



April 30, 2026

To: Historic Preservation Division Staff

Re: HCPI Review and Confirmation for 426 Delgado Lane

Please add the provided HCPI to the property record.
We appreciate your review of this property.

Thank you!

Sincerely,

Gayla Bechtol, AIA

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: February 7, 2026

For HPD Office use only:		
HCPI No. _____	District No. _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Russel Family Property	2. Location: 426 Delgado Lane — Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-1657 4. County: Santa Fe Parcel # 12357248
5. Property Type: <input checked="" type="checkbox"/> Buildings: primary house, guesthouse, and tool shed <input checked="" type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: January 14, 2026		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: June 6, 1983, Michael Belshaw; August 29, 1991, Ann Clark <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6792632,-105.9349781		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing northeast.		
11. Brief Description of the Property: Located at the end of what functions as a private cul-de-sac, 426 Delgado Lane occupies the west side of the road behind a continuous privacy wall (Photos 1 & 2). The property contains two dwellings. The primary residence is an older house constructed in the late 1920s, likely by Rose Parker Curtis, an artist and occasional homebuilder. Curtis worked contemporaneously with—and was overshadowed by—Kate Chapman, who once owned the property. A secondary dwelling (guesthouse) was erected in the early 1990s. The primary residence, commonly known as the Russel House, is a Contributing resource within the Downtown and Eastside Historic District. The guesthouse, a tool shed, and the site walls have no assigned historic status. <i>Continued on Page 5.</i>		
12. Who uses the property? Residence		
13. Construction Date: Date: c.1928 (possibly earlier) with additions, primary house; 1992-93, guesthouse <input checked="" type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: newspaper accounts and legal documents		
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		

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate



17. Surveyor:
 (your name, address, telephone number, and any group affiliation)

John W. Murphey
 Architectural Historian
 Architectural History Services
 w/ Giulia Caporuscio

For: Current owner, via Gayla Bechtol, AIA

18. Owner (if known) and other knowledgeable people:

Current owner: Kareem J. Abu-Zeid & Paige A. Cochran
 N/A

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: Unknown None Low Moderate High
 Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
 See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
 If yes: State National
 If 'no' or unknown, do you think this property is eligible for listing? No Yes
 Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? Unknown No Yes
 If yes: Significant Contributing: primary house Non-contributing No Status; guesthouse, tool shed, and walls
 Per City of Santa Fe official designation map
 If 'yes', what is the name of the district? State National City of Santa Fe:
 Downtown and Eastside Historic District

24. Supplemental Forms:

None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																																									
6. Visible Construction Material:				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: _____																																																					
<input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input checked="" 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:				8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes																																																					
				9. Roof: <input type="checkbox"/> N/A																																																					
				Shape: <input 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 checked="" 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:																																																					
10. Window Types – Primary House Ony				11. Door Types – Primary House Ony																																																					
<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>Awning</td><td>Wood</td><td>3</td><td>1</td></tr> <tr><td>Awning</td><td>Wood</td><td>6</td><td>1</td></tr> <tr><td>Casement</td><td>Wood</td><td>6</td><td>1</td></tr> <tr><td>Double-Hung</td><td>Wood</td><td>1/1</td><td>3</td></tr> <tr><td>Double-Hung</td><td>Wood</td><td>3/3</td><td>2</td></tr> <tr><td>Fixed-Awning</td><td>Wood</td><td>1/1</td><td>9</td></tr> <tr><td>Double-Hung</td><td>Wood</td><td>6/6</td><td>4</td></tr> <tr><td>Casement</td><td>Wood</td><td>6</td><td>3</td></tr> </tbody> </table>				Operation	Material	Glazing	Number	Awning	Wood	3	1	Awning	Wood	6	1	Casement	Wood	6	1	Double-Hung	Wood	1/1	3	Double-Hung	Wood	3/3	2	Fixed-Awning	Wood	1/1	9	Double-Hung	Wood	6/6	4	Casement	Wood	6	3	<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 Panel</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>6-Panel</td><td>Metal</td><td>2</td></tr> <tr><td>Single-Leaf</td><td>18-light w/sidelights</td><td>Wood</td><td>1</td></tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Decorative Panel	Wood	1	Single-Leaf	6-Panel	Metal	2	Single-Leaf	18-light w/sidelights	Wood	1
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Bold indicates historic windows																																																									
12. Chimneys <input checked="" type="checkbox"/> multiple				13. Porches <input type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry, enclosed <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																																																					
14. Other Significant Features N/A																																																									

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Architectural Description Continued

Setting

Though only 0.39 acres in size, the property has an estate-like character, defined by its walled yard, broad panels of lawn, flagstone paving, and mature plantings, including tall spruce trees (Photos 2 & 9).

Primary House

The primary house faces east, presenting a long elevation that historically functioned as its principal façade (Photo 1). The historic portion of the house occupies the northern half of this elevation and is constructed of adobe with a stucco finish. The southern section is a 1992–93 addition that is set back from the plane of the original façade but nonetheless overwhelms the scale of the original two-bedroom house.

East Elevation

The original portion of the house clearly signals its period of construction and architectural inspiration, although its once-exposed vigas have long since been removed.

At the roofline, the building is defined by a sloping parapet terminated by upswept “bat wing” forms (Photo 1). Parapets of this type emerged in Santa Fe during the 1920s, coinciding with a transitional period between Mission Revival and Pueblo Revival influences. Rather than adhering to the more rigidly codified approach that later accompanied the Pueblo Revival style, earlier parapets were often more expressive, reflecting individualized interpretations of regional forms and materials and resulting in irregular or highly personalized profiles.

The historic façade employs a common elevation treatment of the period incorporating a recessed entry porch. In this instance, however, the porch is roofed and shows no evidence of a viga-supported portal (Photo 3). According to the list of improvements

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maintained by the longtime owner, Wolcott Russel, an open portal was added in July 1936.¹ This portal was enclosed in 1954, creating an interior entrance hall (Photo 4). Entry to the hall is provided by a modern paneled wood door.

Flanking the door is a pair of historic six-over-six wood, double-hung sash windows, likely dating to the 1936 improvement (Photo 3). The windows are set slightly back from the wall surface and consist of divided-light sash separated by a narrow mullion, fitted into wood frames without applied casings. They are painted blue, like all the windows around the house.

To the north and south of the recessed entry are shallow wall projections corresponding to the original footprint of the house (Photo 5). The north projection contains a wide opening fitted with combination fixed-over-awning (fixed/awning) wood windows with insulated glazing. This window type is used consistently throughout the house, resulting in a strong horizontal emphasis that was not originally intended for the home. At the opposite end of the historic façade, the south projection—formerly marking the southern termination of the original building—contains a similar wide opening with fixed/awning window units (Photo 6).

Addition

The wall plane steps back approximately eight feet to accommodate the 1992–93 addition (Photo 7). The addition adopts a parapet form that echoes the earlier bat-wing profile, though at a larger and more robust scale. The east and south elevations of the addition incorporate wood fixed/awning window units similar in proportion and material to those found on the historic portion of the house (Photo 8).

West Elevation

The west elevation is the longest side of the building and incorporates the 1992–93 addition, portions of the original house with later alterations, and an attached garage (Photo 9). The elevation begins at the south end with the addition, which presents a

¹ Wolcott Russel (assumed), “Cost of Property Improvements and Additions, 426 Delgado Place, Santa Fe, New Mexico,” unpublished property improvement and household inventory, compiled 1967; privately held by the current property owner, 1.

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largely blank stuccoed wall. A single high-set privacy window is located near the north end of this addition (Photo 9).

Addition

Moving northward, the elevation reaches an awkward junction between the original house and the later addition (Photo 10). This transition is marked by a narrow passageway leading to an entry door. Both the door and the adjacent window opening in the wall of the original house are modern.

Portal

The next section represents the original house but incorporates a portal and fenestration dating to the 1950s (Photo 11) (Figs. 4 & 5). The portal features flared stuccoed supports and a simple wood plate, beam, and decking assembly, none of which appear to be historic (Photo 12). According to the former owner’s inventory of improvements, the portal was erected by local contractor John Gianardi and included the installation of French doors opening into the living room.² The design of the earlier west façade is unclear. A 1933 real estate advertisement references a “glassed-in porch” (Fig. 2). This space is later described as a sunroom arranged at the southwest corner. This feature is no longer extant.

The portal’s fenestration begins at the south with a fixed/awning window unit, followed by a glazed door with sidelights providing access to the living room. The door and sidelights are modern and appear to have replaced an earlier opening that existed prior to construction of the 1990s addition (Fig. 8). At the north end of the portal is a furred-out volume containing a storage closet. This is an intrusive element that further disrupts the visual coherence of the façade.

Original Garage and Conversion

North of the portal is a lower-volume section representing a historic converted garage and an extension (Photo 13). According to the former owner’s inventory, this volume was constructed in 1936, contemporaneous with the front porch. It replaced the original

² Ibid., 2.

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garage, which was converted into a bedroom.³ Unlike the house and the original garage, the replacement garage is constructed of structural clay tile. Wolcott Russel’s list of home improvements documents that construction was carried out by E. L. Boyd, a Santa Fe building contractor, while Elbert E. “Ted” Peabody—another local contractor who later built what would become Georgia O’Keeffe’s Ghost Ranch home and studio—installed the cabinetry in the new bedroom and storage area.⁴

The converted garage is fenestrated on the west elevation with paired historic wood casement windows. The remaining section of the elevation, measuring approximately ten feet, appears to be a later extension. Its origin is unclear.

North Elevation

The north elevation incorporates portions of the original house and the 1936 garage, with fenestration altered in both sections over time.

At the east end of the elevation are two window openings fitted with six-over-six wood double-hung sash windows (Photo 14). Neither the windows nor their current openings appear to be original. Drawings prepared in 1992 by architect Garrett Smith indicate that, at that time, the windows were positioned closer to grade and were topped by a continuous wood beam (Fig. 8). The drawings further suggest that the earlier windows were six-light wood casements, a window type consistent with the house’s original period of construction. These earlier windows were located nearer to a glazed entry door, which has since been replaced with a wood-paneled door.

Moving west, the next opening contains a six-light wood awning window (Photo 15). In Smith’s drawings, this opening is shown as containing two four-light wood casement windows, indicating a further alteration to the fenestration pattern along this elevation.

1936 Garage

Attached at a right angle to the north elevation is the 1936 garage. Smith’s existing-condition drawings show that the east wall of the garage originally contained a wood garage door (Fig. 8). This opening has since been filled in and now contains a small six-light wood casement window (Photo 16).

³ Ibid., 1.

⁴ Ibid.; John W. Murphey, “Georgia O’Keeffe Ghost Ranch House,” National Register of Historic Places nomination (2019), 31.

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Guesthouse

Located near the south end of the property and oriented to face north, the guesthouse is a Pueblo Revival–styled building with an approximate gross floor area of 744 square feet (Photos 17 & 18). The building incorporates a recessed entry area that visually echoes the entry treatment of the primary house; batwings were not employed. The guesthouse was reviewed under Case H-92-067, which places its construction in the early 1990s.

Tool Shed

A small tool shed is located in the southwest corner of the property (Photo 19). Its origin is unclear, but it appears to be present in a 1958 aerial photograph (Fig. 5).

Walls

Three primary walls encompass the property, with the structure along the east side being the most historic and significant. Unlike the typical conjectural approach to wall dating—often reliant on aerial photographs or forensic examination of conditions behind the stucco—these walls are well documented in Wolcott Russel’s inventory of home improvements.

The east property wall, laid out on an angled alignment (Photo 2), is noted by Russel as having been constructed in 1947 by the Eubank Construction Company and painted by J. C. Biggs.⁵ This work also included the front gate and its stuccoed enframement (Photo 20). Russel further documented the west property wall, which, according to the inventory, was erected in 1949 by Lineberry Contractors; associated work included the fireplace and banco at the northwest corner of the property.⁶ The south property wall, a stuccoed pumice block wall, was installed by John Gianardi in 1962. Gianardi also undertook other work at the house. The wall was reconstructed three years later.⁷

⁵ Russel, “Cost of Property Improvements and Additions,” 1.

⁶ Ibid, 3.

⁷ Ibid., 4.

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While the walls have experienced minor changes, including the addition of non-historic attached planters and decorative elements, they retain their overall historic design and character.

Historical Overview

A Private Cul-de-Sac

The extension of Delgado Street in the early 1920s, from Canyon Road to Acequia Madre (then East Manhattan Avenue), opened a large swath of formerly irrigated farmland to development. Much of this land was held by investors, including Levi H. Hughes, a Michigan-born lawyer and banker, and Mary Persis Maltby Victory, the widow of politician and attorney John Patrick Victory.⁸ Mary Victory’s departure from Santa Fe in 1921, and the subsequent sale of her Santa Fe holdings, facilitated the creation of Delgado Street between Acequia Madre and Canyon Road.

Katherine “Kate” Chapman and Rose Parker Curtis were early woman builders active in Santa Fe (see Appendix). Rose Parker Curtis is noted in historic records and deeds under several names, including Rosa. Each acquired large sections along the newly extended street and developed private artistic compounds on their respective sides. South of Acequia Madre, the land along Delgado Street (now Delgado Lane) contained limited acreage and, as a result, developed as a small cul-de-sac of adobe homes.

Women Trading Land

The earliest documented association of Kate Chapman along Delgado Lane occurs on land shown as Block 81, Lot 4 on the 1912 King’s map, historically associated with the Garcia family. Catherine Colby notes that Chapman acquired this property in 1920 from Garcia descendants, who had occupied the land since at least 1848.⁹

⁸ John W. Murphey, “1 Plaza Fatima, Tract A, Parker-Curtis/Meador/Otero-Warren/Bergere/Herdman Property, Santa Fe, Santa Fe County, New Mexico,” *New Mexico Historic Properties Inventory*, September 9, 2024, 8.

⁹ Catherine Colby, *Kate Chapman: Adobe Builder in the 1930s* (Santa Fe. Santa Fe: Sunstone Press, 2012), 32.

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Although a deed confirming a 1920 transfer has not been located,¹⁰ Chapman is documented as remodeling the Garcia residence near the Acequia Madre for her client, playwright Philip E. Stevenson, and his wife, Janet. This residence is generally recognized as the Garcia–Stevenson House, located north of the subject property at 522 Acequia Madre. It remains unclear whether Chapman undertook any design or construction work on the subject parcel at that time.¹¹

Between 1921 and 1930, Chapman pursued a series of legal actions to consolidate ownership of a larger tract along Delgado Street and Acequia Madre, including the subject property. These efforts included a February 1930 quitclaim deed from multiple Garcia family heirs conveying their interests in the tract, followed by district court actions to quiet title.

Final court decrees entered in 1925 and 1930 extinguished remaining potential claims by Garcia heirs and confirmed Chapman’s fee-simple ownership of the parent tract.¹² The land was later subdivided under the Extension of Delgado Street and Adjacent Properties plat into Lots 5 and 6. The subject property corresponds to Lot 6, which was deeded to Rose Parker Curtis by Chapman.¹³

¹⁰ This deed corresponds to the property but made a decade later: Quitclaim Deed, Miguel Garcia et al. to Katherine A. Chapman, recorded March 29, 1930, Book V, Page 491, Instrument # 39391, Santa Fe County, New Mexico.

¹¹ Colby, *Kate Chapman*, 32.

¹² Final Decree, Katherin A. Chapman to Antonio Archuleta et. al (including Garcia family), recorded May 29, 1930, Book V, Page 548, Instrument # 39768, Santa Fe County, New Mexico and Final Decree, Katherin A. Chapman to Antonio Archuleta et. al (including Garcia family), recorded September 15, 1930, Book X, Page 123, Instrument # 40465, Santa Fe County, New Mexico.

¹³ During the late 1920s and early 1930s, Chapman briefly conveyed interests in the property to fellow Santa Fe builder Rose Parker Curtis, who subsequently reconveyed her interest to Chapman prior to the completion of quiet-title proceedings. Following consolidation of title and assumption of an existing mortgage, Chapman again conveyed Lots 5 and 6 to Parker Curtis in 1930; Warranty Deed, Katherin A. Chapman and K. M. Chapman to R. M. Parker Curtis, recorded June 3, 1930, Book 10, Page 63, Instrument No. 39791, Santa Fe County, New Mexico. Reconstruction of the lot lineage was complicated and required examination of nearly twenty recorded land records.

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426 Delgado Lane

A 1928 rental advertisement offering a furnished house at 426 Delgado Street by Rose Parker Curtis confirms that the dwelling existed by that date.¹⁴ Taken together, the deed record and contemporaneous newspaper evidence indicate that the house on the subject parcel was constructed prior to 1928 and is closely associated with Curtis’s ownership and operation.

The subject property appears to represent an early example of Curtis’s income-producing residential development, a model later more fully realized in her artist compound at Plaza Fatima. This pattern operated alongside—but was distinct from—Chapman’s designer-driven work.

The house constructed at 426 Delgado Lane bears no close resemblance to Chapman’s residence, her work at Plaza Balentine, or her documented remodeling projects, further supporting its attribution to Curtis rather than Chapman.

Wolcott and Madge Russel

On April 3, 1933, Rose Margaret Curtis conveyed Lot 6 to Wolcott L. Russel. The sale appears to have resulted from financial distress, as suggested by a contemporaneous real estate advertisement (Fig. 2). Russel acquired the \$2,800 property with a \$100 down payment.¹⁵

Wolcott Lord Russel was born in Providence, Rhode Island, in 1893 and traced his lineage to an ancestor who served in the American Revolutionary War.¹⁶ During his childhood, the family moved west to Kansas, where his father, Joseph Russel, a Presbyterian minister, received a new posting. They later settled in the homesteading community of Roy, New Mexico, where Reverend Russel established the town’s first Presbyterian church.¹⁷

¹⁴ “Houses for Rent,” [advertisement], *Santa Fe New Mexican*, November 16, 1928, 7. Newspaper accounts suggest that a house may have occupied the site at an earlier date, but no address or other identifying information is provided to confirm this conclusion.

¹⁵ Russel, “Cost of Property Improvements and Additions,” 1.

¹⁶ Ancestry.com. *U.S., Sons of the American Revolution Membership Applications, 1889-1970* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

¹⁷ “New Presbyterian Church to be Built Soon,” *The Spanish-American*, April 11, 1908, 1.

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		4. County: Santa Fe			
		5. Date of Survey: January 14, 2026			

As a teenager, Wolcott Russel entered the workforce as a clerk for Solomon Floersheim, proprietor of Roy’s principal mercantile, and later advanced to serve as the town’s auditor. During World War I, he enlisted U.S. Army at Fort Bliss in June 1917 and initially served with the Medical Detachment of the Eighth Cavalry before transferring to the Quartermaster Corps, where he worked in finance and accounting. He attended officers’ training in late 1917 and was commissioned as a second lieutenant in January 1918. During the war he served primarily as an instructor, including in Puerto Rico. He was discharged in April 1919.¹⁸

In 1921, Russel married Madge Nix of nearby Rosebud. Nix, originally from Arkansas, had come to New Mexico with her family during the early-twentieth-century homesteading wave.¹⁹ The couple relocated to Santa Fe in 1923. City directories and newspaper accounts indicate that by the late 1920s they were renting a house on lower Delgado Street.

Russel was initially employed by the State Comptroller’s Office, later by the New Mexico Highway Department, and subsequently by the Indian Detours Transportation Company. He later transitioned into banking, beginning as a cashier with the First National Bank of Santa Fe and retiring in 1958 as vice president of the Santa Fe National Bank.²⁰

Home Improvement and Family Life

Upon acquiring the house, Wolcott Russel undertook an immediate program of renovation. Early work included routine upgrades such as replacement of the water heater and installation of 220-volt electrical service to accommodate a range oven.²¹ The house was plastered for the first time in 1933 using adobe; Russel later applied a cementitious stucco finish.

According to his own accounting, by June 1, 1966, the family had expended \$27,447.54 on home improvements.²² Much of this work involved interior alterations and additions undertaken to accommodate an expanding family.

¹⁸ “Wolcott Lord Russel,” *Service Reports*; Series Number: 18.1.6; Box Number: 10899; Collection Name: *New Mexico Adjutant General Records*; Collection Number: 1973-019.

¹⁹ “Russel-Nix,” *The Spanish-American*, May 28, 1921, 1.

²⁰ “Wolcott Russel Retires from Position in Bank,” *Santa Fe New Mexican*, August 1, 1958, 3.

²¹ Russel, “Cost of Property Improvements and Additions,” 1.

²² *Ibid.*, 4.

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Wolcott and Madge Russel raised three sons in the house—Mark, Joseph, and Robert (known as Dan)—each of whom served in the military. The eldest, Mark, enlisted in the U.S. Army and trained as a B-24 Liberator bomber pilot; he died tragically during flight training in California during World War II.²³ Joseph attended the U.S. Naval Academy at Annapolis, served during World War II, and later in the Pacific submarine fleet; his naval career culminated in his promotion to Rear Admiral. The youngest son, Robert (“Dan”), was educated at the University of Notre Dame and later joined *The New Mexican* as a reporter before being called to military service during the Korean War; he was stationed in Germany as a corporal.

Aside from raising three sons, Madge maintained an active social life, and newspaper accounts indicate that she frequently used the home to host gatherings, including meetings of the St. Francis Altar Society and the Santa Fe Little Flower Reading Circle, of which she was a founding member. These events likely took place in the capacious, sala-like living room, which was hung with art by local painters Hans Paap and Henry Balink.²⁴ During World War II, she volunteered for the American Red Cross.²⁵

In the 1980s, Delgado Street was renamed Delgado Lane. Ownership of the property during this period transferred from Joseph Russel and his wife, Margaret, to his younger brother, Dan Russel, and Dan’s wife, Flora, a Santa Fe native. Following a reassignment of the mortgage, the property was placed in a family trust, which would later include grandchildren.

Madge Nix Russel died in Washington State in April 1985 at the age of 84. Her husband, Wolcott Lord Russel, died in Denver the following year at age 93. As both brothers were living out of state, the house appears to have been rented during this period.

²³ “Santa Fe Pilot Dies in Crash,” *Santa Fe New Mexican*, January 24, 1944, 4.

²⁴ Wolcott Russel (assumed), “Inventory of Furniture and Household Furnishings, 426 Delgado Place, Santa Fe, New Mexico,” March 15, 1967, unpublished household inventory (exclusive of cooking utensils, electric appliances, china, silverware, paintings, pictures, drapes, and bedding); privately held by the current property owner, 3.

²⁵ “Russel, Madge Nix 84” [obituary], *Santa Fe New Mexican*, April 10, 1985, C-3.

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Changes

In the early 1990s, Dan and Flores Russel embarked on a major home improvement project. They hired Albuquerque architect Garrett Smith to design a second-story addition to the main house. The project went through a series of conceptual drawings and reviews and was ultimately reduced to the one-story addition that was constructed. This addition, along with the guesthouse and several alterations to the older house, was reviewed by the Historic Design Review Board in 1992 under Case H-92-067. Smith’s existing-condition drawings provide important clues regarding the older house’s fenestration prior to renovation.

In early 2025, the property—having remained in Russel family ownership for more than ninety years—was sold to the current owner.

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Evaluation of Historical Status

Primary House

By age alone, the primary house qualifies to retain Contributing status. That threshold, however, is somewhat strained by the cumulative impact of substantial alterations undertaken during and after the Wolcott and Madge Russel period of occupancy. Chief among these are the large emulative primary addition constructed in 1992–93 and the alterations to the north and west elevations.

While features exceeding fifty years in age are often characterized as “historic,” age does not mitigate changes that materially compromise original design intent and architectural character. The house was originally conceived as a whimsical two-bedroom rental of a highly specific—and nearly singular—design. Later modifications, even where historic in age, have measurably diminished that character and the property’s capacity to convey its historic associations.

As a result, only the original façade(s) of the east elevation retain sufficient historic integrity to warrant recognition. Accordingly, this portion of the building—including the entry and adjoining volumes—is recommended as the primary façade. Later windows, doors, and associated alterations are expressly excluded from the recommendation.

Guesthouse

As a post-period of significance resource, the guesthouse is noncontributing to the Downtown and Eastside Historic District and does not possess independent historic significance.

Tool Shed

The origin of this small structure is undocumented; however, its form, materials, and fenestration are consistent with the historic period of development. Despite its minor scale, the shed contributes to the historic feeling and association of the site and is therefore considered a contributing resource within the district.

Walls

The three perimeter walls are well documented and, by virtue of their age, materials, and design, contribute to the historic character of the site and the broader district.

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Appendix

Who Was Rose Margaret Parker?

Rosa Margaret Parker Curtis (1893–1960) remains one of the more elusive figures in Santa Fe’s interwar cultural and development history. She was one of several women described in their own time as homebuilders who developed small, artist-oriented residential compounds. Her relative obscurity appears to stem in part from the fact that she worked under multiple names and left little overtly self-authored documentation. As a result, Parker Curtis has remained far less visible than contemporaries such as Kate Chapman, despite having played a demonstrable role in shaping the residential landscape along Delgado Street.

Born in Auckland, New Zealand, in 1893 to a peripatetic British army officer, Parker spent much of her childhood in England, where she attended school and later studied art, reportedly at South Kensington and possibly the Slade School. She arrived in the United States in 1916 and settled in Santa Fe with her father and sisters. By the early 1920s, she was active within local cultural institutions, joining the Santa Fe Woman’s Club and exhibiting paintings at the Museum of New Mexico. Her work—primarily oils depicting New Mexico subjects—was regularly included in group exhibitions through the 1930s and later.

Parker returned to Santa Fe in 1925 under the name Daisy Parker and soon thereafter acquired a large tract on the west side of the newly opened Delgado Street from the estate of Mary Persis Maltby Victory. Newspaper accounts from the mid-1920s describe her as the owner of “two or three houses” off Delgado Street, and rental advertisements confirm that she built and marketed modest adobe dwellings. Some of these were located along what is now Delgado Lane, while others formed part of a larger development later known as Plaza Fatima—a private cluster of Pueblo Revival houses.

Her approach to development—rental-first, incrementally formalized, and lightly documented—contrasts with the more client-driven and architecturally legible work of Chapman nearby, even as both women contributed to a broader pattern of women-led, artist-oriented residential enclaves in Santa Fe during the 1920s and 1930s.

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Parker’s personal life was marked by instability. Her brief marriage in 1926 to Fayette S. Curtis Jr., headmaster of the Los Alamos Ranch School, ended with his sudden death only months later.

She subsequently inherited his estate and continued to work under the Curtis name, a circumstance that may help explain her ability to acquire and develop property along Delgado Street. In 1939, she experienced a severe psychological crisis and was committed to the New Mexico State Insane Asylum, later receiving treatment in Colorado. She returned to Santa Fe by the early 1940s and resumed painting, exhibiting intermittently into the late 1950s.

Rose Parker Curtis died in 1960 in Española, largely unnoticed by the local press. She was buried alone at Rosario Cemetery beneath a small marker noting only her birthplace.

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Illustrations

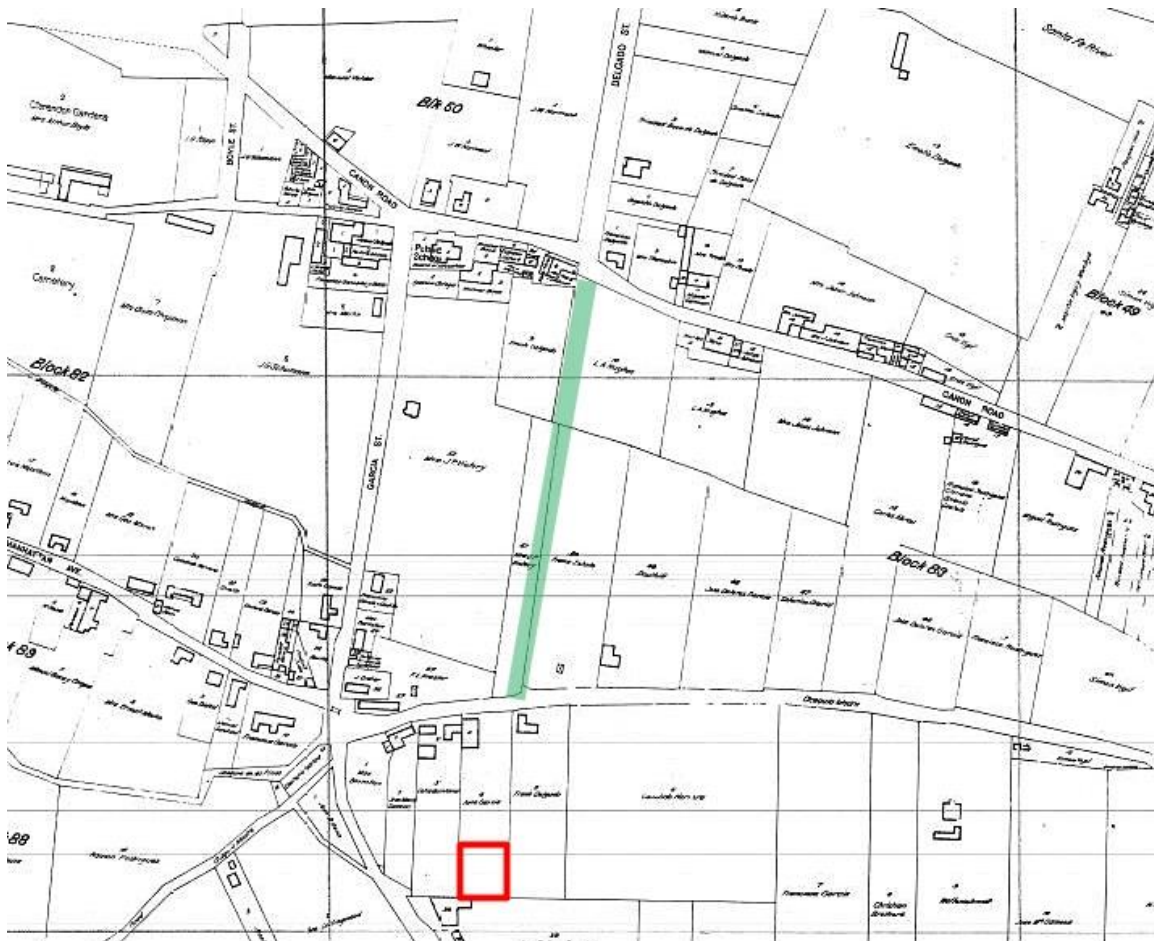


Figure 1: N. L. King, “Official Map of the City of Santa Fe,” 1912.
Green represents the extension of Delgado Street; red the relative boundary of the subject parcel.

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Figure 3: Wolcott Lord Russel, World War I photograph, c.1917

Source: New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Series Title: Service Reports; Series Number: 18.1.6; Box Number: 10899; Collection Name: New Mexico Adjutant General Records; Collection Number: 1973-019.

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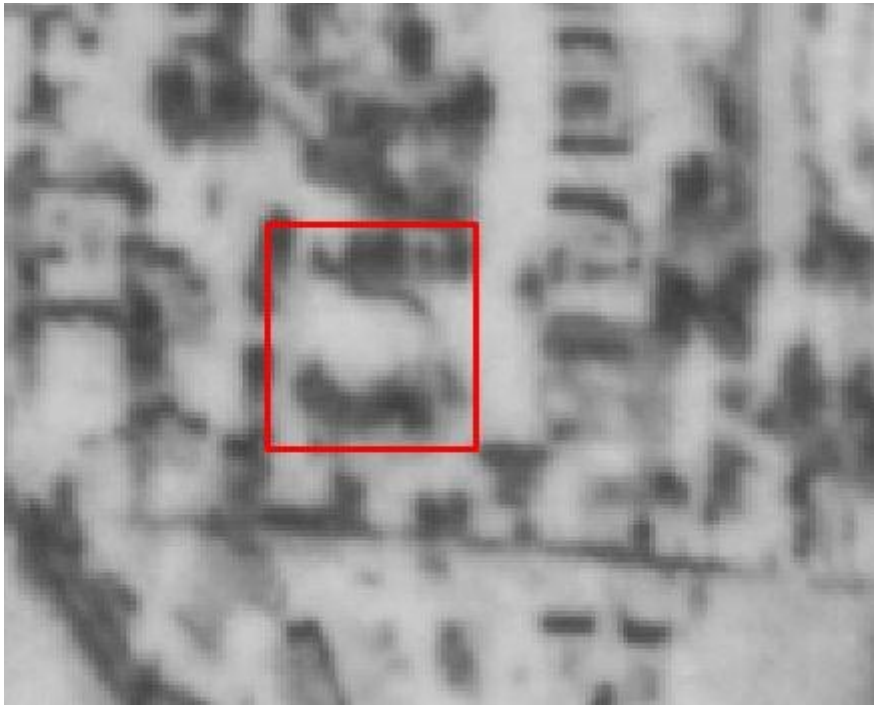
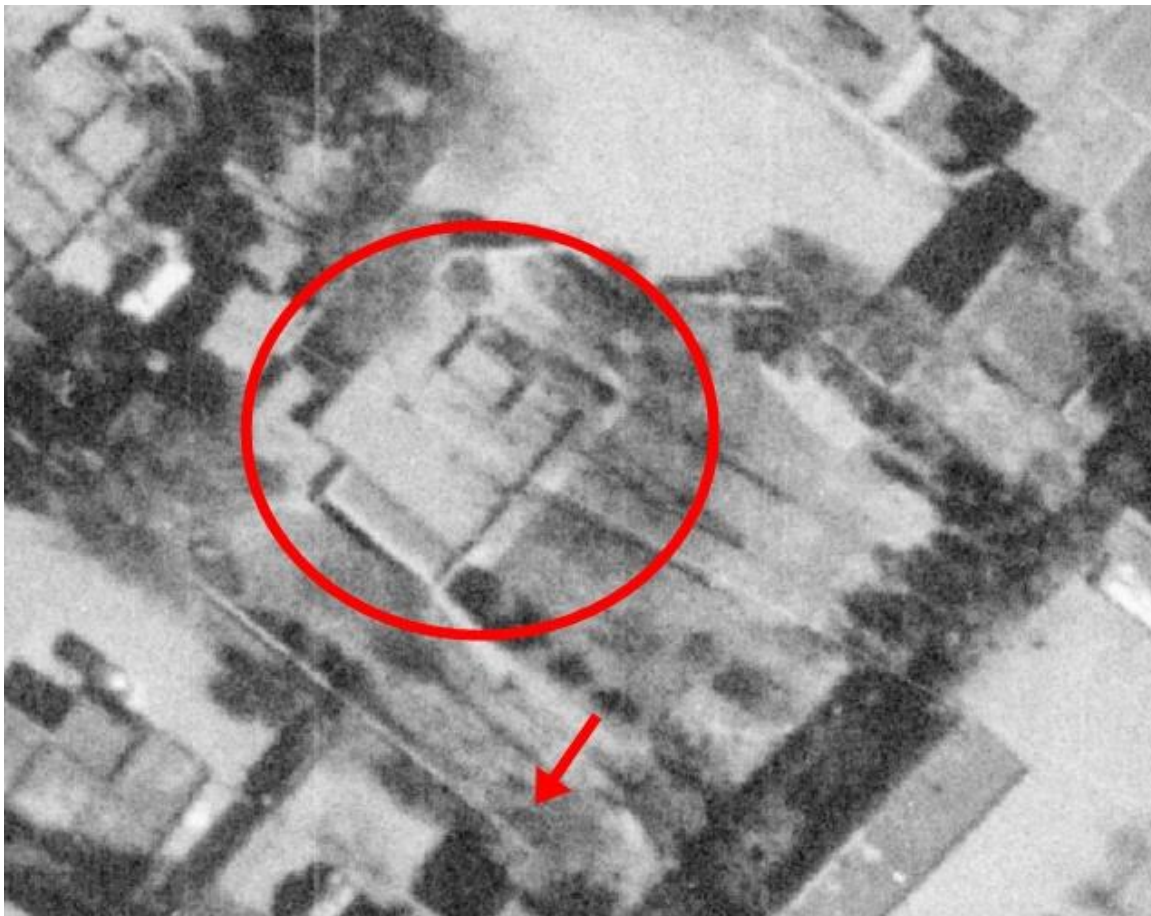


Figure 4: October 25, 1948, aerial photograph.
Note that house does not have a west elevation portal.

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**Figure 5: November 10, 1958, aerial photograph.
House now has west portal; tool shed may be present (arrow).**

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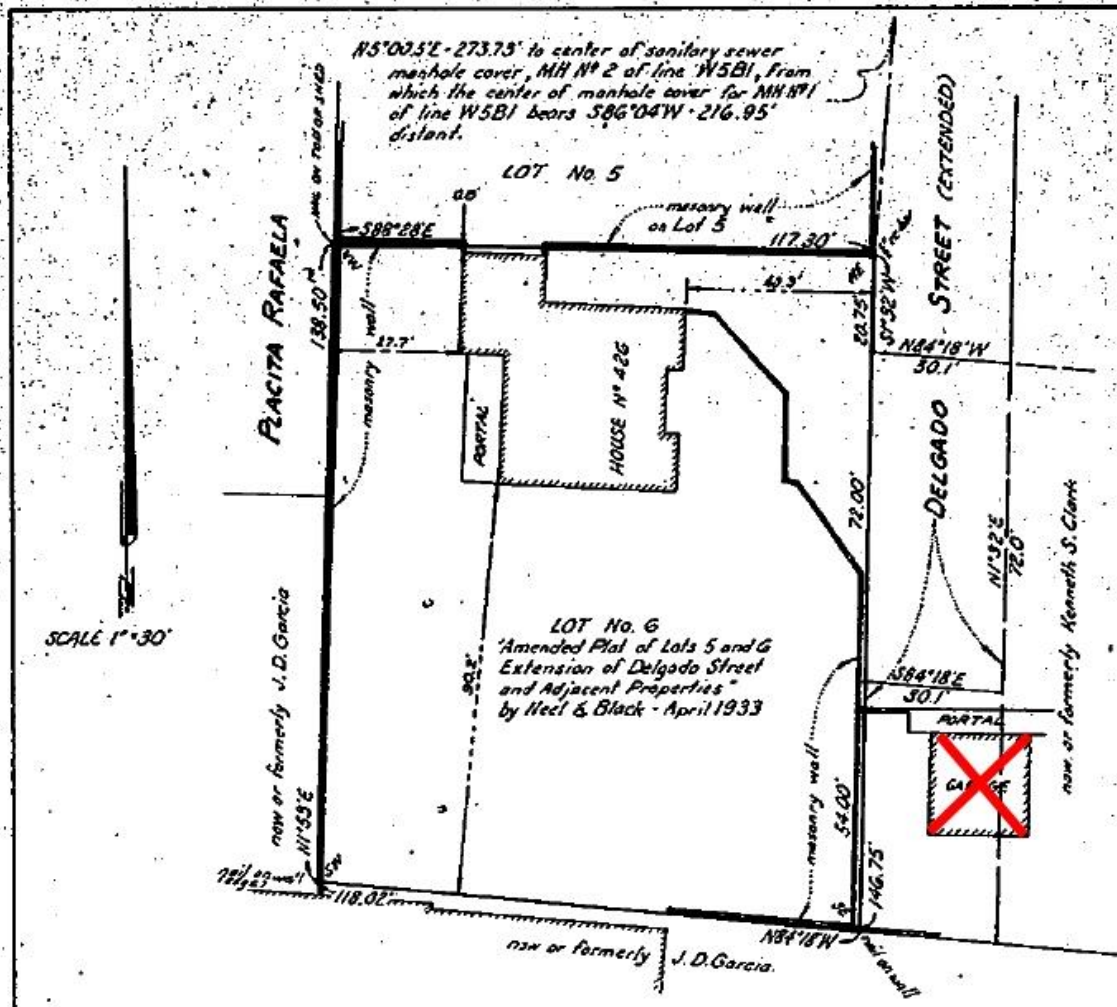


Figure 6: 1966 survey plat, G.D. Hayden. Note crossed-out garage is not associated with the property.

Source: Santa Fe County Clerk, Instrument # 290432.

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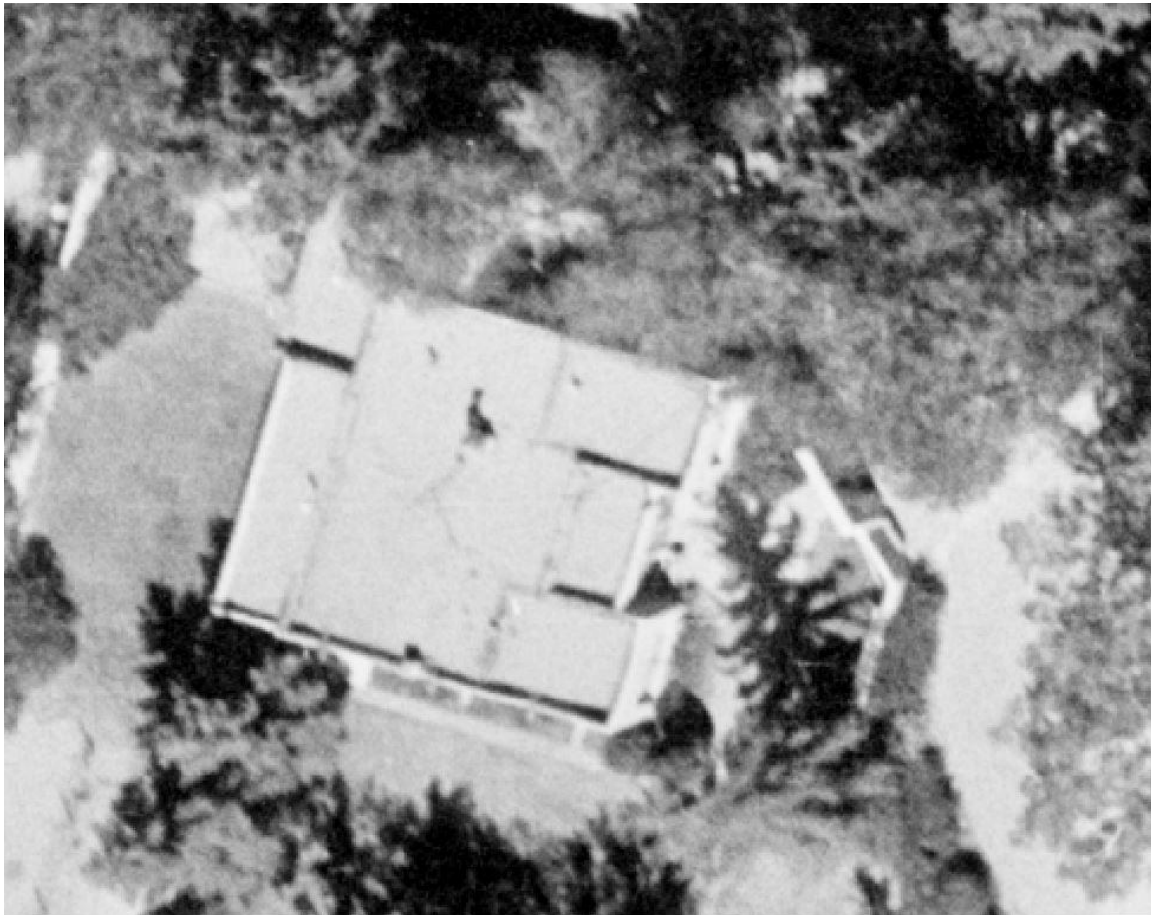
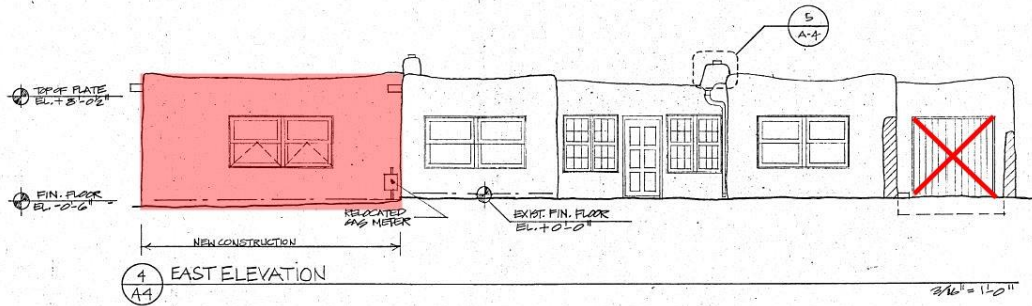


Figure 7: September 11, 1978, aerial photograph.

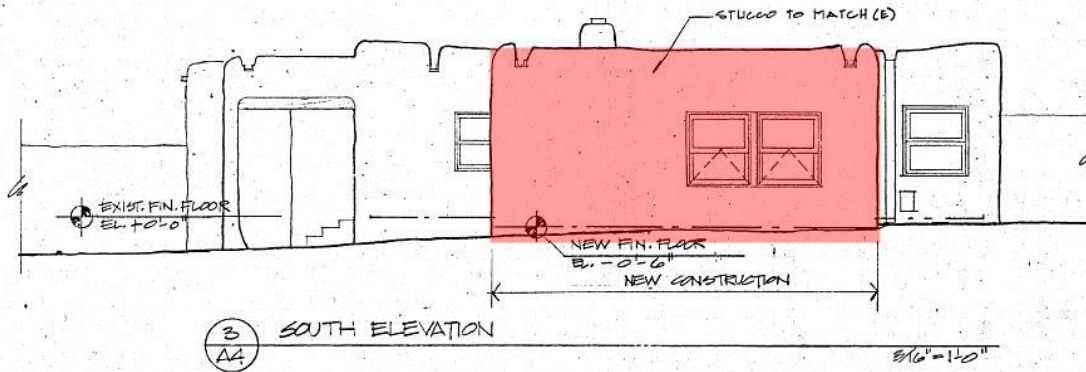
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East

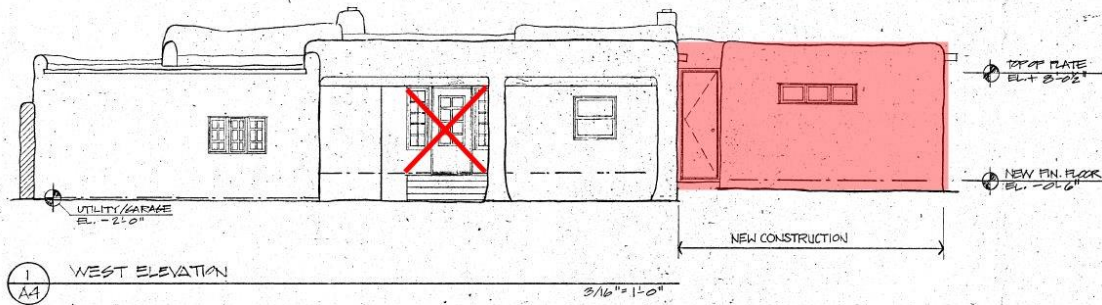


South

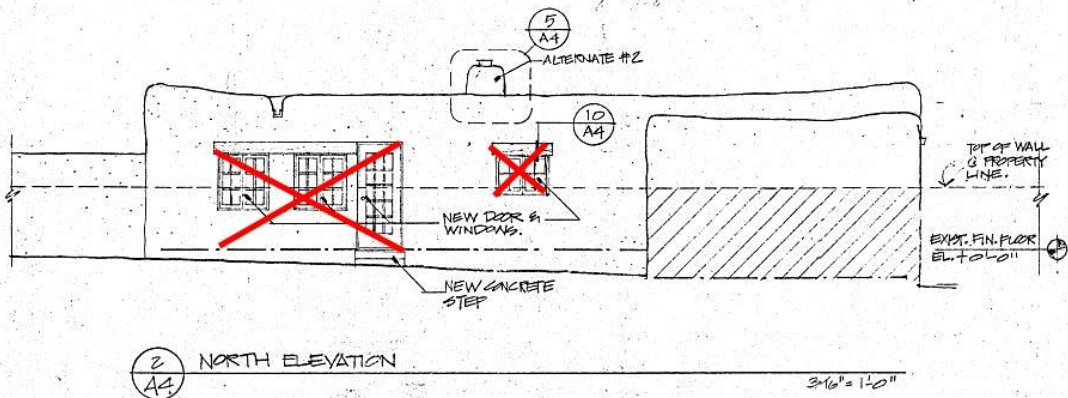
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West



North

Figure 8: 1992 combined existing and proposed drawings, Garrett Smith. Red blocking indicates new construction; red "x" indicates fenestration that has changed since the drawings were made.

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Survey Photographs

(All images taken by Giulia Caporuscio on January 14, 2026, unless otherwise noted)

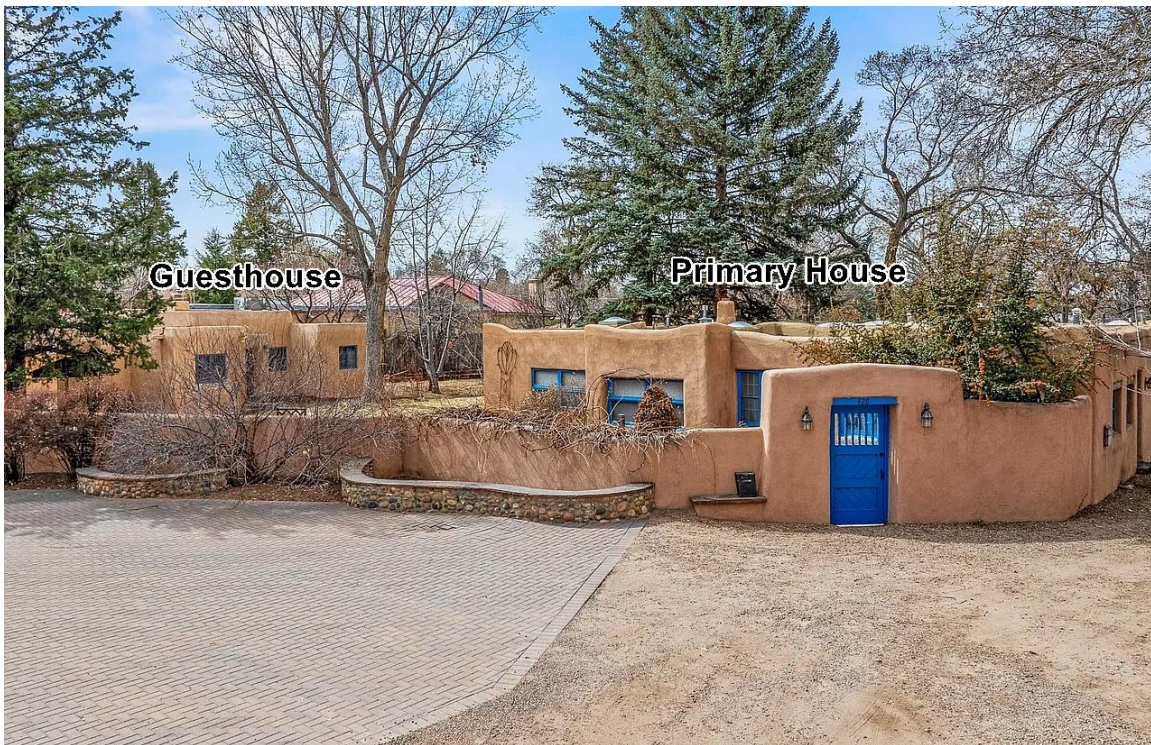


Photo 2: Setting. Undated real estate photograph taken from an elevated position and free of vehicles.

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Photo 3: East Elevation. Entry. Enclosed entry hall was constructed in 1954. Camera facing west.

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Photo 4: East Elevation. Interior of east entry hall. Camera facing west.

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Photo 5: East elevation. Camera facing southwest.

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Photo 6: East elevation. South end of original building in foreground. Camera facing west.

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Photo 7: East elevation. 1992-93 addition. Camera facing west.

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Photo 8: South elevation. 1992-93 addition. Camera facing northeast.

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Photo 9: West elevation. 1992-93 addition at right. Camera facing northeast.

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Photo 10: West elevation. Passageway between original building and 1992-93 addition. 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 A B C D	
1. Name of property: Russel Family Property	2. Location: 426 Delgado Lane — Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-1657			
		4. County: Santa Fe			
		5. Date of Survey: January 14, 2026			



Photo 11: West elevation. Portal erected in 1958. 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	
1. Name of property: Russel Family Property	2. Location: 426 Delgado Lane — Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-1657			
		4. County: Santa Fe			
		5. Date of Survey: January 14, 2026			



Photo 12: West elevation. Portal decking. Camera facing up.

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
1. Name of property: Russel Family Property	2. Location: 426 Delgado Lane — Downtown and Eastside Historic District Santa Fe
3. Local Reference Number: Santa Fe ID: H-1657	4. County: Santa Fe
5. Date of Survey: January 14, 2026	



Photo 13: West elevation. Original garage at left. 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
1. Name of property: Russel Family Property	2. Location: 426 Delgado Lane — Downtown and Eastside Historic District Santa Fe
3. Local Reference Number: Santa Fe ID: H-1657	4. County: Santa Fe
5. Date of Survey: January 14, 2026	



Photo 14: North elevation. Change of fenestration after 1992. Camera facing south.

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: Russel Family Property	2. Location: 426 Delgado Lane — Downtown and Eastside Historic District Santa Fe
3. Local Reference Number: Santa Fe ID: H-1657	4. County: Santa Fe
5. Date of Survey: January 14, 2026	



Photo 15: North elevation. Change of fenestration after 1992. Camera facing south.

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
1. Name of property: Russel Family Property	2. Location: 426 Delgado Lane — Downtown and Eastside Historic District Santa Fe
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5. Date of Survey: January 14, 2026	



Photo 16: East elevation. 1936 replacement garage with door opening infilled after 1992. Camera facing northeast.

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: Russel Family Property	2. Location: 426 Delgado Lane — Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-1657			
		4. County: Santa Fe			
		5. Date of Survey: January 14, 2026			



Photo 17: 1992-93 Guesthouse. North elevation. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 18: 1992-93 Guesthouse. North elevation. Camera facing south.

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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		NRHP _____ SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Russel Family Property	2. Location: 426 Delgado Lane — Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-1657	4. County: Santa Fe		
		5. Date of Survey: January 14, 2026			



Photo 19: Shed. Camera facing southwest.

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					
1. Name of property: Russel Family Property	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px; vertical-align: top;">2. Location: 426 Delgado Lane — Downtown and Eastside Historic District Santa Fe</td> <td style="padding: 5px; vertical-align: top;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">3. Local Reference Number: Santa Fe ID: H-1657</td> </tr> <tr> <td style="padding: 5px;">4. County: Santa Fe</td> </tr> <tr> <td style="padding: 5px;">5. Date of Survey: January 14, 2026</td> </tr> </table> </td> </tr> </table>	2. Location: 426 Delgado Lane — Downtown and Eastside Historic District Santa Fe	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">3. Local Reference Number: Santa Fe ID: H-1657</td> </tr> <tr> <td style="padding: 5px;">4. County: Santa Fe</td> </tr> <tr> <td style="padding: 5px;">5. Date of Survey: January 14, 2026</td> </tr> </table>	3. Local Reference Number: Santa Fe ID: H-1657	4. County: Santa Fe	5. Date of Survey: January 14, 2026
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3. Local Reference Number: Santa Fe ID: H-1657						
4. County: Santa Fe						
5. Date of Survey: January 14, 2026						



Photo 20: South property wall and gate entry. Camera facing west.