


# 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. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D		
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District – Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: Old: 051610626  <b>4. County: Santa Fe</b> Parcel # 910005088
<b>5. Property Type:</b> <input checked="" type="checkbox"/> Buildings: 1 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
<b>6. Date of Survey:</b> September 28, 2025		
<b>7. Previous Survey Date(s):</b> <input checked="" type="checkbox"/> Yes: July 15, 1993, A.C. <input type="checkbox"/> No:		
<b>8. Name of Project:</b> HDRB Status Evaluation		
<b>9. Lat/Long:</b> 35.6836601,-105.9372215		
<b>10. Photo Information:</b> Giulia Caporusio, photographer. <span style="float: right;"><b>Photo 1: View of east elevation. Camera facing southwest.</b></span>		
<b>11. Brief Description of the Property:</b>  Originally erected in 1936 as the Jean Morrison Rapp residence, the building now extends nearly 184 feet along Paseo de Peralta, its elongated form recording a history of changes and at least one addition. In plan and massing, it suggests a kind of linear organism—anchored by a two-story “head” at the north end, a one-story middle section likely corresponding to the original garage and subsidiary rooms of the house, and a southern “tail” that once housed the workshop area of a mail-order necktie business (Fig. 1). The three principal components reached their present footprint by 1958, as shown on an aerial photograph of that year (Fig. 9). The combined gross building area measures approximately 5,906 square feet, all presently in commercial use. The property is designated Contributing within the Downtown and Eastside Historic District. <b><i>Continued on Page 5.</i></b>		
<b>12. Who uses the property? Comme</b>		
<b>13. Construction Date:</b> Date: 1936, with 1940s additions <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated <span style="margin-left: 20px;">Source: published building permit</span>		
<b>14. Setting:</b> <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban <span style="margin-left: 20px;">If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Public</span>		
<b>15. Relationship to Surroundings:</b> <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		



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

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

For HPD Office use only: 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 type="checkbox"/> Other:	<b>7. Number of Stories:</b> <u>  </u> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____  <b>8. Foundation:</b> <u>  </u> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input checked="" type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes  <b>9. Roof:</b> <u>  </u> N/A  Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input 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: Gravel , modified bitumen
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**10. Window Types**

Operation	Material	Glazing	Number
Hung Sash	Wood	1/1	14
Hung Sash	Wood	2/2	3
Hung Sash	Wood	3/1	1
Hung Sash	Wood	4/4	12
Hung Sash	Wood	6/6	30
Hopper – Cellar	Steel	3	1
Hopper	Wood	6	2
Fixed	Wood	1	4

Note: Based on visibility and access during survey

**12. Chimneys**  3: two corner and one centered wall chimney

**11. Door Types**

Type	Style	Material	Number
Single-Leaf	Panel	Wood	1
Single-Leaf	Glass & Panel	Wood	2
Single-Leaf	1/2 -light	Wood	4
Single-Leaf	10-light	Wood	6
Single-Leaf	10-light w/sidelights	Wood	1
Double	French w/sidelights	Wood	1

**13. Porches**  N/A  
 Type:  Entry  Partial-Width  Full-Width  Wrap

**14. Other Significant Features** N/A

**15. Modifications:**   No known modifications

- #1 Date: c.1940s; addition of workshop area; different design than original house and circumstantial link to Webb Young, Trader.
- #2 Date: Unknown; removal of character-defining vigas and canopies; drawings and visual evidence.
- #3 Date: c.1980s-90s; infill of garage and east portal; 1958 aerial, 1993 HBI, and visual evidence.
- #4 Date: c.1980s-90s; replacement of various doors and windows; visual evidence.

# HCPI Detail Form (FORM 2)

(Continued from other side)

## 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 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: 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>

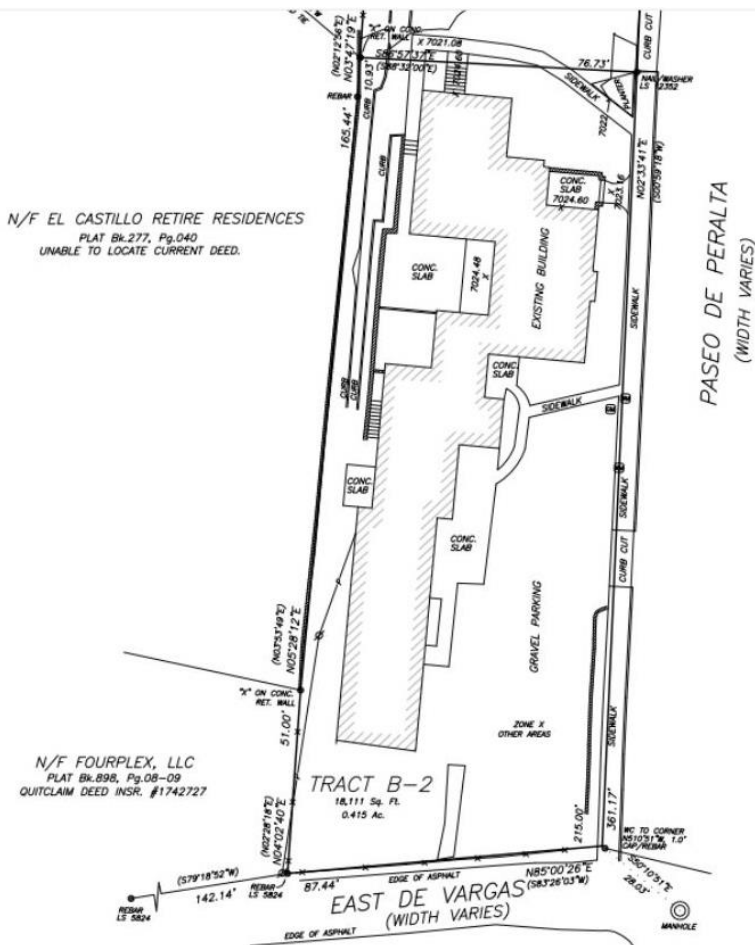
Archaeological Records Management Section  
 Laboratory of Anthropology  
 708 Camino Lejo  
 Santa Fe, NM 87501  
 (505) 476-1320  
<https://nmhistoricpreservation.org/arms.html>

## SITE:

## 18. Attached or Associated Properties

Are associated properties eligible for listing:

## 19. Site Plan: Portion of 2018 survey plat. Courtesy of Dawson Surveys, Inc.



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### Architectural Description Continued

#### Original Residence

The original 1936 residence is distinguished by its two-story massing and stylized public entry along Paseo de Peralta. Historian Carl D. Sheppard, interpreting Jean Morrison Rapp’s obituary, viewed the house as a posthumous—or perhaps recycled—design of her late husband, architect Isaac Hamilton Rapp.<sup>1</sup> While small details such as battered wall corners and the once-generous use of exposed vigas (now removed) could be read as references to Rapp’s Pueblo Revival vocabulary, much of the building departs from his established idiom. Absent are the characteristic swooping parapets, mission-like towers, deeply recessed openings, and stepped wall profiles. The composition is comparatively blunt in its articulation. By contrast, the F. Leonard and Rosina Smith House more clearly demonstrate Rapp’s residential design vocabulary (Fig. 2).

#### East

The east elevation forms the public face of the building and exhibits its highest level of architectural composition (Fig. 2). Closest to the street, a one-story symmetrical façade centers on a large, sculpted wall chimney flanked by grouped six-over-six wood-sash windows (Photos 3 & 4). Though restrained in detail, the façade introduces the principal motifs of the original residence: flat, unarticulated wall planes; generally symmetrical fenestration fitted with multi-light wood sash beneath simple wood lintels; and a parapet that turns upward in a modest swoop—or “batwing”—at the corner.

Moving north, the façade steps back to form a more formal entrance. This section is defined by a thick, heavily battered opening (Photos 5 & 6), its shape recalling the 1920s revivalist interpretations of Pueblo architecture seen in the work of Katherine Stinson-Otero and others, and most notably in the doorways of the New Mexico Museum of Art. The entry, now partially obscured by potted plants, contains a pair of ten-light French doors of a type repeated elsewhere on the house. Above the entrance rises the two-

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<sup>1</sup> Sheppard, Carl D., *Isaac Hamilton Rapp, Architect: Creator of the Santa Fe Style* (Albuquerque: University of New Mexico Press, 1988), 98-100.

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story section, which includes several wood-sash windows and an opening to the deck over the ground-level entry.

### North

The north façade faces a parking court and the Santa Fe River. Its composition is simple, with an entry set off-center in the facade, fitted with a wood panel door approached by four concrete steps (Photos 7 & 8). The corners show a slight batter near grade, recalling Rapp’s early use of this motif, starting in 1908 with Colorado Supply Company Building (demolished). Beyond that allusion, the facade is unembellished: a flat, uninterrupted wall plane with two six-over-six wood-sash windows—one beside the entry and one above it—each capped with plain wood block heads. The result is a markedly austere elevation, stripped of the expressive elements of Rapp’s work.

### West

Similar to the east side, the west elevation encompasses both stories of the original residence. It now faces directly onto the three-story block of the El Castillo Life Plan Community, a 1960s apartment complex that substantially altered the setting and erased much of the home’s original garden.

The two-story portion features a centered entry reached by an open concrete stair (Photo 9). The doorway contains a single-light door with framed sidelights and an operable transom above—a formal treatment uncommon in Rapp’s work and more suggestive of Territorial Revival influence. Over the entry projects a small, wood-beam and stucco canopy that provides a decorative accent.

The first story fenestration is symmetrical, consisting primarily of two-over-two wood-sash windows, while the upper story displays an irregular arrangement, including one opening that appears to have been reduced in size. At the south end of the façade, three short vigas extend from the wall—one protruding through a wood lintel, resembling an animal horn in its odd placement.

The remainder of the west façade is one story in height, standing opposite the chimney section on Paseo de Peralta (Photo 10). Here, the elevation is defined by a deep, shaded

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portal that frames a formal entry opening onto a raised concrete patio and, beyond, a view toward the El Castillo complex.

Extending roughly twenty feet, the portal is supported by two square posts with *zapata*-type corbels. Both the spanning beam and the corbels show signs of hand-tooling, their irregular profiles suggesting individual craftsmanship (Photo 11). The entry consists of paired glass doors flanked by ten-pane sidelights and topped with an operable transom (Photo 12).

The portal, possibly modified through later commercial renovations, feels visually compressed rather than domestic. From a distance, it appears wedged between the two-story main volume and the adjoining wing that originally held the service functions of the residence.

### **Service Wing**

The midsection facing Paseo de Peralta appears to have originally contained a garage and a small portal, both now enclosed with walls and glazing. The presumed garage bay contains one of six small gallery spaces along the building’s east façade (Photo 13). It features a ten-light wood door and three six-over-six wood-sash windows. The openings lack the wood block heads characteristic of the original residence. Immediately to the north is another gallery space created through the infill of the former portal, an alteration completed after the 1993 HBI survey (Photo 14).

On the opposite side of the garage, along the west elevation, is set of stairs leading to a subterranean area that was advertised in the 1940s as an apartment (Photo 15). The fenestration at both levels is a mix of hung-sash wood windows.

### **Workshop Area**

Arranged on a slightly offset axis, the south wing is a roughly sixty-five-foot-long, one-story rectangular volume, likely constructed in the 1940s when the property served as the production and mail-order center for a wool necktie company.

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**East**

The east elevation, facing Paseo de Peralta, contains three small “storefronts” now used as galleries, built into what was originally a production area and later converted to apartments. Each unit has a single-leaf entry door—either glazed or wood—flanked by grouped six-over-six wood-sash windows (Photos 16-18). Unlike the windows of the main house, these lack wood heads. While the openings generally conform to a 1940s plan, some appear to be later replacements dating from the 1980s commercial conversion.

**South**

The south end is plain, broken only by a single offset sash window (Photo 19).

**West**

The west elevation represents the functional side of the south, or service, wing. It is pierced by several double-hung wood-sash windows in varied light configurations (Photos 20-23). None of the openings have projecting sills or wood heads, leaving the wall surface unadorned. The parapet is cut by two shallow V-shaped notches accommodating exposed wood trough canales for roof drainage.

**Interior**

The building was not accessible at the time of survey, but views through the windows indicate a heavily modified interior reflecting its successive changes in function.

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## Historical Overview

### A River Parcel

According to the 1912 King’s Official Map of Santa Fe, the parcel that now holds 924 Paseo de Peralta was owned by architect Isaac Hamilton Rapp (1854–1933) (Fig. 3). It is unclear when he acquired the land, but Rapp—hailed as the “Creator of the Santa Fe Style”—had been spending time in the city in the early 1900s.

His early commissions included oversight of construction at the Territorial Asylum for the Deaf and Dumb in 1901. With his partners William M. Rapp and A. C. Hendrickson, Rapp went on to design several major Santa Fe landmarks: the Elks Club and Theater (1911), Gross, Kelly & Co. Warehouse (1914), Sunmount Sanatorium (1914, 1920), and the Museum of Fine Arts (1916–17).

These projects brought him to Santa Fe regularly, where he and his wife, Jean Morrison Rapp, rented a residence on Palace Avenue. Despite owning the riverfront lot, they never built a home there.

Rapp died 1933, leaving the Santa Fe River lot and a ranch near Las Vegas, New Mexico, to his wife.<sup>2</sup> A 1935 aerial shows the Santa Fe land covered with trees.

### A House of Her Own

For the first few years, Jean Morrison Rapp (Fig. 4) continued to live in Trinidad, Colorado, where her husband had maintained his office and where they had shared a home. After his death, she traveled widely but returned to Santa Fe to attend the annual Fiesta festivities. In early 1936 she announced that she would be moving to Santa Fe permanently.

Jean Morrison (1864–1937) was born in Ohio to Napoleon B. and Levinia Morrison. Her great-grandfather, James Smith of New Hampshire, had served in the American

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<sup>2</sup> Deed Without Warranty, Jean M. Rapp, executrix of Isaac Hamilton Rapp, deceased, to Jean Morrison Rapp, recorded March 11, 1935, Book Y, Page 343, Instrument # 48411, Santa Fe County, New Mexico.

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Revolution.<sup>3</sup> She studied at the University of Illinois and, in 1886, married architect Isaac Hamilton Rapp.

During her earlier years in Santa Fe, Jean Rapp was deeply engaged in civic and reform causes. She affiliated with the New Mexico woman’s suffrage movement, declaring herself a suffragette as early as 1912 in correspondence with Ruth Alexander, society editor of the *Santa Fe New Mexican*.<sup>4</sup> She served as historian of the local Daughters of the American Revolution chapter, participated actively in the Woman’s Board of Trade, and pursued an interest in Native cultures, assisting at times with archaeological and anthropological studies. She later chaired the Indian Conservation department of the New Mexico State Federation of Women’s Clubs.

By the time she resettled in Santa Fe in her seventies, however, her activities centered more on entertaining than on reform.

In July 1936, Jean Morrison Rapp received a permit to construct a 13-room residence on the Castillo property, which the *Santa Fe New Mexican* predicted would be “one of the finest residences to be built here.”<sup>5</sup> According to her obituary, friends recalled that the design for the house came from her husband’s architectural firm, while Jean herself “had every point of the house planned just as she had dreamed of doing for many years.”<sup>6</sup>

The \$20,000 house was completed by the end of 1936 and quickly became a center of social activity, with Jean hosting teas and gatherings for friends and family. She cultivated a large garden at the rear of the property, a setting that reflected her love of beauty and hospitality. In her later years she also turned to painting and deepened her involvement in the arts, serving as president of the Art Museum Women’s Board, which established a musical department at the museum.

<sup>3</sup> Susan Rivière Hetzel, *Lineage Book: National Society of Daughters of the American Revolution, Volume XV* (Washington, D.C.: The Society of Daughters of the American Revolution, 1902, 310.

<sup>4</sup> FN: Elysia Tsosie, “Biographical Sketch of Jean Morrison Rapp,” *Alexander Street*, <https://documents.alexanderstreet.com/d/1009932358>.<https://documents.alexanderstreet.com/d/1009932358>

<sup>5</sup> “Building Permits for June Total \$79,576,” *Santa Fe New Mexican*, July 2, 1936, 4.

<sup>6</sup> “Mrs. Rapp Dies Suddenly at Here Saturday,” *The Santa Fe New Mexican, Capital Examiner*, June 1, 1941, 14.

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On May 31, 1941, Jean Morrison Rapp died of a heart attack in her Castillo Street home, while looking out one of its windows onto the garden she had nurtured.<sup>7</sup>

After Jean Morrison Rapp’s death, the property passed through her estate to her daughter, Helen R. Bunge of Chicago. Helen and her husband, George C. Bunge, held the house only briefly before selling it in 1944 to James W. Young, also of Chicago (Fig. 5).<sup>8</sup> Young was the creative director for the advertising firm J. Walter Thompson and a former senior official in the Department of Commerce under Franklin D. Roosevelt. He acquired the property supporting his son, Webb Young, a painter, then marketing Western wear in Santa Fe with his father’s backing.

### **An Executive’s Son and Tiemaker**

Born in 1913 in Covington, Kentucky, and raised in Chicago, Webb Young first came to Santa Fe as a boy in the 1920s, spending summers at Jemez Canyon. He briefly studied drawing with local painter Gerald Cassidy. After a short stint in Chicago as a commercial illustrator and student at the Art Institute, he returned permanently to Santa Fe.<sup>9</sup>

In 1934, Webb Young opened a trading post called “Webb Young, Trader” in a storefront on Don Gaspar Avenue, in a space now occupied by the Meteorite, Mineral and Fossil Gallery. His shop stood near that of Preston McCrossen, an earlier textile merchant and artist who, in 1930, had helped the Spanish Colonial Arts Society establish the first retail outlet devoted to goods made by Hispanic weavers and other craftspeople.<sup>10</sup> That outlet, the Spanish Arts Shop in Sena Plaza, had been founded with the idealistic goal of helping Hispano artisans market and sell their work.<sup>11</sup> McCrossen later transformed this cooperative venture into his own more commercially driven business, McCrossen’s Handwoven Textiles—a model that Young clearly sought to emulate.

<sup>7</sup> Ibid., 1.

<sup>8</sup> Warranty Deed, George C. and Helen R. Bunge to James W. Young, recorded December 27, 1944, Book 27, Page 117, Instrument # 75824, Santa Fe County, New Mexico.

<sup>9</sup> “Webb Young” [obituary], *The New Mexican*, February 20, 2005, B-2

<sup>10</sup> “Spanish Colonial Arts Have Permanent Center,” *Santa Fe New Mexican*, May 16, 1930, 6.

<sup>11</sup> Daria Labinsky and Stan Hieronymus, *Frank Applegate of Santa Fe: Artist and Preservationist* (Albuquerque: LPD Press, 2001), 228-231.

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Business records indicate Webb’s father, James W. Young, was a “special partner” in the enterprise. From his tourist trading post, Webb sold sundry Western goods, including belts, bridles, saddle blankets, jewelry, pottery, and wool hand-woven neckties.

The company soon moved to Canyon Road, where Webb lived with his wife, Margaret Lane Webb. There, Young entered the tie-making business, employing Hispanic artisans to weave wool neckties on traditional looms. Visitors could watch the craftsmen at work, then purchase the finished ties in an adjoining showroom. By the late 1930s, he had expanded the enterprise into a mail-order operation.

His father analyzed advertising markets and encouraged him to invest in full-page color ads; one insert in *Life* reportedly generated orders for 26,000 ties.<sup>12</sup> Through advertisements in *Sunset*, *Esquire*, *The New Yorker*, *Newsweek*, and *Time*, Young promoted a catalog of wool neckties “Hand Woven by the Mountain People of New Mexico” (Fig. 6).

At the Castillo Street property, which Webb took over in late 1944, he likely constructed the one-story south arm of the building, variously referred to as the workshop or plant, where weavers produced the handwoven ties (Fig. 7). The building also included a “Spanish Crafts Shop,” probably occupying the space between the house and the workshop.

The company was dissolved in 1947 and reincorporated as Webb Young Trader, Inc., this time without his father as a corporate officer.<sup>13</sup> That same year, James W. Young deeded the Castillo Street property to his son—perhaps signaling the end of the father-and-son advertising experiment.

The Castillo Street operation did not last long, as Webb soon relocated the business to Camino del Monte Sol. The mail-order enterprise declined amid postwar shifts in fashion and was closed in 1951, with the corporation formally dissolved in 1953.<sup>14</sup> Webb

<sup>12</sup> James W. Young Builds a Business by Copy Testing,” *Advertising Age*, April 8, 1940, 11, no. 15: 24; David Ogilvy, *Ogilvy on Advertising* (New York: Crown Publishers, Inc., 1983), 147. The former article indicates the project was clearly the father’s business. This led to establishing a production plant on Cerrillos Road.

<sup>13</sup> “Legal Advertisement,” *Santa Fe New Mexican*, March 1929, 1947, 5.

<sup>14</sup> “Legal Advertisement,” *Santa Fe New Mexican*, December 15, 1953, 3.

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

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

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continued to paint and draw, establishing himself as an emerging Western landscape artist and operating a one-person gallery on Canyon Road.<sup>15</sup>

### An Architect’s Side Project

Architect John Gaw Meem acquired the property in April 1948 for \$45,500, purchasing it with his own funds.<sup>16</sup> At the time it consisted of two tracts: the residence and the former Webb Young, Trader plant and shipping facility.

Within a month, Meem secured a permit for a \$8,000 project to convert both the house and the mail-order production building into apartments.<sup>17</sup> That same year he brought on his third and final partner, William Buckley. Twenty-four years his junior, Buckley was an Illinois architect who had arrived in Santa Fe earlier in 1948 to work for Meem’s chief competitor, Willard C. Kruger and Associates.<sup>18</sup>

Buckley prepared a floor plan for a set of drawings titled “Additions & Alterations to a Building for John Gaw Meem” (Fig. 8). Meem himself produced a partial elevation, showing only modest exterior changes—lowering a lintel, adding a new door on the east elevation, and replacing several windows on the west. No new massing or fenestration patterns were introduced. Most of the work was confined to the interior, where former bedrooms and workrooms were reconfigured as apartments.

### The Castillo Apartments

The remodeled complex, informally known as the Castillo Apartments, appears to have opened the following year with seven units, a number that had increased to eleven by the time of the 1950 census.<sup>19</sup> Its tenants reflected a cross-section of Santa Fe’s mid-

<sup>15</sup> Webb Young” [obituary], *The New Mexican*, February 20, 2005, B-2

<sup>16</sup> Statutory Warranty Deed, Webb Young Trader, Inc. to John Gaw Meem, recorded April 29, 1948, Book 34, Page 491, Instrument # 89057, Santa Fe County, New Mexico.

<sup>17</sup> “Former Weaving Plante Revamped for Apartments,” *Santa Fe New Mexican*, May 20, 1948, 2.

<sup>18</sup> John W. Murphey and Alan “Mac” Watson, *John Gaw Meem Office* (National Register of Historic Places Nomination), Santa Fe: New Mexico Historic Preservation Division, 2018, 45.

<sup>19</sup> U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 2; Enumeration District: 26-20.

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century professional class: a druggist, two secretaries, two sales agents, an electrical engineer, and Supreme Court judge Eugene D. Lujan, the only Hispanic renter. Several households included young children, while a notable proportion of the occupants were single women. Among them was Cecile Janin Wimer, a 58-year-old widow employed as a drafter with the State Highway Department.<sup>20</sup> The record is unclear as to who owned or managed the apartments.

The Castillo Apartments fit into the wider pattern of postwar conversions and small-scale infill that addressed Santa Fe’s acute housing shortage in the late 1940s.

### Later Commercial Use

The property remained in apartment use through the mid-1960s, as confirmed by city directories and newspaper accounts (hospital admissions, police reports, and the like). A significant change came in the summer of 1964 with the completion of the El Castillo Apartments, then Santa Fe’s largest apartment complex. Financed by the Mutual Life Insurance Company of New York, the development consisted of three three-story courtyard buildings containing 119 units and three heated pools. Rising directly behind the old Rapp residence, it became a looming backdrop that dwarfed the once-graceful home.

Soon after, Castillo Street was converted into Paseo de Peralta, the new downtown bypass known as “the Loop.” The road project affected many adjoining properties and brought zoning changes that opened the way for new uses. The old Rapp residence was first taken over by Marc W. McAuliffe & Associates, a real estate concern. Within a short time the tenant mix expanded to include a hypnotherapist, a diet center, and a law office. The property was renumbered as 924 Paseo de Peralta.

With Santa Fe’s rediscovery in the 1980s, the building shifted toward a wholly tourist-oriented program of tenants. These included Discover Santa Fe, a tour guide company, the Mudd-Carr Gallery, and the Nambé Mills showroom. The smaller apartments and the former Webb Young, Trader plant were converted into gallery suites.

<sup>20</sup> Ibid.; Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 119, and 483.

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Commercial renovations included the replacement of windows and doors, the addition of signage, and likely interior reconfigurations for retail floor space, upgraded utilities, and new finishes suited to public use. At least two spaces (the garage and a nearby portal) were converted to commercial storefronts.

Together these alterations brought the building to its present appearance.

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### Evaluation of Historical Status

The building at 924 Paseo de Peralta has a layered history, reflecting several threads of Santa Fe’s cultural and architectural development. Over time it acquired associations—some quite brief—with a number of noteworthy individuals and events. However, these do not include attribution of the original house as a posthumous work of architect Isaac Hamilton Rapp. More plausibly, his widow, Jean Morrison Rapp, played a leading role in the design, assisted by an unidentified architect or builder.

Later phases of the building’s evolution are less well documented, though it appears likely that Webb Young, Trader, was responsible for constructing the workshop addition to the south. Subsequent commercial renovations have diminished the domestic character that originally led the *Santa Fe New Mexican* to describe the property, soon after completion, as a “beautiful new home.”

While the building no longer conveys those early residential associations, it remains a well-built structure retaining a high degree of historic integrity—except along the east elevation of the former service wing.

Taking these factors into account, it is recommended that the property retain its Contributing status, and that the following elevations be considered primary façades:

1. East elevation of the historic residence, extending from the one-story section with chimney northward to the north end of the two-story section.
2. North elevation.
3. West elevation, extending from the original house southward to the south end of the portal.

This recommendation excludes later, non-original design elements, materials, windows, and doors.

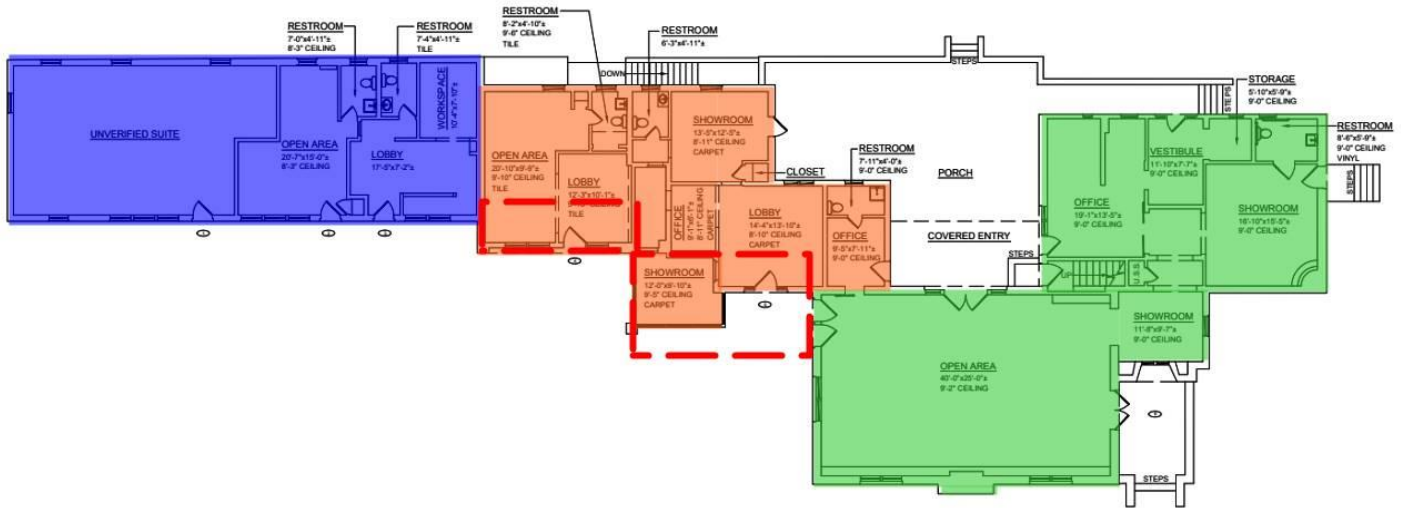
© John W. Murphey / Architectural History Services. All rights reserved. This Historic Cultural Property Inventory form is the intellectual property of the author and is provided for regulatory review purposes only. No reproduction, distribution, or other use is permitted without the author’s written consent, except as required by the City of Santa Fe Historic Preservation Division and related governmental review bodies.

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### Illustrations



**Figure 1: Colored current floor plan.**

- Green:** 1936 house
- Orange:** 1936 service wing
- Blue:** c.1940s workshop area
- Red:** c.1980s alterations and infill

Floor plan courtesy of John Padilla, Architect.

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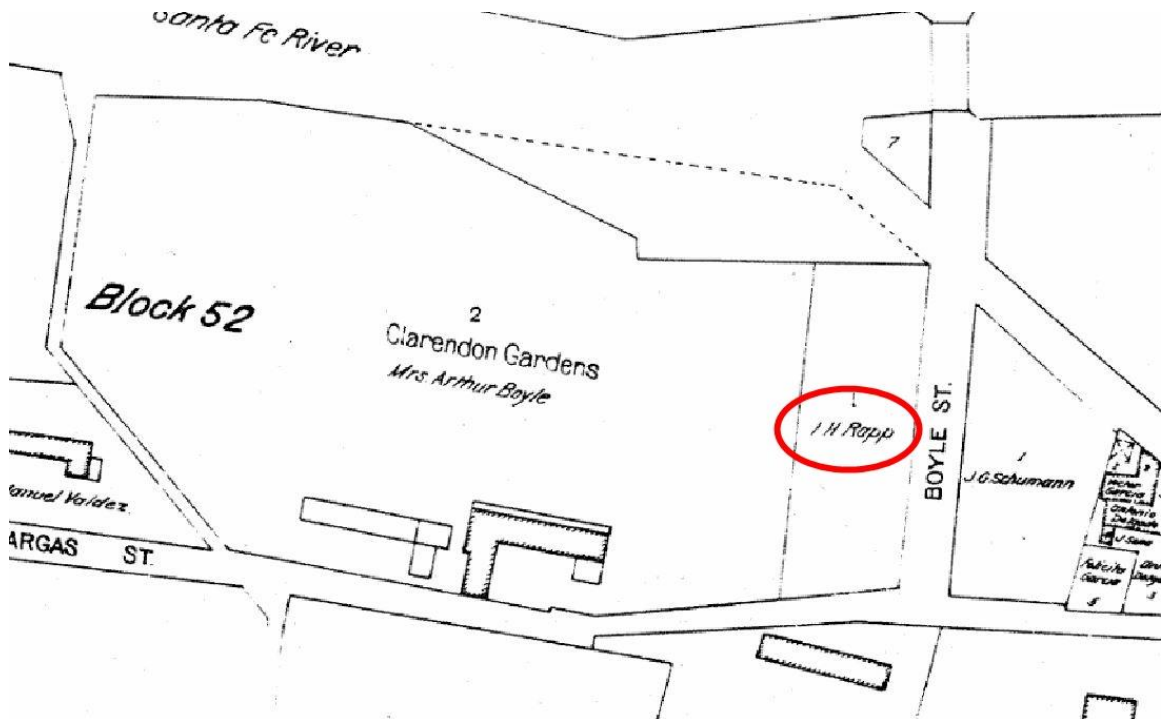


**Figure 2: Leonard and Rosina Smith House, undated.**  
 John W. Murphey, *334 Garcia Street, Santa Fe: The F. Leonard and Rosina Smith House—Robert O. and Rosina B. Brown Residence, A Brief History* (Santa Fe: Architectural History Services, July 23, 2018).

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**Figure 3: N. L. King, "Official Map of the City of Santa Fe," 1912. Lot then owned by Isaac Hamilton Rapp.**

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**Figure 4: Jean Morrison Rapp, 1921. Eva Scott Fényes, photographer. ID # 1410.04.186. Courtesy of the Acequia Madre House Archive.**

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**Figure 5: James W. Young, undated.**  
**Courtesy of The One Club for Creativity, New York.**

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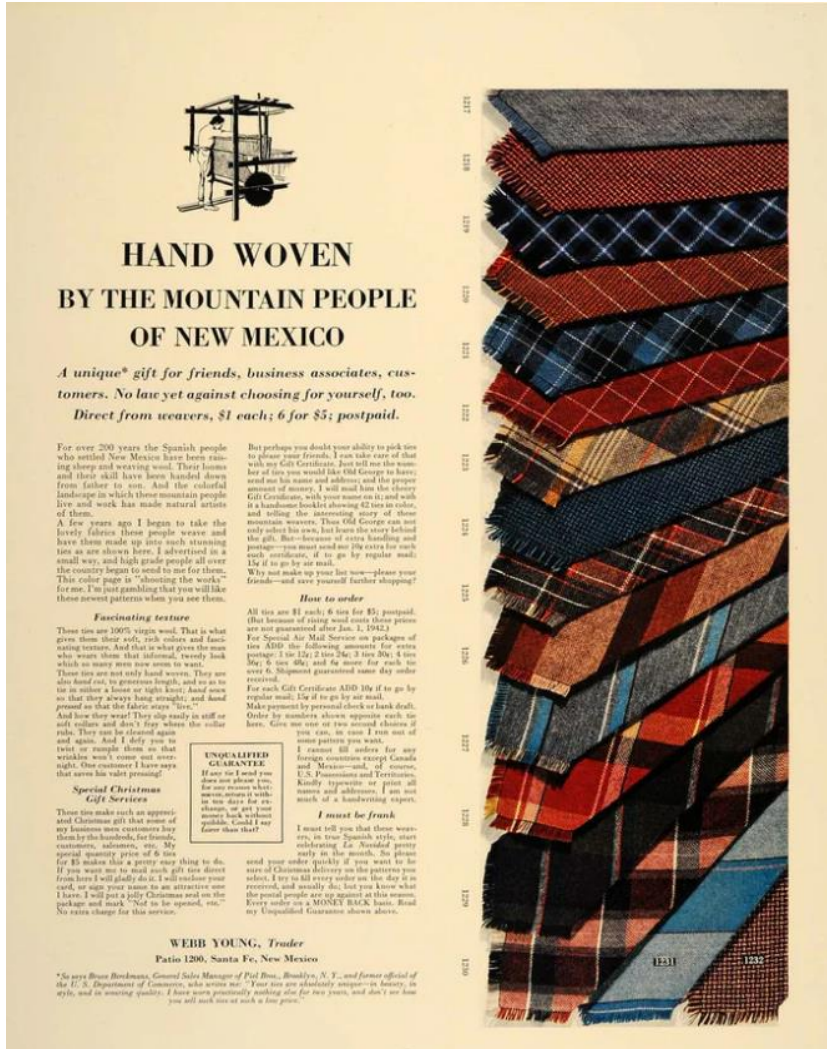


Figure 6: 1941 magazine advertisement for Webb Young, Trader.

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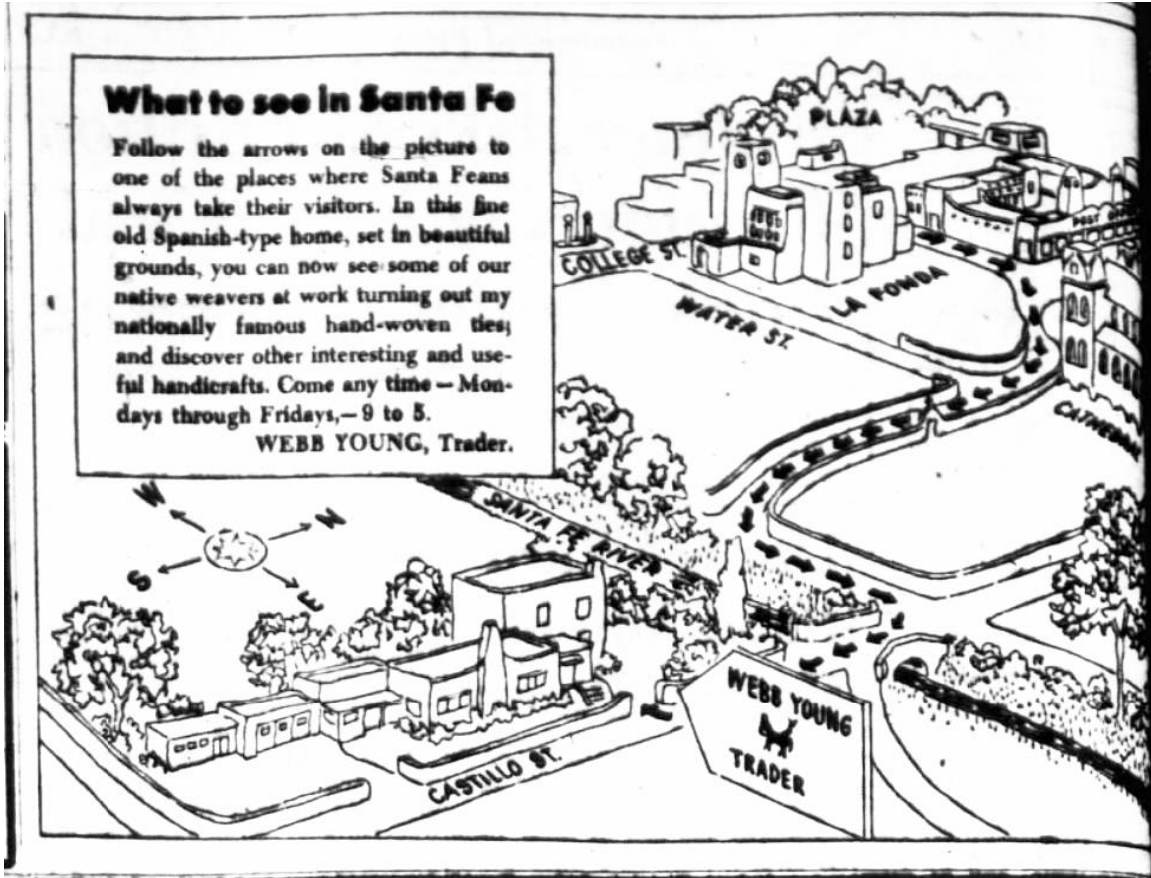
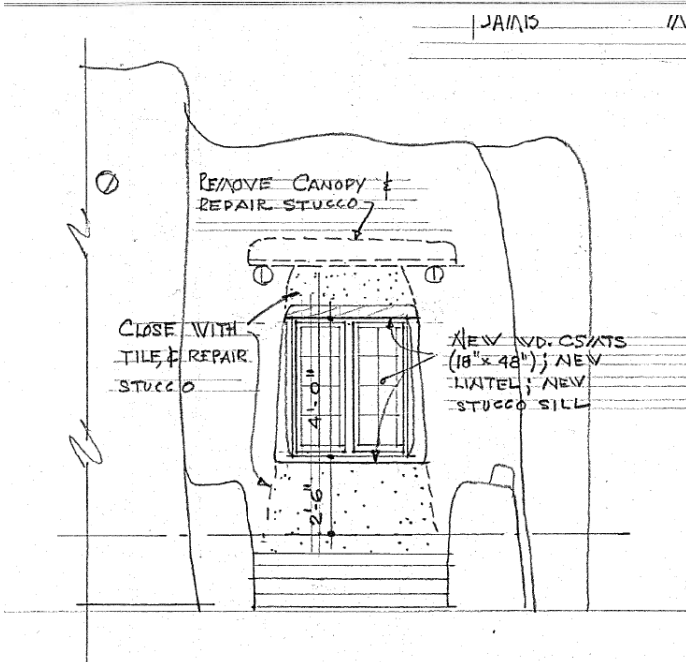
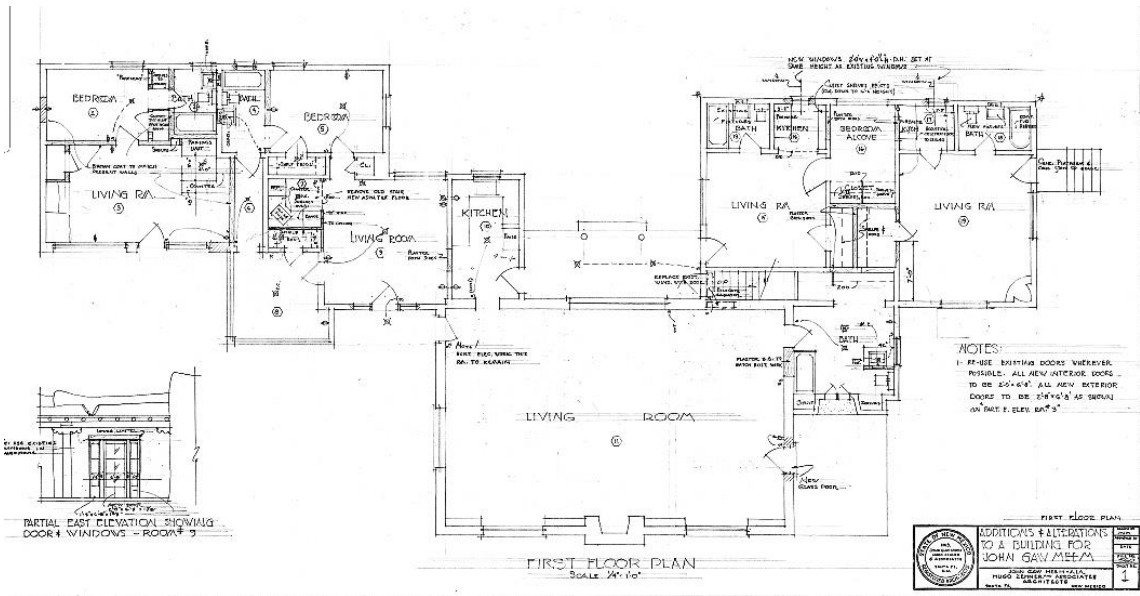


Figure 7: April 1947 advertisement for Webb Young, Trader, showing the Castillo Street location. Courtesy of *The Santa Fe New Mexican*.

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**Figure 8: Drawings from Meem Job File No. 560, May 1948.**  
 Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

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**Figure 9: November 10, 1958, aerial photograph.**

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## Survey Photographs

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



**Photo 2: December 2023 Google Street View image. The vehicle's elevated cameras provide a full sweep of the building's east façade.**

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## Original House



**Photo 3: East elevation, one-story section. Camera facing southwest.**

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**Photo 4: East elevation, one-story section. Camera facing west.**

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**Photo 5: East elevation. Entry. Camera facing west.**

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**Photo 6: East elevation. Entry. Camera facing southwest.**

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**Photo 7: East and north elevations. Camera facing southwest.**

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**Photo 8: North elevation. Camera facing south.**

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**Photo 9: West elevation. Camera facing up.**

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<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626	
		<b>4. County: Santa Fe</b>	
		<b>5. Date of Survey: September 28, 2025</b>	



**Photo 10: West elevation. Camera facing east.**

# 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	
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626			
		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> September 28, 2025			



**Photo 11: West elevation. Camera facing up.**

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

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

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		NRHP _____ SRCP _____	Criteria A B C D
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626	
		<b>4. County:</b> Santa Fe	
		<b>5. Date of Survey:</b> September 28, 2025	



**Photo 12: West elevation. Camera facing east.**

# 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>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: September 28, 2025</b>			

## Service Wing



**Photo 13: East elevation. Infilled garage. 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: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>		
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626
		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> September 28, 2025



**Photo 14: East elevation. Infilled portal. Camera facing west.**

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

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

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626  <b>4. County:</b> Santa Fe  <b>5. Date of Survey:</b> September 28, 2025



**Photo 15: West elevation. Basement apartment below. Camera facing east.**

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

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626
		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> September 28, 2025

## Workshop Area



**Photo 16: East elevation, north section. 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: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>		
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626
		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> September 28, 2025



**Photo 17: East elevation, middle section. Camera facing west.**

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

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

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626			
		<b>4. County: Santa Fe</b>			
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**Photo 18: East elevation, south section. Camera facing west.**

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

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

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626
		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> September 28, 2025



**Photo 19: South elevation. Camera facing north.**

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

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

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria    A   B   C   D	
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626			
		<b>4. County:</b> Santa Fe			
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**Photo 20: West elevation, north section. Camera facing east.**

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

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

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626
		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> September 28, 2025



**Photo 21: West elevation, middle section. Camera facing east.**

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

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626
		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> September 28, 2025



**Photo 22: West elevation, south section. Camera facing east.**

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

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

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	<b>2. Location:</b>  924 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: 051610626  <b>4. County:</b> Santa Fe  <b>5. Date of Survey:</b> September 28, 2025



**Photo 23 West elevation oblique. Camera facing northeast.**