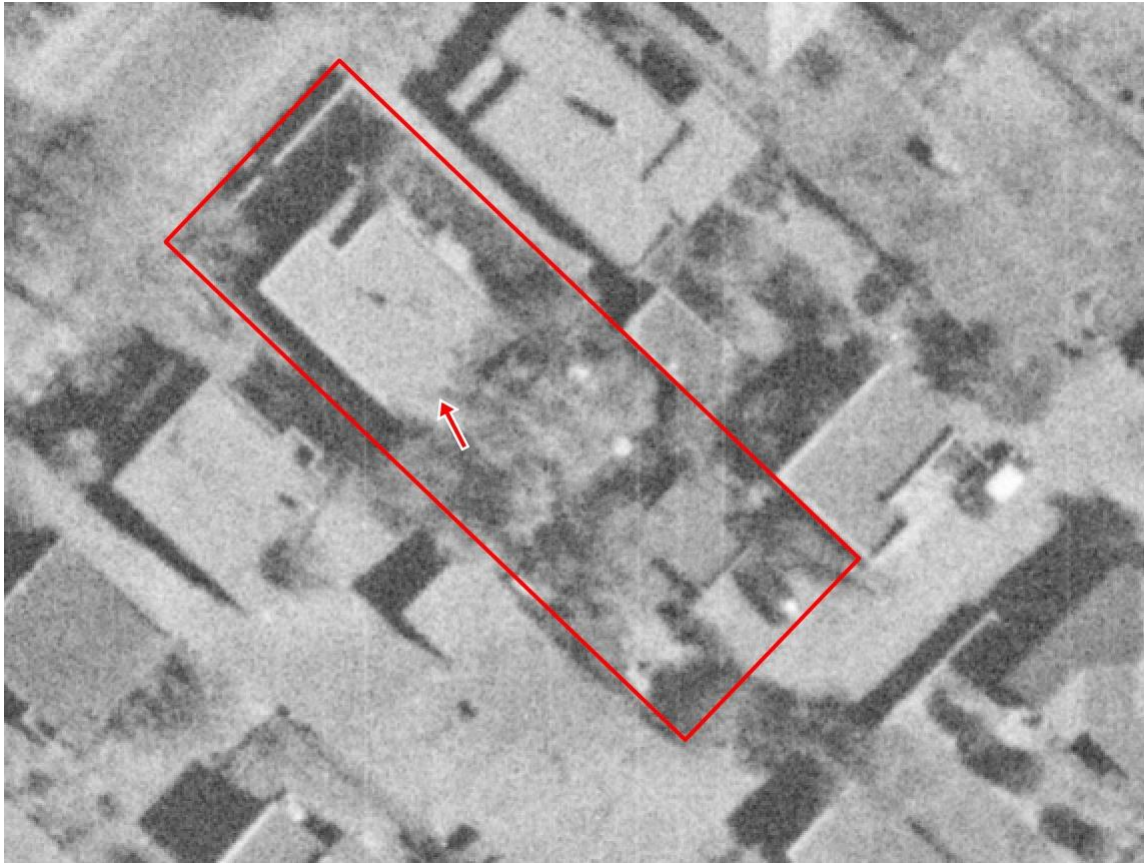


**Figure 2: Sanborn Fire Insurance Company maps. Top, 1930; bottom, 1948. Subject parcel highlighted.**

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**Figure 3: November 10, 1958, aerial photograph.**

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**Figure 4: 1968, aerial photograph.**

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**Figure 5: December 2007 Google Street View image showing south side of casita containing a large opening that held at least one sliding wood door.**

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## Survey Photographs

(All images taken by Giulia Caporuscio on September 28, 2025.)



**Photo 2: Setting and front yard wall. Camera facing south.**

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**Photo 3: North (front) façade. Camera facing south.**

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**Photo 4: North (front) façade. Porch. Camera facing southeast.**

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**Photo 5: North (front) façade. Porch, casement window. Camera facing south.**

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**Photo 6: North (front) façade. Porch, east elevation. Camera facing west.**

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**Photo 7: North (front) façade. West window. Camera facing south.**

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**Photo 8: East elevation. North section. Camera facing west.**

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**Photo 9: East elevation. North section, window detail. Camera facing west.**

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**Photo 10: East elevation. Middle and south sections. Camera facing west.**

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<b>1. Name of property:</b>  Burton B. and Tilla Craig/ George A. and Ruth E. Graham Residence	<b>2. Location:</b>  212 East Santa Fe Avenue Don Gaspar Area Historic District – Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: H-3409  <b>4. County:</b> Santa Fe  <b>5. Date of Survey:</b> September 28, 2025



**Photo 11: East elevation. South section and primary bedroom addition. Camera facing west.**

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

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**Photo 12: South elevation. Camera facing northwest.**

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**Photo 13: South elevation. Camera facing north.**

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**Photo 14. West elevation. South section. Camera facing northeast.**

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**Photo 15: West elevation. South section. Window detail. Camera facing east.**

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**Photo 16: West elevation. South section. Demarcation line between original house and post-1958 addition. Camera facing up.**

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**Photo 17: West elevation. Middle section. Window detail. Camera facing east.**

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**Photo 18: West elevation. North section. Camera facing southeast.**

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**Photo 19: West elevation. North section. Window detail. Camera facing east.**

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## Casita



**Photo 20: West elevation. Camera facing east.**

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**Photo 21: North elevation. West end. Camera facing south.**

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**Photo 22: East end of north elevation and east elevation. Camera facing southwest.**

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**Photo 23: East elevation. Window detail. Camera facing west.**

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

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**Photo 24: West elevation. Camera facing east.**

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## Front Yard Wall



**Photo 25: Front yard wall. Gate. Camera facing south.**