

MCCORMICK ARCHITECTS LLC
1611 PASEO DE PERALTA
SANTA FE, NM 87501
505.699.6199

December 11th, 2025

Historic Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Status Review for 507 Coronado (currently non-contributing)

Dear Historic Review Board:

We are applying for status review for the house at the above address. No permits have been issued for some time and the existing form is more than 20 years old.

Therefore, we are providing a new HCPI with recommendations.

Thank you for your consideration,



12.11.25

Steve McCormick date

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507


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E CORONADO RD

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: December 11, 2025

For HPD Office use only: HCPI No. _____ District No. _____ NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Ted and Josephine Lopez Property	2. Location: 507 and 509 East Coronado Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe Parcel # 910009184 & 910009187
5. Property Type: <input checked="" type="checkbox"/> Buildings: 2 <input checked="" type="checkbox"/> Structures: 2 <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: November 26, 2025, JWM		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: May 14, 2002, Catherine Colby <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6747853,-105.9386578		
10. Photo Information: John W. Murphey, photographer. Photo 1: South (front) elevation, facing northeast.		
11. Brief Description of the Property: The former Ted and Josephine Lopez property is located near the intersection of East Coronado Road and Old Pecos Trail. The property comprises two separately addressed parcels, containing the primary residence at 507 East Coronado Road (910009184) and a smaller passive-solar casita used as a guesthouse at 509 East Coronado Road (910009187). The main house, constructed in the late 1950s, exhibits a modest Pueblo Revival style typical of suburban residences of its period. The casita was built after 1978 and reflects the character of late 1980s to early 1990s passive-solar design. Both buildings are classified as noncontributing resources within the Downtown and Eastside Historic District. <p style="text-align: right;"><i>Continued on Page 5.</i></p>		
12. Who uses the property? Residence and guesthouse		
13. Construction Date: Date: c. 1957 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: city directories, deeds, aerial photo		
14. Setting: <input 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)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Ted and Josephine Lopez Property	2. Location: 507 and 509 East Coronado Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: November 30, 2025
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ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input 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: <u> </u> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <u> </u> 2 1/2 Other: partial basement 8. Foundation: <u> </u> N/A <input checked="" 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: <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: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: Torch-down BRAI
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10. Window Types Primary House <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Combination</td> <td>Vinyl-Metal</td> <td>1S-1F-1S</td> <td>6</td> </tr> <tr> <td>Combination</td> <td>Vinyl-Metal</td> <td>1F-1-1S</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Vinyl-Metal</td> <td>1-1</td> <td>1</td> </tr> </tbody> </table> <p>Note: Based on visibility and access during survey</p>	Operation	Material	Glazing	Number	Combination	Vinyl-Metal	1S-1F-1S	6	Combination	Vinyl-Metal	1F-1-1S	1	Sliding	Vinyl-Metal	1-1	1	11. Door Types Primary House <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>9-light/panel</td> <td>Metal</td> <td>1</td> </tr> <tr> <td>Double-Leaf</td> <td>Full-Light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Patio</td> <td>Vinyl</td> <td>2</td> </tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	Panel	Wood	1	Single-Leaf	9-light/panel	Metal	1	Double-Leaf	Full-Light	Wood	1	Sliding	Patio	Vinyl	2
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Sliding	Patio	Vinyl	2																																		

12. Chimneys <input checked="" type="checkbox"/> two, exterior, east and north	13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
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14. Other Significant Features N/A

15. Modifications: No known modifications

Primary House

#1 Date: 1973-1978; addition of first iteration of east elevation portal; aerial photographs.
#2 Date: 1983; introduction of carport and likely second iteration of east elevation portal; aerial photographs and HDRB case data.
#3 Date: Post-1978, alteration of north elevation openings and introduction of chimney; 1978 aerial photograph.
#4 Date; Unknown, recent; wholesale replacement of windows and doors; visual and material evidence.

16. Primary Architectural Style Not Applicable

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

19. Site Plan: Portion of 2004 survey plat. Courtesy Armijo Surveys Inc.



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

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Architectural Description Continued

Setting

The former property of Ted and Josephine Lopez is located approximately 100 feet southeast of Old Pecos Trail, a busy and historic transportation corridor (Photo 2). Ruts of the historic Santa Fe Trail cross an adjacent property. For many years, the asphalt-surfaced road carried traffic associated with U.S. Highways 66 and 85. The subject property consists of two historically separate parcels that fit together like a puzzle, forming a roughly rectangular lot. The parcel containing the primary house is the larger of the two, and together the parcels comprise approximately 0.63 acres.

The land is generally level and remains in a largely natural condition at the rear, where a light scatter of historic domestic trash is present. The front yard retains remnants of a 1960s–1970s landscape design, including colored concrete walkways, gravel planting beds, and yucca and juniper plantings. The rear patio is of recent construction and includes a recently built, retroactively approved free-standing pergola (Photo 3). Much of the property is obscured from view by a non-historic privacy wall along East Coronado Road (Photo 4).

Primary Dwelling (507 East Coronado Road)

The primary dwelling is oriented parallel to the street but is largely obscured by the previously described privacy wall. The core block, a roughly rectangular adobe mass, encloses approximately 2,214 square feet with three bedrooms and two baths, and is constructed over a partial basement. An east-elevation portal was added in the 1970s and later modified, and a carport was appended in the 1980s (Fig. 1). The attached carport extends the building’s street-facing façade.

South (Front) Elevation

The front elevation presents a typical Pueblo Revival composition of a planar façade with a portal and a projecting cubic volume (Photos 1 & 6). In this case, the portal is slightly larger than typical proportions. The façade begins at the west with a combination window set above a heavy stuccoed lug sill serving the sitting room (Photo 7). The window unit, of vinyl-metal construction, likely replaced an earlier steel sash unit

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typical of the house’s construction period. Instead of geared casements, the end units operate as sliding sash. These windows recur throughout the house.

The house is approached by a short flight of steps flanked by a solid balustrade leading to the portal (Photo 8). The portal’s decking and floor have been replaced, and the exterior beams and corbels are overly rustic in character, also suggesting replacement. The decorative wood-panel entry door is of recent vintage (Photo 9). The projecting volume at the east end of the façade contains the living room and, like the rest of the house, is fitted with a vinyl-metal combination window (Photo 10).

The carport, erected in 1983, is attached to the house at the roofline (Photo 11). The flat-roofed, parapeted structure rests on stout posts but incorporates undersized dimensional lumber for the decking. It is accessed from the east (Photo). In its shadow is the base of the home’s primary chimney.

East Elevation

The east elevation is dominated by the carport and a long, shallow *portal* that was originally constructed in the 1970s and later modified, likely in conjunction with construction of the carport (Photo 12). The south end of the portal shelters a patio that is accessed from the house through two vinyl sliding doors (Photo 13). The design and placement of these doors are not characteristic of 1950s construction. The remainder of the elevation is fenestrated with vinyl-metal combination windows (Photo 14).

North Elevation

Based on aerial photographs, the short north elevation (Photo 15) was altered after 1978 with the insertion of glazed doors serving the primary bedroom (Photo 16) and the addition of a small bump-out providing exterior access to the basement (Photo 18). The remainder of the elevation retains one original opening and a secondary chimney introduced after 1978.

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West Elevation

Facing a neighboring property, this elevation includes only two window openings, one serving a bathroom and the other, the guest bedroom (Photo 18). Like the other windows on the house, these units are of vinyl-metal construction.

Casita (509 East Coronado Road)

Situated in the northeast corner of the conjoined lots is a roughly 750-square-foot passive-solar guesthouse (Photo 19). The building exhibits a design typical of its period, with a tall, south-facing façade incorporating clerestory glazing and a roof overhang presumed to be designed to provide summer shading. Both the front and rear elevations are sheltered by walled patios that provide privacy and assist with climatic tempering (Photos 20). The windows are metal, and the front entry doors incorporate exterior plastic grids (Photo 21). Likely constructed in the late 1980s, the building was originally used as a studio-workshop and later converted to a guesthouse.

Front Privacy Wall

Built along the front property line is a tall stucco-on-block privacy wall arranged in two sections (Photo 5). The western section, in front of the primary dwelling, reaches a height of 83½ inches at its west end and includes a pedestrian entry gate (Photo 22). Near the center of the wall is a Corten-steel vehicular gate, set back approximately 20 feet. The wall terminates at the east at a height of 74 inches. The privacy wall is of recent construction and does not appear on a 1978 aerial photograph (Fig. 23)

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Historical Overview

The subject property emerged during the 1950s with the development of East Coronado Road. Although it shares the same street name as the segment west of Old Pecos Trail, the two sections have distinct histories. The western portion of Coronado Road began to develop during the 1920s as part of the Buena Vista Addition and featured three estate houses set on large landscaped tracts. By contrast, the land east of Old Pecos Trail remained raw, despite the fact that both sides of the road received sewer service in 1927. Except for a single house at its eastern terminus, East Coronado Road remained largely undeveloped into the mid-20th century. This began to change in the 1950s. In 1945, Ted M. Lopez, a power plant operator for the Public Service Company of New Mexico, acquired two adjacent and irregularly shaped tracts of unimproved land at the west end of East Coronado Road. It was here that he built an adobe house for himself and his family.

The Lopez Family

Born Teodoro Miquel Lopez on July 2, 1912, in Ocate, Mora County, Ted moved with his family to Pecos in the 1920s, where his father operated a grocery store. He married Josefina Letisia Bustamante, a Pecos native, in 1938. The couple moved to Santa Fe and initially rented a house on Dunlap Street.

In 1940, Ted secured employment with the Public Service Company of New Mexico (now PNM), working as a fireman at the company’s Water Street power plant. The 1940 census records that he had worked 48 hours the week prior to enumeration and earned \$950 annually—a figure lower than the national average of \$1,368, but likely solidly positioned within the Santa Fe economy.

Five years later, Lopez purchased two adjacent parcels separately from the Sena and Herrera families. A 1948 aerial photograph shows the land remained in raw, undeveloped condition (Fig. 2). That same year, Lopez hired John Offield, an Oklahoma-born surveyor, to prepare a unified plat of the two tracts.

During the 1950s, the Lopez family moved to the 400 block of West Coronado Street, where they rented a house. The household had grown substantially by then, eventually including eight children.

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With an eye toward developing his land on the east side of Old Pecos Trail, Ted and Josephine filed a quiet-title action in 1956 to clear long-standing clouded interests held by heirs of the Quintana, Sena, Griego, and related families, whose undivided agricultural lands had historically extended across the area. Such suits were common as mid-20th-century homeowners sought to convert former family tracts into buildable residential parcels.

City directories confirm that the Lopez family continued to reside west of Old Pecos Trail in the late 1950s, but a 1958 aerial photograph shows that the house at 509 East Coronado Road was largely completed by that date (Fig 3).

Progress may have been slowed by the death of their youngest child, an infant daughter who passed away at St. Vincent’s Hospital in late 1958. By 1960, however, the large Lopez family was living in their new adobe home on East Coronado Road. By that time, the street had filled in with seven houses—each owner-occupied, with most representing Hispanic homeownership.

In the 1960s, the older Lopez children married and established their own households, and newspaper accounts suggest they pursued stable and successful careers. During these same years, Josephine experienced a period of declining health. Hospital admission notices in the Santa Fe New Mexican document her repeated admission and release from St. Vincent’s Hospital between 1965 and 1972.

Ted retired from the Public Service Company of New Mexico in 1974 after 34 years of service, having begun as a fireman in 1940 and ultimately advancing to power-plant operator (Fig. 4).

Ted and Josephine continued to occupy the property through the 1970s. The precise circumstances and timing of the subsequent transfer remain unclear, but by the late 1970s the property appears to have entered the holdings of the owner of Cliff’s Liquors, whose commercial property abuts the site along Old Pecos Trail. Sometime between 1973 and 1978, a portal was added along the east side of the building (Fig .5). This was followed in 1983 by an application to the Historic Design Review Board (H-83-316) to construct a carport on the same elevation.

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Josephine died in 1992 at age 70; Ted passed 20 years later. The house was listed for sale in 1993 and has changed hands several times since. The current owner acquired the two parcels making up the former Lopez family property in early 2025.

Evaluation of Historical Status

Primary House (507 East Coronado Road)

Erected in the 1950s and subject to changes and portal and carport additions during the 1970s and 1980s, the primary house has retained its overall heated footprint and general façade configuration. The areas most affected by later alterations are the east and north elevations, which have experienced fenestration changes and, on the east side, the introduction of two covered porches. Despite these changes, the front of the building—excluding the carport—continues to convey its original suburban Pueblo Revival character associated with the Lopez family’s period of ownership. For this reason, the recommendation is that the house be classified as Contributing, with the south elevation designated as the primary façade. The primary façade excludes non-historic windows and doors and the carport.

Casita (509 East Coronado Road)

The guesthouse is too recent in construction to be considered Contributing and does not exhibit characteristics associated with the pioneering period of passive solar design in Santa Fe. It is therefore recommended as Non-contributing.

Front Privacy Wall and Pergola

Neither of these structures has reached sufficient age nor does either possess architectural significance. Both are recommended as Non-contributing.

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Illustrations



Figure 1: Alterations made after 1978 to building footprint (red).

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Figure 2: October 25, 1948, aerial photograph. No structures present; trace of historic Santa Fe Trail visible.

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**Figure 3: November 10, 1958, aerial photograph.
 Subject house with original footprint configuration.**

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RETIREMENT HONOR — Ted M. Lopez (left) was honored recently by fellow employees and by his supervisor, Paul Wherle (right), during a retirement party. Lopez retired from the Public Service Company after 34 years of service, where he began as a fireman in 1940. He vacates his current position as a power plant operator. Lopez and his wife, Josephine, have eight children and nine grandchildren.

Figure 4: 1974, Ted Lopez retires from PNM. Santa Fe New Mexican.

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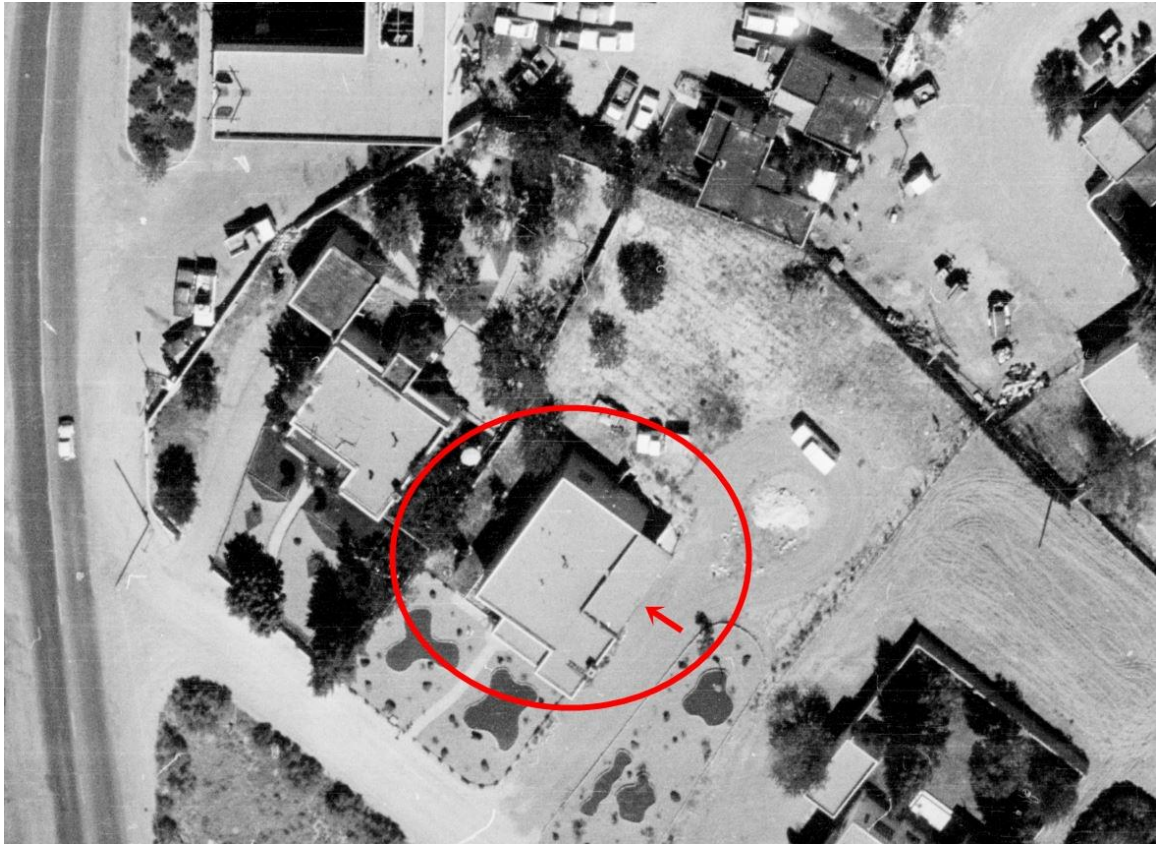


Figure 5: September 11, 1978, aerial photograph. First iteration of east portal has been added to east elevation. Note absence of casita and front privacy wall.

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Survey Photographs

(All images taken by John W. Murphey, on November 30, 2025).



Photo 2: Setting. East Coronado Road in front of property. Camera facing northwest.

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Photo 3: Setting. Backyard. Camera facing southwest.

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For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		NRHP _____ SRCP _____	Criteria A B C D
1. Name of property: Ted and Josephine Lopez Property	2. Location: 507 and 509 East Coronado Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A	4. County: Santa Fe		
		5. Date of Survey: November 30, 2025			



Photo 4: Pergola. Camera facing southeast.

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Photo 5: Front privacy wall. Camera facing northeast.

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Primary House (507 East Coronado Road)



Photo 6: South elevation. Camera facing northwest.

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Photo 7: South elevation. West section at sitting room. Camera facing northeast.

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Photo 8: South elevation. Portal. Camera facing northeast.

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Photo 9: South elevation. Entry door. Camera facing northeast.

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Photo 10: South elevation. Window at living room. Camera facing northeast.

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Photo 11: South and east elevations. Carport. Camera facing northwest.

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Photo 12: East elevation. Camera facing northwest.

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Photo 13: East elevation. Covered patio with non-historic openings. Camera facing southwest.

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Photo 14: East elevation. Non-historic portal. Camera facing southwest.

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Photo 15: North elevation. Camera facing southwest.

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Photo 16: North elevation. Non-historic opening at primary bedroom. Camera facing southwest.

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Photo 17: North elevation. Non-historic basement entry.

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Photo 18: West elevation. Camera facing southeast.

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Casita (509 East Coronado Road)



Photo 19: South elevation. Camera facing northeast.

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Photo 20: East and north elevations. Camera facing southwest.

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Photo 21: South elevation. Camera facing northeast.

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Front Privacy Wall



Photo 22: West section, pedestrian section. Camera facing north.

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Photo 23: Vehicular gate. Camera facing north.