



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 11, 2025

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe Parcel # 12382336
5. Property Type: <input checked="" type="checkbox"/> Buildings: house and garage <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: May 7, 2025		
7. Previous Survey Date(s): <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No: per communication with SFe HPD and NMCRIS		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6787977,-105.9345982		
10. Photo Information: Giulia Caporuscio, photographer, May 7, 2025. Photo 1: View of west elevation. Camera facing east.		
11. Brief Description of the Property: <p>Constructed in the late 1940s following the subdivision of Don José Dolores Garcia’s estate, the house features an original Pueblo Revival front volume, typical of the postwar regional style. A rear ranch-style addition was built between 1958 and 1966, reflecting the evolving residential development patterns of midcentury Santa Fe. The west elevation was modified after 1978 with the addition of a projecting bay window and a raised window surround — both characteristic of 1980s remodeling trends and visually distinct from the earlier construction. The property also includes a one-car garage and workshop in a simplified Pueblo Revival mode, consistent with the architectural vocabulary of the main house. Both buildings are designated Non-contributing to the Downtown and Eastside Historic District.</p> <p>Continued on Page 5.</p>		
12. Who uses the property? Residence		
13. Construction Date: Date: Before 1958 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs and city directories		
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>Blue 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 505-577-7593/707-583-7819 John@archhistoryservices.com w/ Giulia Caporuscio</p> <p>For: Mathew Rembe</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Penelope Ellen Rembe</p>	
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Significant <input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-contributing: house <input checked="" type="checkbox"/> No Status: garage 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: Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

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

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		4. County: Santa Fe	
		5. Date of Survey: May 7, 2025	

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: House and Garage <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 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 type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input 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 type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input checked="" type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input 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:
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10. Window Types: House and Garage <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>Hung Sash</td><td>Wood</td><td>1/1</td><td>4</td></tr> <tr><td>Hung Sash</td><td>Wood</td><td>3/1</td><td>4</td></tr> <tr><td>Casement</td><td>Aluminum</td><td>1</td><td>3</td></tr> <tr><td>Casement</td><td>Vinyl (?)</td><td>2-6</td><td>1</td></tr> <tr><td>Sliding</td><td>Aluminum</td><td>1-1</td><td>2</td></tr> <tr><td>Fixed</td><td>Aluminum</td><td>1</td><td>1</td></tr> <tr><td>Fixed</td><td>Aluminum</td><td>9</td><td>1</td></tr> </tbody> </table>	Operation	Material	Glazing	Number	Hung Sash	Wood	1/1	4	Hung Sash	Wood	3/1	4	Casement	Aluminum	1	3	Casement	Vinyl (?)	2-6	1	Sliding	Aluminum	1-1	2	Fixed	Aluminum	1	1	Fixed	Aluminum	9	1	11. Door Types: House and Garage <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>Decorative</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>1/2-light,</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>T&G w/ 3 vision lights</td><td>Wood</td><td>1</td></tr> <tr><td>Overhead</td><td>Paneled</td><td>Mfg.</td><td>1</td></tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	Decorative	Wood	1	Single-Leaf	1/2-light,	Wood	1	Single-Leaf	T&G w/ 3 vision lights	Wood	1	Overhead	Paneled	Mfg.	1
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12. Chimneys <input type="checkbox"/> N/A Stuccoed exterior with short brick chimney stack, north elevation	13. Porches <input type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
--	--

14. Other Significant Features N/A
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications <u>#1 Date: 1958-1966: rear addition; aerial photographs</u> <u>#2 Date: Post-1978: addition bay window and replacement and alteration of openings of two windows; aerial photographs and visual and material evidence</u> <u>#3 Date: Unclear; probable reconstruction of front porch; visual and material evidence</u>

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 checked="" 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 checked="" type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: 1980s

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>

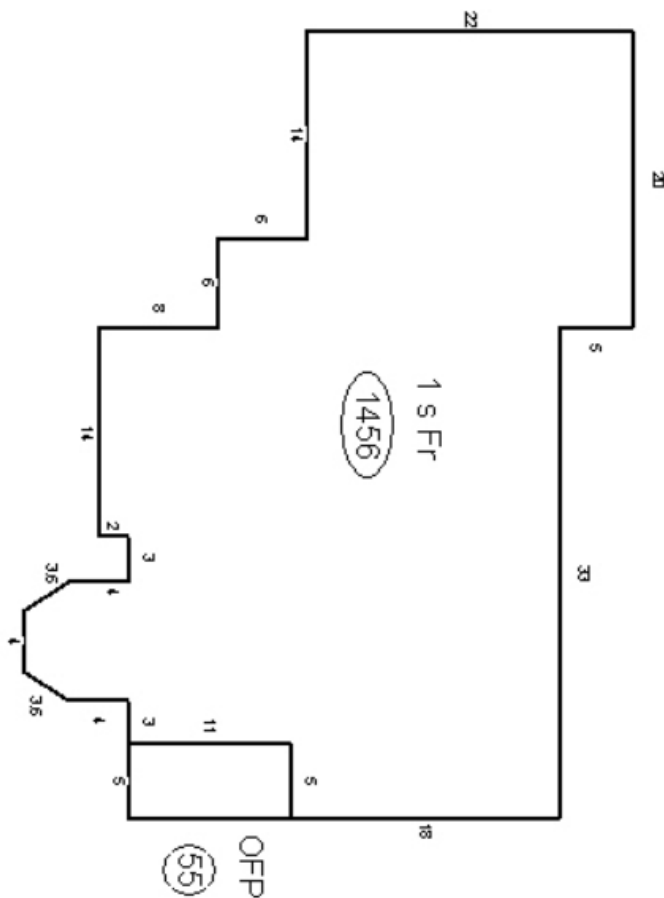
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Current plat not available. Santa Fe County footprint sketch of house.



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 A B C D	
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
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Architectural Description Continued

Setting

The house sits along the north side of a gravel driveway behind several older homes on Garcia Street. The driveway starts at the street as an entry private compound marked by ten identical black mailboxes and a sign warning “Dead End” (Photo 2). The house sits in the center of its lot, behind a low coyote fence with chamisas (Photo 3). The landscape is gravel and railroad ties with overgrown shrubs and trees. The garage occupies an area at the end of the driveway near the northwest property line.

South (Front)

The south façade represents one of the original elevations of the presumed 1940s structure (Photo 4). It has a simple arrangement of a plain stucco façade, penetrated by an entry door and an opening holding two windows.

A shallow *portal* protects the entry, which is fitted with a decorative wood door (Photos 5 & 6). While the structure appears in a 1958 aerial photograph, its components, including milled plates and precut corbels, suggest a reconstruction. Its floor is scored concrete made to look like flagstone.

To the east of the entrance, there is an opening fitted with paired wood sash windows, which have a 3/1 configuration and may date back to the original construction (Photos 7 & 8). The windows are covered by a brown-painted screen, and the sill is protected by galvanized metal flashing.

West

Looking over the driveway, the west elevation also shows alteration, but more dramatically (Photo 9). The change begins at the south end (the original building), with a post-1978 projecting bay window (Photo 10). The three-sided structure pushes out 4’ from the wall and holds three vertical aluminum windows. The structure and its windows are not characteristic of the Pueblo Revival mode of the older portion of the house.

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The original portion continues north of the bay window across a projection that historically served to articulate the building’s massing. Centered on this wall is a window opening fitted with non-original casement windows (Photo 11). Its raised surround indicates alteration of an earlier opening. The absence of a sill reinforces the evidence of change.

The addition, which houses the primary bedroom, is set back from the original volume through a series of offsets that differentiate it from the earlier construction (Photo 12). Built between 1958 and 1966, it is lower in height and characterized by a low-pitched roof with a plywood overhang and applied fascia — features indicative of midcentury ranch-style design. It sits over a crawl space.

While it shares the stucco finish of the original structure, it makes no attempt to replicate the Pueblo Revival style, instead presenting a distinctly ranch house aesthetic with its aluminum sliding units and window wall. Entry is through a nine-light wood door accessed via two concrete steps (Photo 13).

North

The north side has no fenestration (Photo 14). A boxy stuccoed chimney, breaks through the overhang, rising above the roof with a short, brick chimney stack.

East

The east side of the building faces what was historically the original owner’s brother’s home. It begins at the south end with the earlier volume, penetrated with two openings with older 1/1 wood sash windows (Photo 15). The older window package has a slanted apron that rests on a precast concrete sill (Photos 16 & 17). The headers have been replaced with concrete blocks, and the wood members are in poor condition. The last window of the original volume has been replaced with a vertical aluminum casement (Photo 19). The 1960s addition takes up the rest of the elevation (Photos 18 & 20).

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Interior

The interior comprises three bedrooms, including the primary suite located in the rear addition. Overall, the interior reflects 1980s-era updates, including textured plaster ceilings and the absence of traditional features such as exposed vigas.

Garage

Made of adobe and sharing similar windows, the garage may date to the construction of the original portion of the house.

The front façade includes a pedestrian door that provides access to a small workshop area, while the vehicle bay is fitted with a modern retractable overhead door (Photo 21).

Windows are present on both side elevations. The east elevation contains a pair of 3/1 wood sash windows (Photo 22), framed by a board header shaped to resemble a lintel and set above a cast-in-place concrete sill. A similar arrangement of 1/1 sash windows is found on the west elevation (Photo 23).

The north elevation is unfenestrated and has an overhanging eave fitted with a gutter (Photo 24).

The interior includes a concrete floor, hard-plastered walls, and exposed ceiling beams.

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Historical Overview

Dangling from a porch corbel, a chain holds three welded letters: “J.B.G.” It’s more than decoration; it’s a subtle but critical clue in a tangled story of missing wills, unrecorded land deals, and four houses that all shared the same address.

A Road Named Garcia

The house, along with the subdivision it belongs to, emerged only after a lengthy probate process following the death of José Dolores Garcia, a prosperous sheep rancher. The Garcia family — colonial-era settlers for whom the street is named — once owned this property and much of the surrounding land. Their strong presence in the area earned it the nickname “El barrio de los Garcias.” A 19th-century map suggests that José Dolores acquired the land later disputed in his estate through his marriage to Josefita Sena.

José Dolores Garcia’s Land

According to the 1912 King’s map (Fig. 1), Lot 39, which includes the subject house, belonged to José Dolores Garcia. His home, a territorial-era adobe with a hipped roof, was located at the northwest corner of the property, now addressed as 533 East Garcia Street. His younger brother, Hilario, owned Lot 40, a larger parcel to the south. Hilario’s house, designed in an L-shaped plan with a flat roof, later became the Garcia Street Club School. Both homes faced Garcia Street, while the remainder of the property was used for agriculture.

José Dolores Garcia was born on January 1, 1861, at the brink of the Civil War when several Southern states began their secession from the Union (Fig. 2). He died in Santa Fe on May 8, 1928. His estate, including the house and property on Garcia Street, was divided between his widow and twelve children. The estate went into probate court in June of 1928 as Case No. 941, and took nearly two years to process.¹ An aerial photograph from 1935 shows the land behind the family home undeveloped in the 1930s (Fig. 3).

¹ “Case No. 941, Hearing on Final Account of Report of Administratrix [legal notice],” *Santa Fe New Mexican*, April 16, 1930, 5.

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Fifteen years after probate was concluded, the remaining land north, east, and south of the family home was divided through a quitclaim deed executed on May 15, 1945.² By then, one of the heirs had died, and several of the children had sold their shares to siblings without accompanying deeds.³ The quitclaim followed a survey conducted a month earlier, which laid out a subdivision where several of José and Josefita’s children would go on to build homes.

The houses first appeared in the Santa Fe city directory in the late 1940s, all curiously listed under the same address: 537 ½ Garcia Street. This shared designation complicates research into the specific house in question. The directory recorded three distinct households at this “½” address.⁴ Two of them belonged to Juan and Fidel Garcia, sons of José and Josefita.⁵ Josefita remained at the original family home at 533 Garcia Street, which also became part of the subdivision.

What is believed to be Juan’s house — the subject property — appears to correspond to a structure visible in a 1948 aerial photograph (Fig. 5). However, anomalies in the blurry image do not correspond with the current house.

Juan and Simona Garcia

Born on October 29, 1909, Juan was the third youngest of José and Josefita’s twelve children. He attended local schools and, like his older brothers, probably worked alongside his father on the family farm.

On November 24, 1937, he married Simona Baros in a high nuptial Mass at Our Lady of Guadalupe Church.⁶ Simona had been born in Moriarty on September 9, 1909, where

² Quitclaim Deed, Guadalupita Garcia et al. to Jose Onecimo Garcia, recorded August 8, 1945, Book 28/Page 348, Instrument # 77352, Santa Fe County, New Mexico

³ This is noted in above deed and verified by the recorded deeds before 1945.

⁴ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company, 1947), 339. The address first appears in the 1947 directory. It did not appear in the 1945 directory; the 1946 directory is not available.

⁵ Later real estate records suggest that the Garcia children each held title to multiple lots in the subdivision.

⁶ “Baros-Garcia Nuptials Today,” *Santa Fe New Mexican*, November 24, 1937, 2.

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her father, Eugenio, worked as a shoemaker.⁷ The Baros family relocated to Santa Fe in the 1920s, and Simona found employment at the Santa Fe Electric Laundry. This was the city’s main commercial laundry, and it employed dozens of young workers to operate its washers, dryers, and presses.

The couple initially lived in the family home at 533 Garcia Street, where Juan worked for one of the well-known White Sisters, Amelia, at their *El Delirio* estate down the street.⁸ But Juan and Simona’s early life together was soon disrupted by the war overseas. On November 11, 1942, Juan enlisted in the Army and completed basic training at Fort Bliss, where he attended the Dehydrated Foods School.⁹ He was assigned to the advanced flying school at Eagle Pass Army Air Field in Eagle Pass, Texas. There, he worked as a cook and wrote a column for the base newspaper (Fig.4). He was later transferred to Stewart Army Air Field in Newburgh, New York.

Although Juan did not serve overseas, he played a vital support role as an Army cook. As a Corporal, he likely oversaw kitchen operations and managed food preparation for hundreds of service members. He was honorably discharged on September 30, 1945. Reflecting on his experience, Juan told the *New Mexican*, “Army life has done wonders for me.”¹⁰

After returning to civilian life, Juan took a job as a delivery driver for the Broome Furniture Company on West Palace Avenue — a position also held by his older brother, Fidel.¹¹ Court records from a later lawsuit indicate that the company’s owners held several lots in the subdivision.

Following the establishment of the subdivision, Juan and Fidel, along with their families, moved out of the original home on Garcia Street and constructed new residences

⁷ U.S. Census Bureau, Year: 1910; Census Place: Moriarty, Torrance, New Mexico; Roll: T624_919; Page: 2a; Enumeration District: 0275; FHL microfilm: 1374932.

⁸ National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: 43.

⁹ New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subseries: *Military Discharges*; Box Number: 16585; Box Title: *Military Discharges Garcia-Gaskin*.

¹⁰ “Back to Camp,” *Santa Fe New Mexican*, April 5, 1943, 6.

¹¹ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 112.

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behind the family house. Determining who lived in which dwelling is difficult, as the households shared the same address. City directories indicate that by the early 1950s, four separate residences were listed as 537 ½ Garcia Street.

Stella and José Salazar

In 1946, Fidel and his wife Flora’s eldest child, Estella, married José Soilo Salazar, a carpenter from Nambé.¹² Estella — commonly known as Stella — would eventually come to possess the subject house, though the means by which she acquired it remain unclear, as no deed has been located.

The 1950 census shows the two families (Fidel and Flora Garcia, and Stella and José Salazar) living side by side in houses sharing the 537 ½ address. This arrangement of households persisted through the 1950s, with an additional fifth house listed under the 537 ½ address.¹³

An aerial photograph from that year shows these homes occupying Lots 2, 3, 5, and 6 of the subdivision. (Fig. 6). This aerial is the first to provide a detailed view of the subject house. It stood on the ground as a roughly 29’ x 33’ square (Fig. 6). A lower roof structure, representing the portal, capped its southwest corner. The west façade had a slight offset at its northwest corner. The property included a garage. An aerial photograph from 1966 reveals that the rear addition to the house was constructed by that time (Fig. 7).

The Christina Ertner Home

In 1969, the family had the subdivision re-platted (Fig. 8). Before then, the lots had been distributed informally, sometimes without deeds. The re-platting gave an official structure to the subdivision.¹⁴ The new plat shows the area populated with the same homes captured in the 1958 aerial. Lots 4, 7, and 8 had not been developed. Two years later, following the official recording of the re-plat, the lot owners — now including

¹² “Stella J. Garcia Betrothed to Joe S. Salazar,” *Santa Fe New Mexican*, May 6, 1946, 3.

¹³ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1958* (El Paso: Hudspeth Directory Company, 1958), 549. Juan B. Garcia is indicated to be a tenant and not an owner.

¹⁴ Plat, “Replat of the Subdivision of Land, Formerly the estate of Jose Garcia,” recorded May 9, 1971, Book 22/Page 32, Instrument # 332930, Santa Fe County, New Mexico.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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members of the Broome family — sued to quiet the title of the subdivision.¹⁵ Following the lawsuit, deeds show the family and other owners exchanging and selling lots within the subdivision.

In 1975, Stella Salazar, now a widow, sold Lot 2 with the subject house to Robert and Christina Ertner. The Ertners were teachers.¹⁶ Christina was Stella’s daughter and taught art at Alameda Junior High. Originally from Illinois, Robert arrived in Santa Fe in the 1960s, where he graduated from the College of Santa Fe in 1967 and instructed at Santa Fe High.

An aerial image taken in 1978, during their early ownership of the property, reveals that the house had maintained the footprint captured in 1966 flyover (Fig. 9).

Christina and Robert divorced in 1984, at which point the property was transferred to Christina through a quitclaim deed.¹⁷ During her ownership, it underwent several alterations, including the addition of a bay window structure on the west side which changed its original character. There were also various modifications made to the west façade. In 2025, the property was transferred to a new owner.

¹⁵ Notice of Lis Pendens [County of Santa Fe Case # 43383], George R. Broome, et al. vs. City of Santa Fe, recorded July 6, 1971, Book 282/Page 384, Instrument # 334244, Santa Fe County, New Mexico.

¹⁶ Warranty Deed, Stella G. Salazar to Robert L. Chistina S. Ertmer, recorded November 25, 1975, Book 328/Page 562, Instrument # 382031, Santa Fe County, New Mexico.

¹⁷ Quitclaim Deed, Robert L. Ertner to Christina S. Ertner, recorded June 15, 1984, Book 492/Page 845, Instrument # 543964, Santa Fe County, New Mexico.

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Evaluation of Historical Status

Although the house’s composite footprint predates 1966, post-1978 alterations to the west façade — its most prominent elevation — have significantly diminished the building’s historical integrity and altered the defining characteristics of its original Pueblo Revival design. The bay window introduces a sharp geometric projection that disrupts the compositional rhythm of the façade, while its angular form and inset aluminum framing conflict with the traditional softness and subtle shadowing typical of the style. In contrast, the 1960s ranch-style rear addition is less visually and architecturally disruptive. Given these considerations, the recommendation is to retain its designation as Non-contributing.

While the garage is of age and retains more integrity than the house, it seems inconsistent to consider it for historic status when the primary structure no longer reflects its original character.

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Illustrations

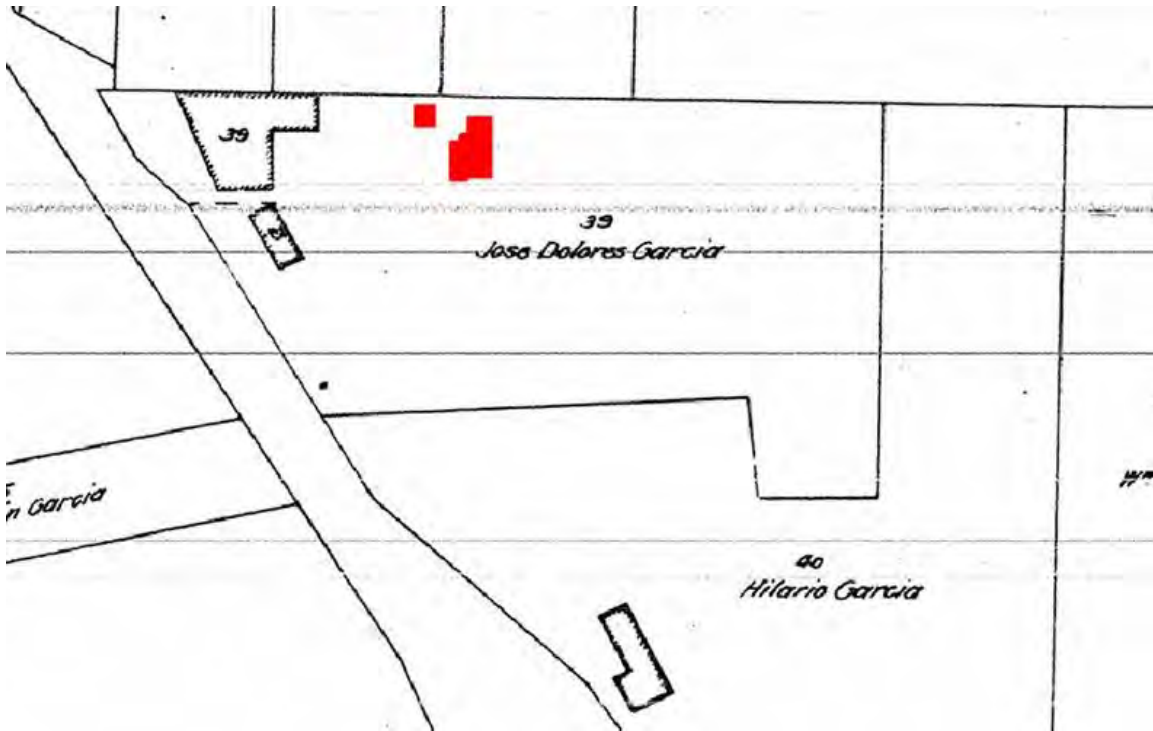


Figure 1: N. L. King, “Map of the City of Santa Fe,” 1912.
Red building footprints present approximate location of current structures. They did not exist at the time of the map.

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Figure 2: Undated portrait of José Dolores Garcia.
 Courtesy of the Rembe family.

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Figure 3: 1935 Soil Conservation Service aerial photograph, Image # 1009.
Arrow indicates no buildings were located on the lot.

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Figure 4: Juan B. Garcia, 1943.
Courtesy of the Santa Fe New Mexican.

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Figure 5: October 25, 1948, aerial photograph overlaid with 2025 satellite image. The overlay appears to establish the core of the house was in existence signified by the red footprint.

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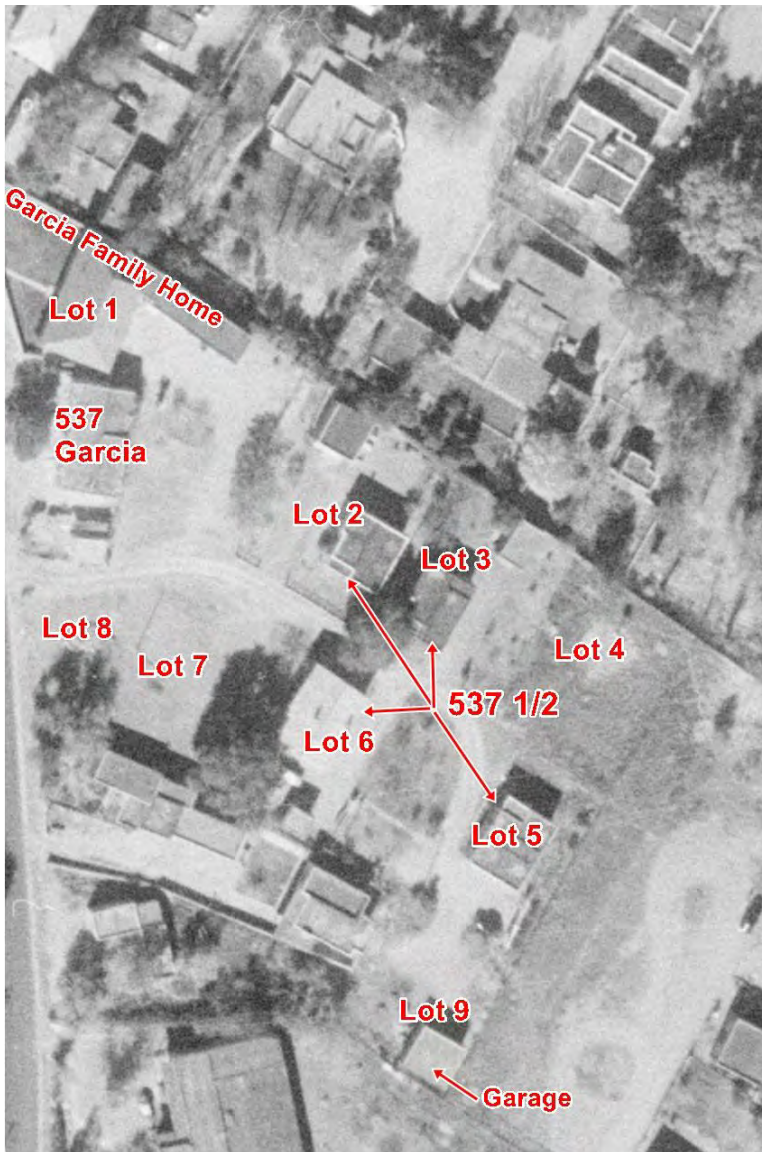


Figure 6: November 10, 1958, aerial photograph. Designation of lots, as per the José Dolores Garcia Estate Subdivision. Lot 2 contains the subject and garage. The house had yet to receive its back addition.

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**Figure 7: June 6, 1966, aerial photograph.
 Arrow indicates presence of rear addition.**

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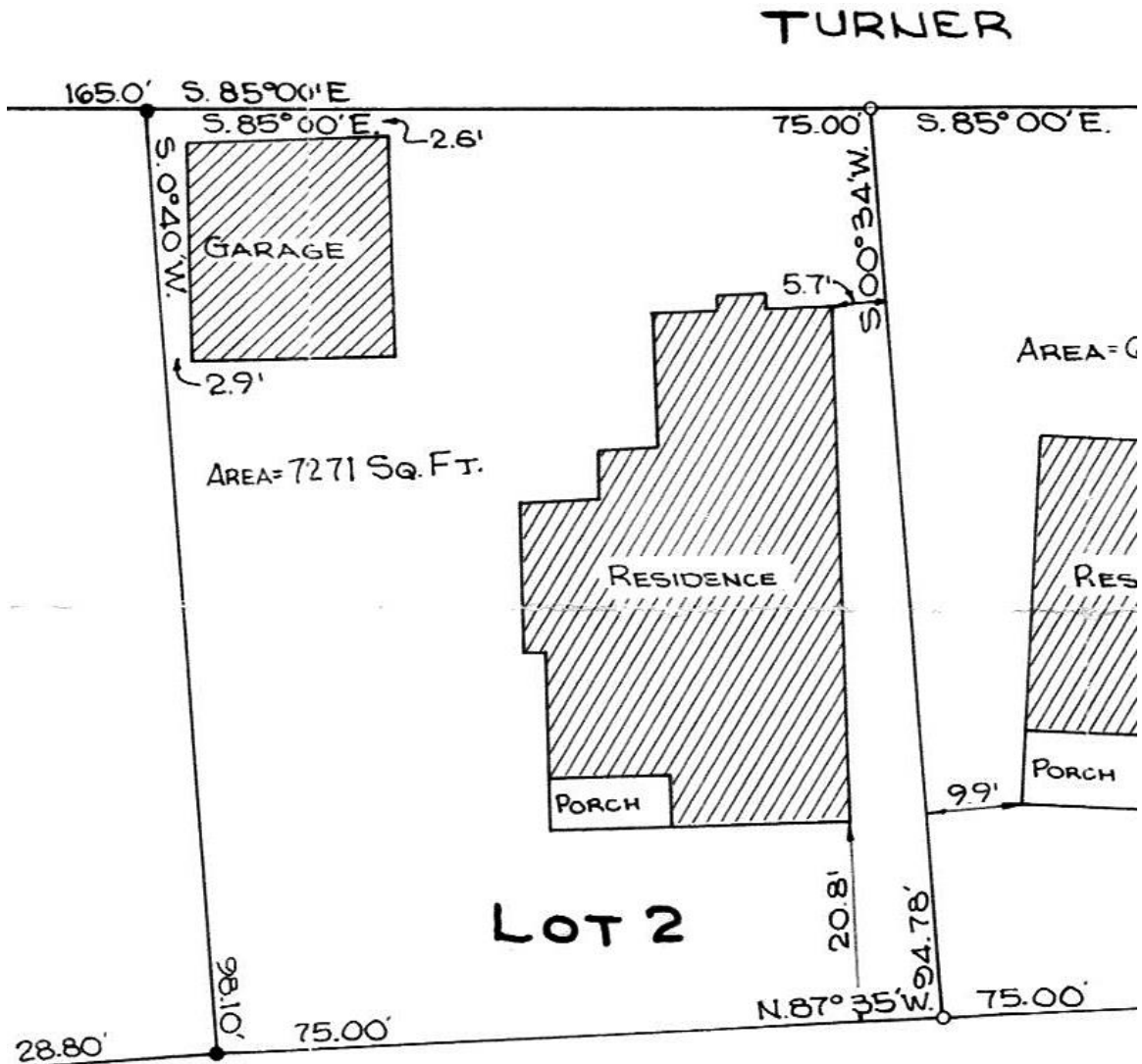


Figure 8: Portion of 1969 replat of the José Dolores Garcia Estate Subdivision showing the subject property. Courtesy of J. Robert Martinez, surveyor.

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**Figure 9: September 11, 1978, aerial photograph.
Arrow indicates absence of bay window structure.**

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Survey Photographs

(All images taken by Giulia Caporuscio, May 7, 2025, unless otherwise noted)



Photo 2: Entry drive off Garcia Street. Camera facing east. Aviva Baumann, April 23, 2025.

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Photo 3: Setting of property. Camera facing north. Aviva Baumann, April 23, 2025.

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Photo 4: South (front) elevation. Camera facing north. Aviva Baumann, April 23, 2025.

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Photo 5: South elevation. Portal. Camera facing north. Aviva Baumann, April 23, 2025.

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Photo 6: South elevation. Entry door. Camera facing north.

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Photo 7: South elevation. Window at bedroom. Camera facing north.

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Photo 8: South elevation. Window at bedroom detail. Camera facing north.

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Photo 9: West elevation oblique. Camera facing northeast.

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Photo 10: Bay projection. Camera facing east.

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Photo 11: West elevation. Altered window at kitchen. Camera facing east.

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Photo 12: West elevation. Addition. Camera facing southeast.

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Photo 13: West elevation. Addition. Detail of entry door.
Camera facing east.

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Photo 14: North elevation. Camera facing south.

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Photo 15: East elevation oblique from south end. Camera facing northwest.

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Photo 16: East elevation. Window at bedroom. Camera facing up.

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Photo 17: East elevation. Window at bathroom. Camera facing west.

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Photo 18: East elevation oblique from midpoint. Camera facing northwest.

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**Photo 19: East elevation. Altered window at bedroom.
Camera facing southwest.**

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Photo 20: East elevation oblique from north end. Addition in foreground. Camera facing southwest.

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Photo 21: Garage. South elevation. Camera facing north.

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Photo 22: Garage. East elevation. Camera facing west.

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> <u> </u> <u> </u> <u> </u>
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A		
		4. County: Santa Fe		
		5. Date of Survey: May 7, 2025		

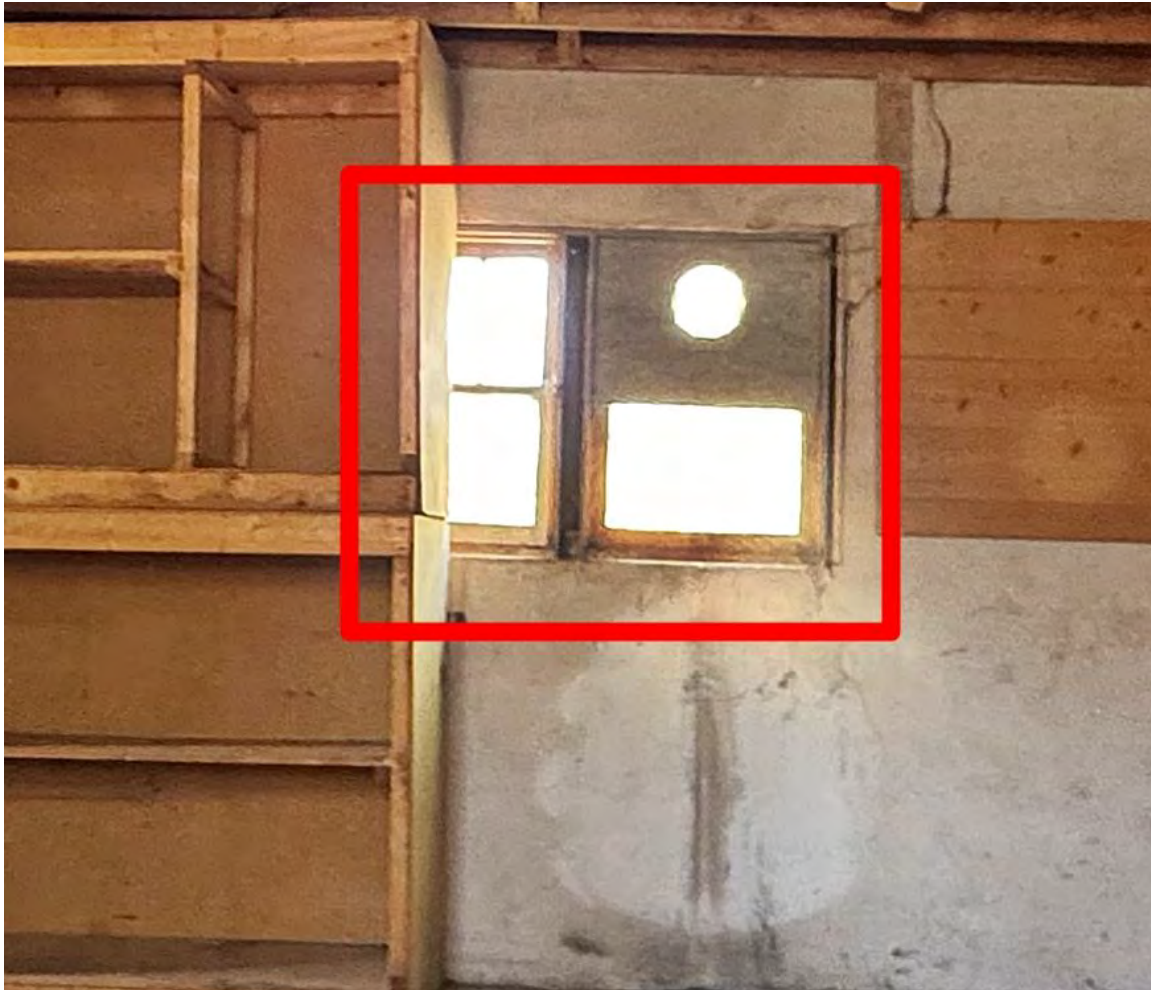


Photo 23: Garage. West elevation. Windows from the interior. Aviva Baumann, April 23, 2025.

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Photo 24: Garage. North elevation. Camera facing west.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

4212

ADDRESS: 537 1/2 GARCIA ST.

ID NUMBER: 051600275

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

LEGAL DESCRIPTION:

ZONE 12 13

TNSP 17 N RANGE 9 E SEC 25 NE 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

1940 ESTIMATE _____ ACTUAL
SOURCE(S) Neighbor + Relative

ARCHITECTURAL STYLE:

PUEBLO REVIVAL

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS:

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR _____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES _____ NO

WHAT TYPE? GARAGE
detached

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

X MINOR _____ MODERATE

_____ MAJOR

EXPLAIN: GREENHOUSE

WINDOW - W Side - Room on N.

OVERALL CONDITION:

X EXCELLENT _____ GOOD

_____ FAIR _____ DETERIORATED

BUILDING THREATENED?

_____ YES X NO

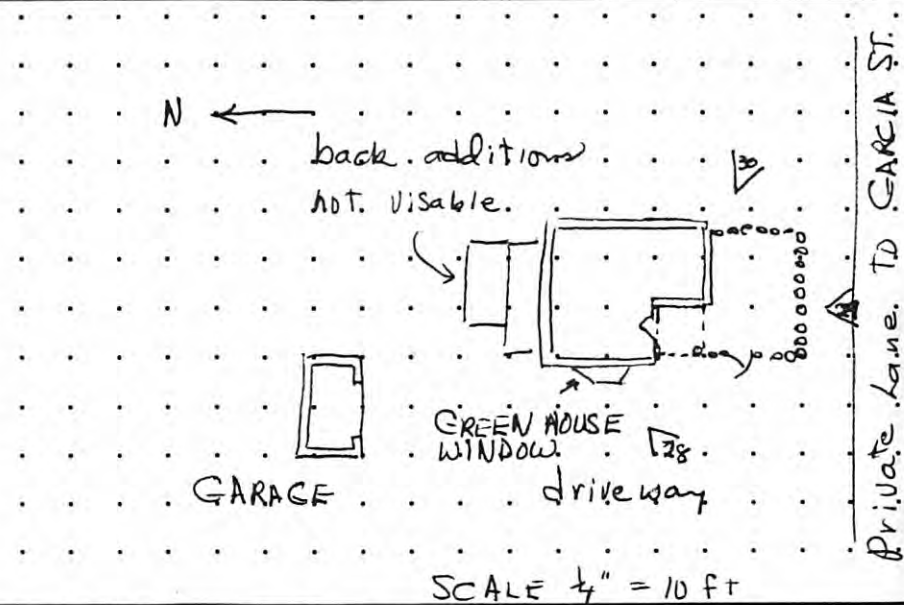
PHOTO



28 WEST SIDE

SITE PLAN

SIGNIFICANCE



LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

_____ YES X NO _____ ELIGIBLE

_____ CONTRIBUTING _____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

_____ YES X NO _____ ELIGIBLE

LOCAL DESIGNATION: Core _____ HISTORIC DISTRICT

_____ SIGNIFICANT X CONTRIBUTING _____ NON-CONTRIBUTING

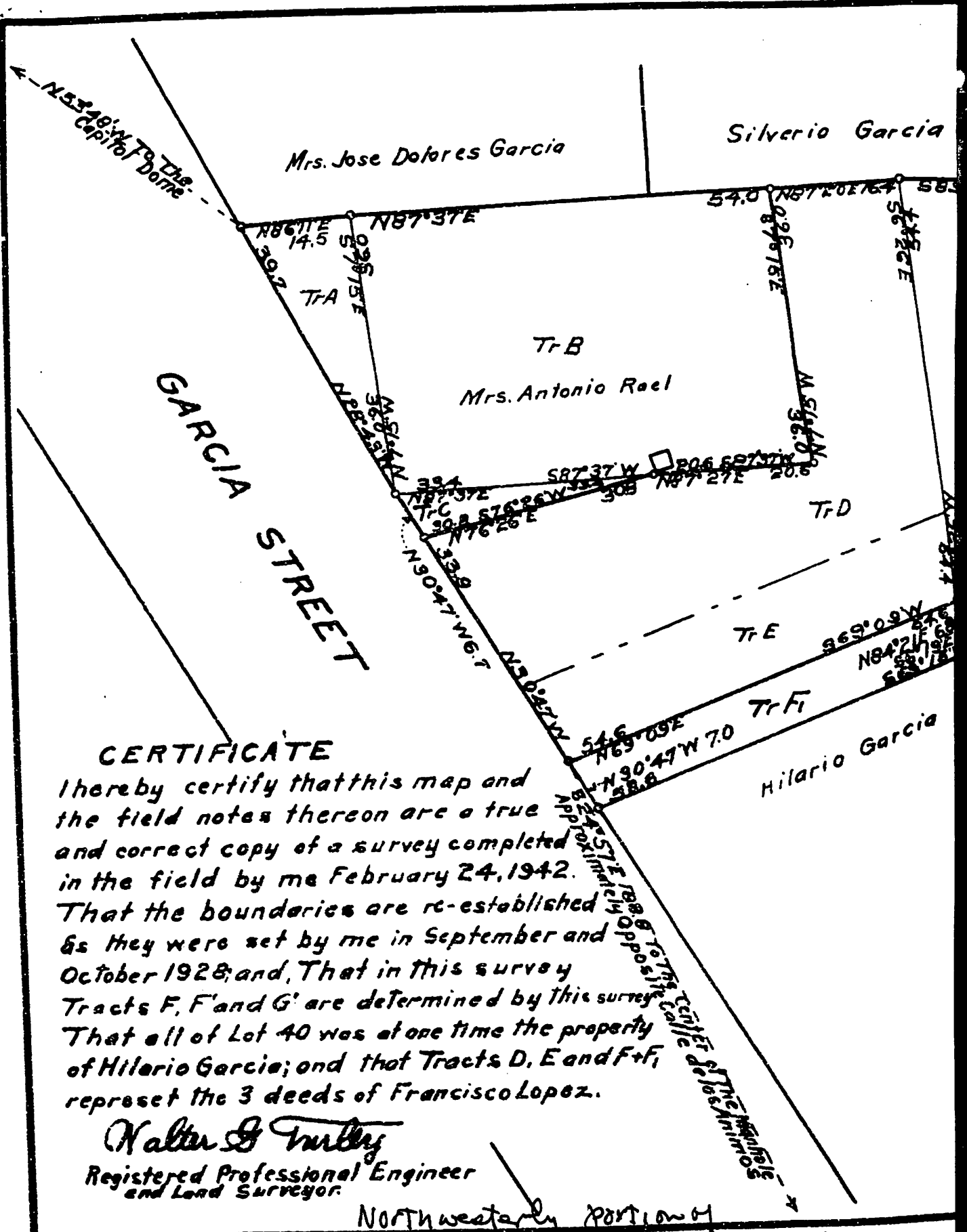
LOCAL LANDMARK _____ YES _____ NO

SURVEYED 7-2-91 BY AC

NEGATIVES WITH NMHPD ROLL # 1 NEG # 28 TO 30

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	Good
FOUNDATIONS	NOT VISABLE	
DOORS	NOT VISABLE	
WINDOWS	WOOD FRAME DBL HUNG 3, GREEN HOUSE WINDOW ON WEST	
PORTALES	INSET SW CORNER	
CANALES	2 ON EAST SIDE	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	COYOTE AROUND FRONT	
ARCH. DETAILS		
OTHER	DENSE GROWTH AROUND HOUSE	
COMMENTS	ONE OF 4 HOUSE BUILT BY JOSE DOLORE GARCIA FOR HIS HEIRS - SAME PLAN AS #276 + 277	



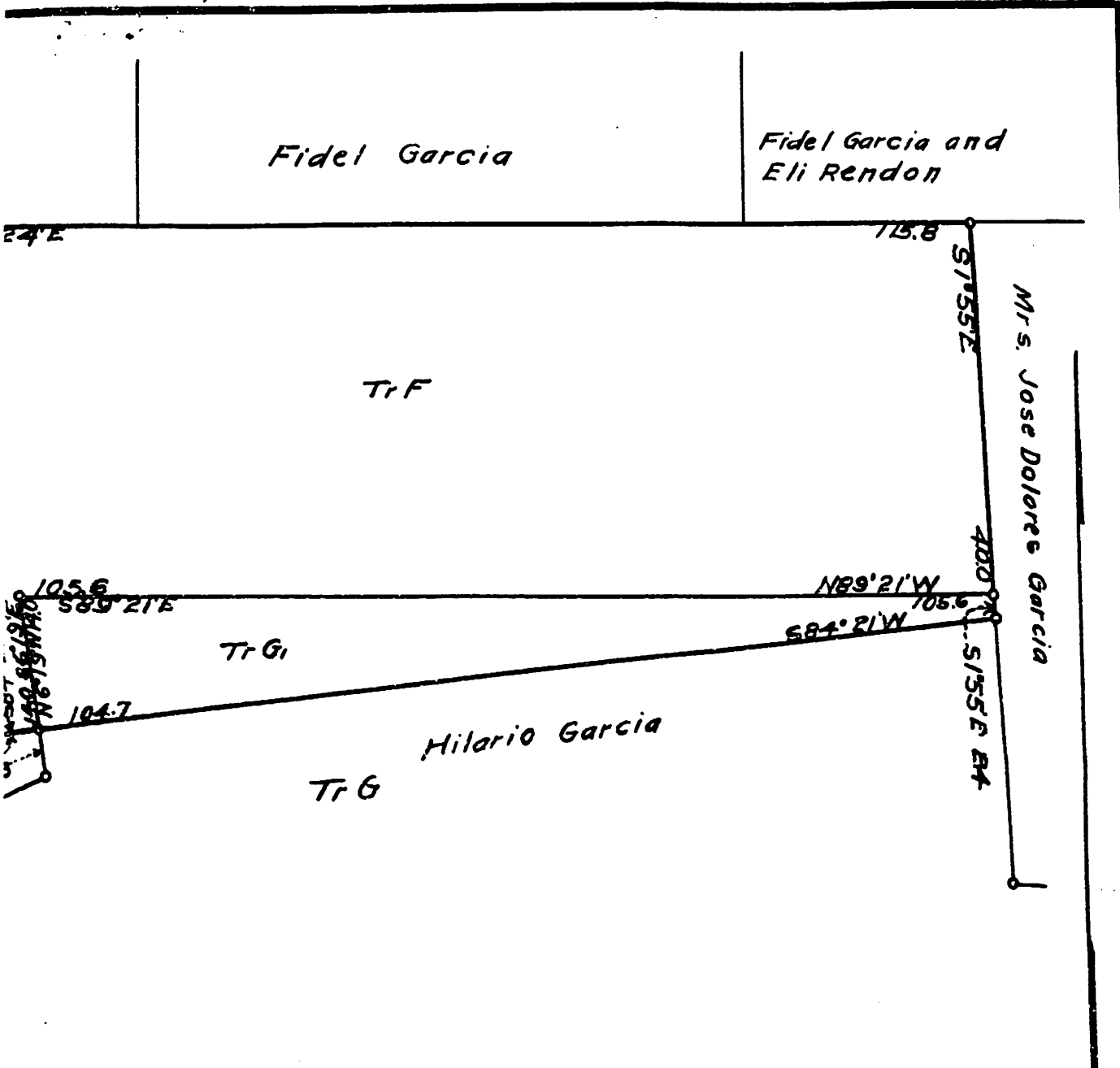


CERTIFICATE

I hereby certify that this map and the field notes thereon are a true and correct copy of a survey completed in the field by me February 24, 1942. That the boundaries are re-established as they were set by me in September and October 1928; and, That in this survey Tracts F, F' and G' are determined by this survey. That all of Lot 40 was at one time the property of Hilario Garcia; and that Tracts D, E and F+F' represent the 3 deeds of Francisco Lopez.

Walter S. Turley
 Registered Professional Engineer
 and Lead Surveyor.

Northwesterly portion of
 1942 LOT 40 Block 84 - Kings official map
 LOT 40 Block 84 A - 1924 official map



MAP OF THE
 NORTHWESTERLY PORTION OF
 LOT 40 BLOCK 84 KING'S OFFICIAL MAP
 LOT 40 BLOCK 84A 1924 OFFICIAL MAP
 WARD NUMBER ONE
 SANTA FE NEW MEXICO
 SCALE 1"=20 FT

4264

51831
1942

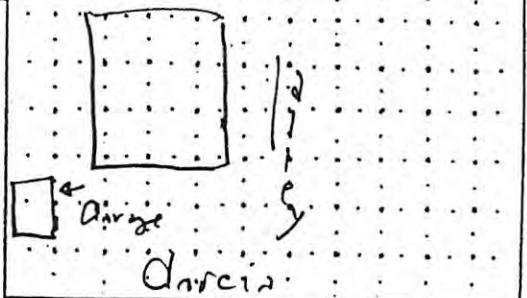
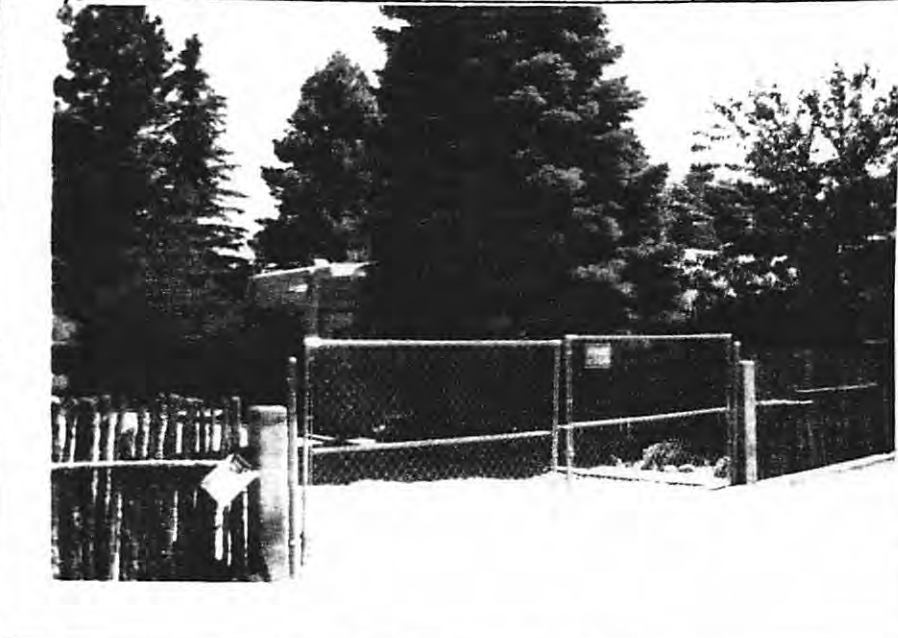
Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 21-6-83 by <i>mb</i>	county Santa Fe	ID no. 051600275
field map Santa Fe, N.M.	number 1	UTM reference easting zone 12 13	

location description <i>537 1/2 Garcia</i>	city/town Santa Fe
land grant/reservation	

building name	legal description tensp 17 N 3 range 9 E sec 29 NE 1/4 NE 1/4
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film roll by <i>mb</i> no. 16	negative nos. 25	loc. of neg. <i>(HPB)</i>	plan shape
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date of construction <i>P. 1945</i> estimate _____ actual _____
source

use
present <u>residential</u>
other _____
historic <u>residential</u>
other _____

condition
<input type="checkbox"/> excellent <input checked="" type="checkbox"/> good
<input type="checkbox"/> fair <input type="checkbox"/> deteriorating

degree of remodeling
<input type="checkbox"/> minor <input checked="" type="checkbox"/> moderate <input type="checkbox"/> major
describe:

<i>Bay window - lintel covering</i>
surroundings

<i>Res</i>
relationship to surroundings
<input checked="" type="checkbox"/> similar <input type="checkbox"/> not similar

district potential
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no

significance
<input type="checkbox"/> eligible <input type="checkbox"/> of <input checked="" type="checkbox"/> none

if eligible, interest why?

associated buildings? <input checked="" type="checkbox"/> yes
what type?

<i>Garage</i>
if inventoried, list ID nos.

see back? <input type="checkbox"/> yes
--

style <i>Pueblo Revival</i>	foundation material <i>Not vis</i>
	wall material/surface <i>Stucco</i>

architectural features	<i>Much of house not visible</i>
------------------------	----------------------------------

<i>Windows 3/4 wood dbl hung - some lintels exposed</i>
<i>Masonry Chimney</i>

<i>added lintel over overhead garage door</i>

comments
<i>wall</i>
<i>hedge</i>
<i>wood fence</i>
<i>landscape</i>
<i>street trees</i>
<i>stone curb</i>
<i>0 setback</i>
<i>acacia</i>

<i>coyote</i>

Streetscope



539 Garcia St

Preliminary Zoning Review Worksheet City of Santa Fe Land Use Department

To Be Completed By Applicant: Date Submitted: 3 JULY 2025	Site Address: 539 Garcia St Santa Fe New Mexico 87505
Property Owner of Record: PENELOPE ELLEN REMBE	Proposed Construction Description: RESIDENTIAL REMODEL
Applicant/Agent Name: Evan Geisler	TOTAL ROOF AREA: 2400 SF
Contact Person Phone Number: (505) 699 - 5463	
Zoning District: RC8, RC8AC Compound 8du/ac	Lot Coverage : 31 % <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	Setbacks: Proposed Front: 21'-4" Minimum: 5'-0" 2 nd Front? _____ Proposed Rear: Existing Minimum: 5'-0" Proposed Sides: L 3'-5" R 5'2" Minimum: 5'-0"
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed 13'-8" Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed 2 Accessible _____ Minimum: 2
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes _____	

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Evan Geisler _____ [OWNER APPLICANT AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE
3 July 2025
DATE

To Be Completed By City Staff:	2025-011277-PAR
Additional Agency Review if Applicable: <input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___ <input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___ <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___ Notes: _____	
Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: Final development must comply with standards set forth in Ch. 14 of LUSF Code of Ordinances	
REVIEWER: Rachael Hanman _____ DATE: 07/14/2025	

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