

# City of Santa Fe, New Mexico

# memo

**DATE:** October 14, 2025

**TO:** Historic Districts Review Board Members

**VIA:** Heather Lamboy, Planning & Land Use Department Director  
Maggie Moore, Assistant Land Use Director  
Gary Moquino, Historic Preservation Division Manager, GM

**FROM:** Lani McCulley, Senior Planner, Historic Preservation Division *LPM*

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2025-011227-HDRB, 925 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Trey Jordon, agent for John and Mary Ann Vigil and Concepcion Lujan, owners, requests a status review with primary façade designation, if applicable.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: 2025 HCPI

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the structure be upgraded to contributing with the south and west façades of the original 1950s building as primary (R3 and R4), excluding the non-historic portal, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

One motion will be required in this case. One motion is required for the designation of the residence and assignment of primary facade(s).

- a. In case 2025-011227-HDRB, for 925 Canyon Road, upgrade the main residence, as significant, designating all facades as primary.
- b. In case 2025-011227-HDRB, for 925 Canyon Road, upgrade the main residence as contributing and designate facades (R1, R2, R3, R4, R5, and/or R6) as primary façade(s).
- c. In case 2025-011227-HDRB, for 925 Canyon Road, retain the main residence as non-contributing.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

## **BACKGROUND & SUMMARY:**

### **Streetscape:**

The streetscape for the property is defined as extending from the intersection at Acequia Madre to just past Palace, approximately halfway to Camino del Monte Sol. The streetscape consists of a park and a combination of residential and commercial properties. The street has a sidewalk on the north side of the road at the eastern end, and a walking path at the side of the road through the remaining streetscape. There is no walking area on the south side of the road. Fencing is a combination of styles with a wood fence at the park, rock walls, stucco walls, combinations of stone and stucco, wire, and non-stuccoed CMU walls, coyote fencing, and some walls with latillas on top. There are some taller walls and fences at 87” to 188” in height, as well as some very low walls and fences at 35” to 40”. The street average is 60”.

The lots vary in size. The buildings are set back from the street by three to ten feet, with most of them within five feet of the street. The commercial structures are located at the western end of the streetscape, with the residential at the eastern and central. The south side of the road is mostly Spanish Pueblo Revival style buildings with a few Territorial style buildings. The north side is mostly vernacular with a few pitched roofs and a few Spanish Pueblo Revival style.



Figure 2: Street View of Residence

### Site Description:

The residence at 925 Canyon Road is a non-contributing vernacular style two-story structure in the Downtown and Eastside Historic District. The 1,558 sq. ft. home that was constructed sometime between 1950 and 1958 and is located on 0.203 acres.

The residence sits at the front of the lot and faces south. The residence is constructed of a combination of concrete block and adobe with block massing, crisp edges, a pronounced seamed metal fascia, deep inset windows, which are mostly aluminum slider windows, three exterior single-leaf doors, and a flat asphalt roof. The north elevation holds the two-story portion of the structure, as this is the lower portion of the sloped lot, which was constructed sometime between 1958 and 1966. The north elevation houses various-sized windows and a small entry door, and the early 1970s laundry room addition at the northwest corner. The east elevation houses aluminum

sliding windows except for the one steel casement in the basement. The south, street-facing elevation consists of the core 1950s construction with a central entry flanked by windows. The 15-panel door is covered by a decorative security grille. The windows are aluminum sliding units conforming to the rest of the residence. A non-historic 1984 plywood porch with a shed roof is located on the south elevation and wraps around to the west elevation. The west elevation, while part of the 1950s core structure, has been altered with additions and the porch. The chimney that bumps out is part of the original structure. The early 1970s laundry room addition introduced a new entry into the building and houses a single aluminum sliding window under the portal. The west and south elevations of the residence are obscured by a concrete masonry unit wall at a height that ranges from 5'-9" and 6'-10". This wall was constructed sometime before 1973, but after 1966.

The rear of the lot is mostly dirt and is used for parking. There is a non-historic open shed at the very rear of the lot.

The lot was previously farmland where squash and other vegetables were grown. Edward and Mary Vigil were deeded the land from Edward's father in 1961. Edward's father had been deeded the land in 1957 by Edward's grandmother, Betriz Vigil. The property was part of the Vigil family going back to Edward's Great-Grandfather, Simon Vigil. It is unknown when Simon Vigil acquired the land because the 1897-98 White's map shows the larger property owned by Francisco Sena. Mary passed away in 2015, and Edward remained in the home until he passed away in 2021. The property was deeded to their three children.

According to the 2025 HCPI, the Vigil family history with the property is important, and the residence is more than fifty years old, but the building does not have any historic or distinctive character, nor any historic integrity, because there have been too many additions that underscore the integrity and identity of the building.

Staff disagree with the HCPI recommendation. All of the additions on the property are historic outside of the portals. The original 1950s adobe section of the building has deep inset fenestrations and is characteristic of the buildings on this streetscape. The additions with two stories at the base of the hill are typical of the time these additions were constructed and are characteristic of this streetscape. Staff finds that this structure is contributing to this streetscape.

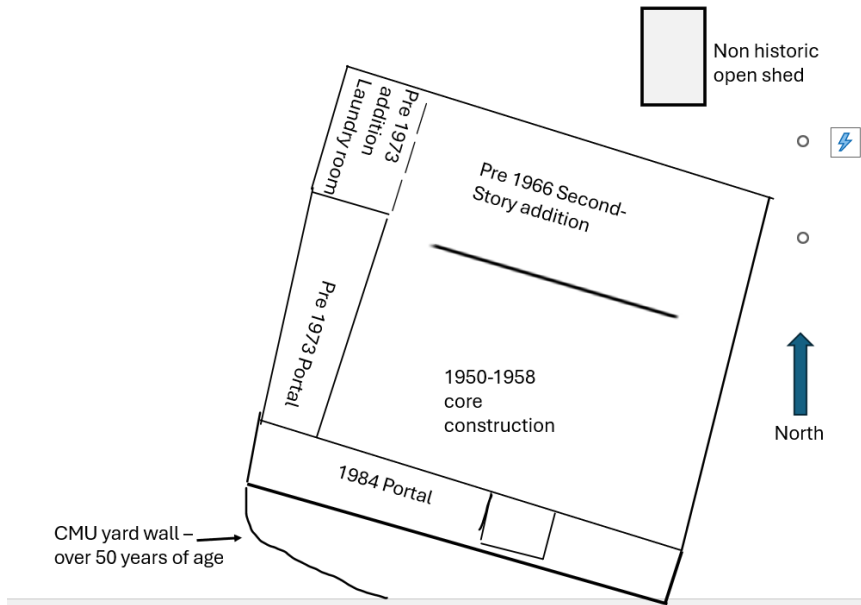


Figure 3: Construction Dates

**PREVIOUS CASE SUMMARIES:**

**ARC:**

No Archaeological clearance has been issued for this property.

**HDRB:**

No previous cases on file in the Historic Preservation Division.

**ADMINISTRATIVE:**

No previous cases on file in the Historic Preservation Division.

**APPLICANT'S REQUEST:**

The applicant requests:

- 1) Status review with primary façade designation of the residential structure.

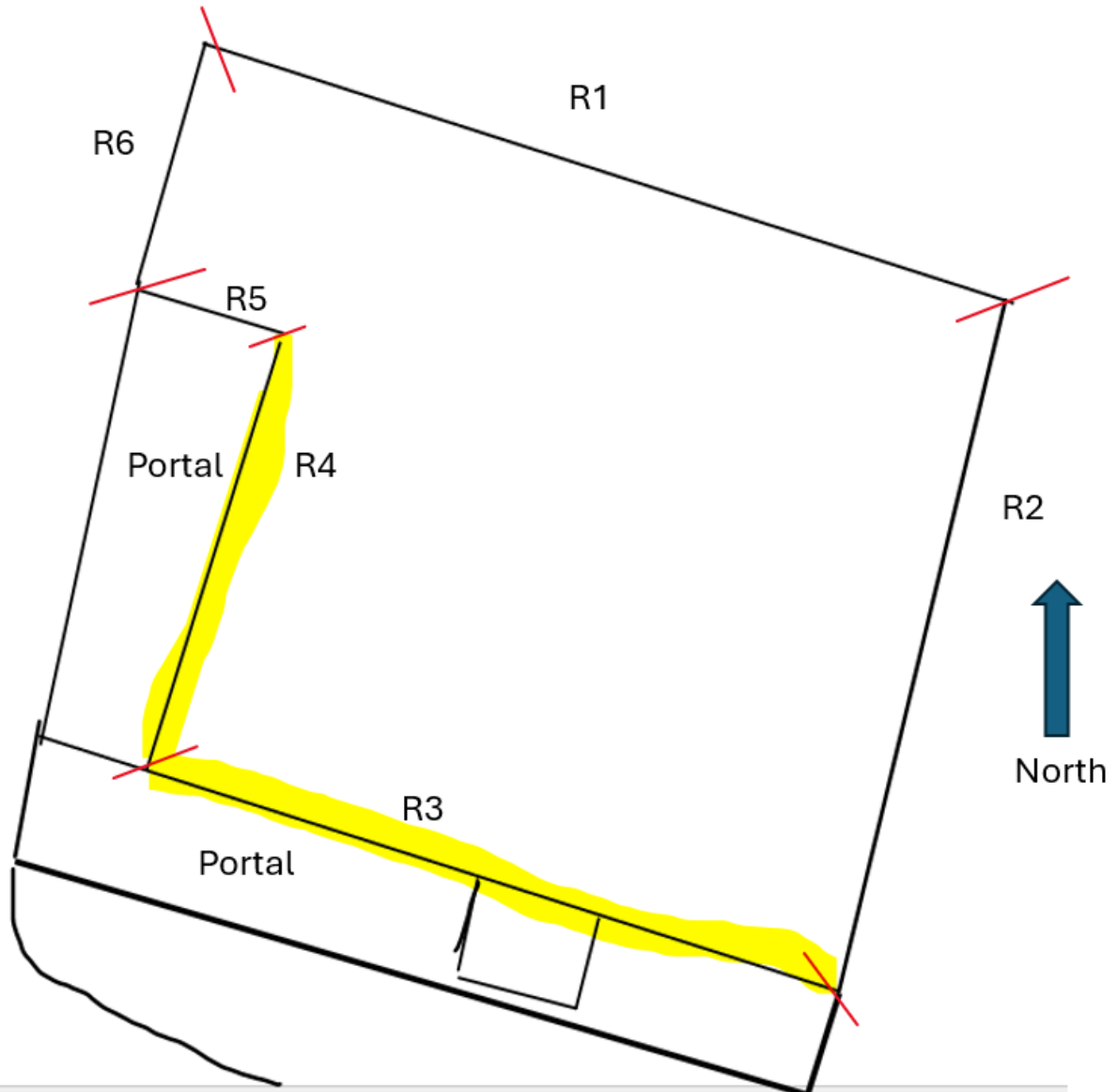


Figure 4: Façade Diagram

**RELEVANT CODE CITATIONS:**

**14-5.2 HISTORIC DISTRICTS**

**(A) General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;

- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

**(C) Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

*Structures* within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals, which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

#### 14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national, or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

#### 14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

#### 14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

#### 14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

### (E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

#### (1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being

supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

- (b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.
  - (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
  - (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
  - (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and
  - (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.
- (2) Recent Santa Fe Style

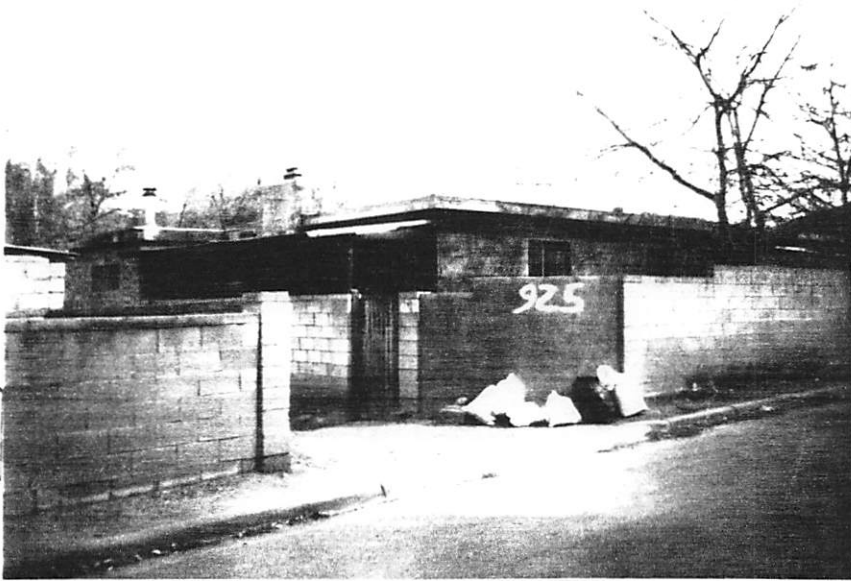
Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

- (a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks*, or other design elements;
- (b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;
- (d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly*

*visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

- (e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

building threatened yes	surveyed date 7-XI-841, m b	county Santa Fe	ID no. 051611390	41117
field map SFND-6-1390	number	UM reference zone 12 13	easting	northing
location description 925 CANYON			city/town SANTA FE	
			land grant/reservation	
building name		legal description twp N S range E W sec 1/4 1/4		
film roll by 7b no. 15	negative nos. 18	loc. of neg. HPE	plan shape	



date of construction P estimate _____ actual _____	
source	
use present residential	other _____
historic residential	other _____
condition ___ excellent ___ good ___ fair ___ deteriorating	
degree of remodeling ___ minor ___ moderate ___ major	
describe:	
surroundings Res Com	
relationship to surroundings <input checked="" type="checkbox"/> similar ___ not similar	
district potential ___ yes ___ no	
significance ___ eligible ___ of <input checked="" type="checkbox"/> none	
if eligible, interest	
why?	
associated buildings? ___ yes what type?	
if inventoried, list ID nos.	
see back? ___ yes	

style	foundation material
	wall material/surface
architectural features	
comments	

9.2.25

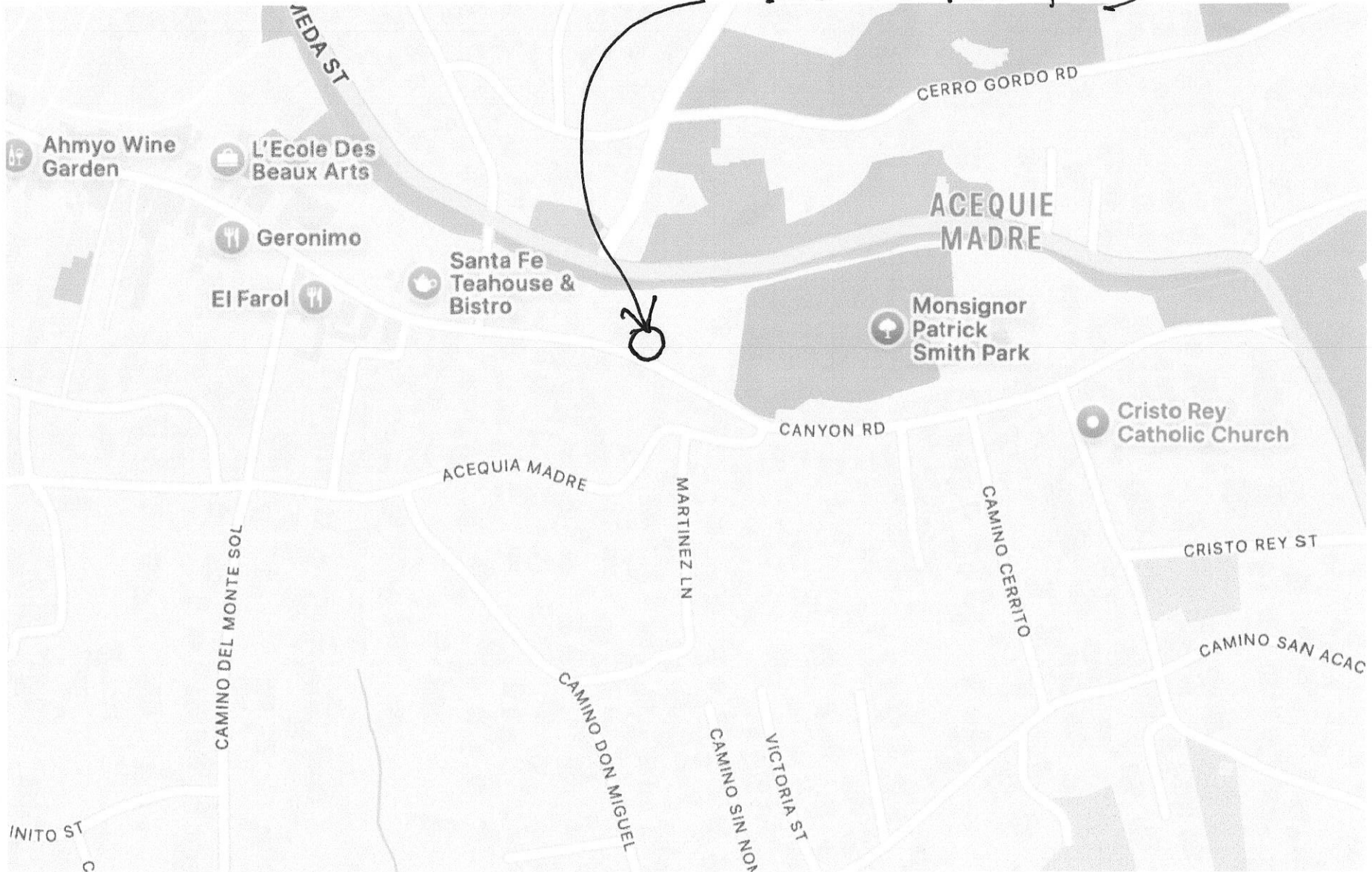
# PROPOSAL LETTER:

PLEASE CONFIRM STATUS  
OF EXISTING HOUSE @  
925 CANYON ROAD —

THANKS, TREV

(505) 670-9403


SITE: 925 CANYON ROAD



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

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

Date of Form: September 15, 2025

For HPD Office use only: HCPI No. _____ District No. _____		NRHP <input type="checkbox"/> SRCP <input type="checkbox"/>	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
<b>1. Name of property:</b>  Edward and Mary Vigil House Ed's Appliance Service	<b>2. Location:</b>  925 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: H-1117  <b>4. County: Santa Fe</b> Parcel # 12924544	
<b>5. Property Type:</b> <input checked="" type="checkbox"/> Buildings: 1 house, shed <input checked="" type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object			
<b>6. Date of Survey:</b> September 8, 2025			
<b>7. Previous Survey Date(s):</b> <input checked="" type="checkbox"/> Yes: November 7, 1984, Michael Belshaw <input type="checkbox"/> No:			
<b>8. Name of Project:</b> HDRB Status Evaluation			
<b>9. Lat/Long:</b> 35.6798765,-105.9246747			
<b>10. Photo Information:</b> Giulia Caporuscio, photographer. Photo 1: View of south elevation from Canyon Road. Camera facing north.			
<b>11. Brief Description of the Property:</b>  Constructed in phases between the 1950s and 1980s, 925 Canyon Road is an owner-built vernacular dwelling that incorporates modest midcentury design elements at the façade with a two-story portion at the rear. The house is built of adobe and CMU walls and is fenestrated almost entirely with standard aluminum sliding windows. Midcentury features are expressed in the blocky massing, crisp edges, and a pronounced seamed-metal fascia. The later addition of two rough, plywood-roofed porches on the west and south elevations substantially altered the house's appearance. The dwelling has a footprint of approximately 1,558 square feet, containing three bedrooms and one bath. It is designated Non-contributing to the Downtown and Eastside Historic District. <b><i>Continued on Page 5.</i></b>			
<b>12. Who uses the property? Not in use</b>			
<b>13. Construction Date:</b> Date: Before 1958, as under construction; completed c.1961 with additions made thereafter <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs; family memory; city directories			
<b>14. Setting:</b> <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			
<b>15. Relationship to Surroundings:</b> <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: Trey Jordan Architecture

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

Mary Ann Vigil  
 Constance Lujan  
 John E Vigil

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  Non-contributing  house  No Status: 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: \_\_\_\_\_

# 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																													
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<b>ARCHITECTURAL AND CONSTRUCTION DETAILS:</b>																															
<b>6. Visible Construction Material:</b>  <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 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> <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 <input type="checkbox"/> Other: _____  <b>8. Foundation:</b> <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input checked="" type="checkbox"/> Stone Other: Notes  <b>9. Roof:</b> <input type="checkbox"/> N/A  Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed <input type="checkbox"/> Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input 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:																													
<b>10. Window Types</b>  <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td>12</td> </tr> <tr> <td>Casement (inoperable)</td> <td>Steel</td> <td>2</td> <td>2</td> </tr> </tbody> </table> Note: Based on visibility and access during survey		Operation	Material	Glazing	Number	Sliding	Aluminum	1-1	12	Casement (inoperable)	Steel	2	2	<b>11. Door Types</b>  <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>15-panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>1/2-Light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>Faux Plank</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	15-panel	Wood	1	Single-Leaf	1/2-Light	Wood	1	Single-Leaf	Faux Plank	Wood	1
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Casement (inoperable)	Steel	2	2																												
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Single-Leaf	1/2-Light	Wood	1																												
Single-Leaf	Faux Plank	Wood	1																												
<b>12. Chimneys</b> <input type="checkbox"/> N/A 1, short, stucco-clad at west elevation		<b>13. Porches</b> <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap 2 non-historic porches that connect at southwest corner																													
<b>14. Other Significant Features</b> N/A																															
<b>15. Modifications:</b> <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications  #1 Date: Before 1966; back two-story addition; aerials photographs #2 Date: Before 1973; west elevation addition holding laundry room and related porch; aerials photographs #3 Date: Before 1973; front (south) wall; aerials photographs #4 Date: Post-1973, open shed; aerials photographs #5 Date: Post 1984; front (south) elevation porch; aerials photographs and 1984 HBI																															

# 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 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>

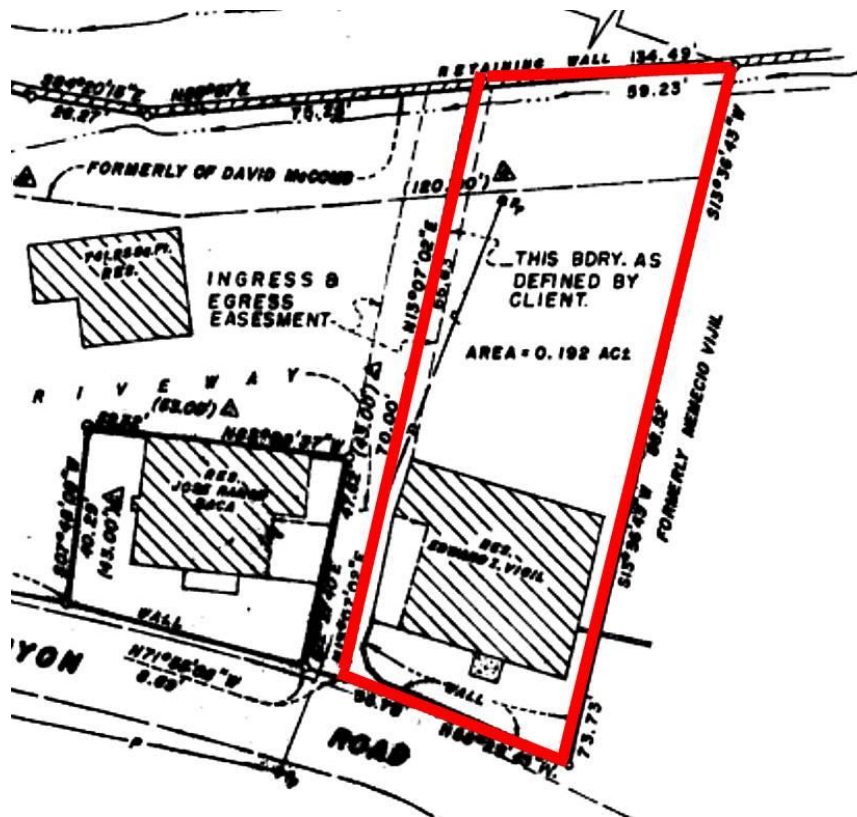
Archaeological Records Management Section  
 Laboratory of Anthropology  
 708 Camino Lejo  
 Santa Fe, NM 87501  
 (505) 476-1320  
<https://nmhistoricpreservation.org/arms.html>

**SITE:**

**18. Attached or Associated Properties**

Are associated properties eligible for listing: No

**19. Site Plan: Portion of 1980s (recorded 1988) survey plat. Courtesy of Land Surveying Company.**



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

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		<b>4. County: Santa Fe</b>			
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## Architectural Description Continued

### Setting

The house stands on the north side of Canyon Road, just east of its intersection with East Palace Avenue, along a stretch where the land slopes from the roadway toward the Santa Fe River. Dwellings in this segment typically address the grade with two-story rear elevations. This section of Canyon Road is lined by tall concrete masonry unit (CMU) walls (Photo 2). The wall in front of the subject property measures between 5'-9" and 6'-10" in height, exceeding the conforming limit (Photos 1 & 2). Access to the house is from the west, via a sloping gravel driveway. The remainder of the 0.203-acre lot is level and sparsely landscaped. A 360-square-foot open shed stands at the northeast corner, while a recently constructed CMU wall marks the boundary with the new house at 929 Canyon Road. Two mature black locust ("Japanese locust") trees provide shade at the south façade.

### South (Front) Elevation

The front of the house, largely concealed behind the wall, presents a plain midcentury façade (Photo 3). The 1950s core consists of a centered entry flanked by single windows (Photo 4). The entry retains a 15-panel wood door characteristic of the period, now obscured by a decorative security grille. The flanking windows are aluminum sliding units with small sash handles. The sharp-edged reveals suggest CMU construction. A flat roof edged with a seamed metal fascia provides a modest midcentury detail. This simple expression has been compromised by a later non-historic porch, built with exposed plywood decking. Measuring 100 inches in depth, the shed-roofed porch is placed just above the fenestration line, causing a visual dissonance (Photo 4).

### West Elevation

The west elevation incorporates the original 1950s core but has been substantially altered by later additions and a folk-style porch (Photo 6). The original section is distinguished by a prominent rectangular projecting chimney, flanked by small aluminum sliding windows. (On the other side of the chimney is a handsome sandstone Roman brick fireplace). In the late 1960s, a block addition was constructed at the north end, creating a two-story volume that holds a laundry room at the top level. This space

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introduced a secondary entry to the façade (Photos 7 & 8). The laundry room is entered from the south through a half-light wood door. This area is shaded by the wood porch supported by improvised “Doric” columns set on a CMU wall. The remainder of the elevation is defined by the laundry room addition, marked by a single aluminum sliding window (Photo 9).

### North Elevation

The north (rear) elevation illustrates the sequence of additions documented in aerial photographs (Photo 10). Its dominant feature is a flat-roofed, two-story rectangular volume constructed in the 1960s, designed to take advantage of the grade change at the rear of the lot. This strategy, also seen in neighboring houses, allowed expansion without extensive excavation, creating service or storage space below and habitable rooms above. (Compare this with the placement of the home holding the Santa Fe Teahouse & Bistro a few hundred feet to the west). It is fenestrated with standard aluminum sliding windows in varied sizes. At the ground floor, a small entry door once provided access to Ed’s Appliance Shop, the repair business operated by original homeowner Edward Vigil from the 1960s through the 1980s (Photo 11). The 1970s laundry room addition is visible at the northwest corner (Photo 12).

### East Elevation

The east elevation, a secondary façade, descends with the slope, with most fenestration concentrated at the upper level (Photos 3 & 13). These openings contain aluminum sliding windows, consistent with those elsewhere on the house. At the basement level, a smaller opening is fitted with a two-light steel casement window, a departure from the otherwise uniform aluminum units.

### Interior

The interior was not accessed during the survey, but a review of recent real estate photographs provides a sense of its surviving midcentury finishes. For example, the front bedroom reflects the modest residential design of the period: the space is finished with wall-to-wall carpet and small rectangular floor registers, a simplified wood baseboard trim, and aluminum sliding windows with minimal hardware. The ceiling is clad in square acoustical tile, fitted with a modern light fixture (Fig. 8). Along one wall is

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a built-in closet with sliding wood doors, topped by a scalloped valance — a modest decorative flourish characteristic of the period

## Historical Overview

### Introduction

In the 1950s, Edward Vigil, a Maytag repairman, began building a house on an empty lot along Canyon Road, near his family home. Born Eduardo Isidro Vigil in 1924, Edward had his hands full with work and little money to spare. With help from his father, Jacobo (Jake) Vigil, and other relatives, he managed to raise the foundation and walls, but could not take the project any further. He capped the structure with a temporary roof and boarded the window openings with plywood to keep children out. According to his nephew, Frank Vigil, the unfinished house stood in this state for five to six years.<sup>1</sup> This explains its presence on a 1958 aerial photograph (Fig. 5), but its absence from city directories until the early 1960s.

The land that Edward used to build his home was originally an acequia irrigated field owned by his great-grandfather Simon Vigil and perhaps traced further with the Vigil family (Fig. 1). Born in 1833, Simon Vigil initially worked as carpenter, who later became a prosperous sheep rancher and a Santa Fe Trail freighter. He served in the U.S. Army in New Mexico, both in the infantry and cavalry regiments, including the Civil War. According to his obituary, Vigil owned extensive land on the Eastside.<sup>2</sup> The 1897-98 White's map shows the larger property owned by Francisco Sena. It is unclear how or when Simon Vigil acquired the land.

### Edward and Mary Vigil

Edward had grown up in the Vigil family home at 917 Canyon Road. Like many New Mexicans of his generation, he served in World War II, enlisting in June 1942 and serving

<sup>1</sup> Fred Paul Vigil (b. 1942), telephone conversation with John W. Murphey, September 5, 2025. Edward's nephew recalled assisting his uncle as a teenager, along with his brother Eddie.

<sup>2</sup> "New Mexico Veteran of the Civil War Dies at Home Here, Aged 85," *Santa Fe New Mexican*, October 18, 1915, 8.

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as a private in the U.S. Army.<sup>3</sup> After the war his whereabouts are uncertain, but in the summer of 1949 he married Mary Ann Sena.<sup>4</sup> The couple first lived in the family home, while Edward worked as a mail handler for the post office and later as a repairman for Mitchell's Music & Appliance Store.<sup>5</sup> The plot where he would build his home was still being used, according Frank Vigil, to grown, squash, and other vegetables (Figs. 2 & 3).

In the early 1950s, Edward had gone to work at the Maytag Shop, a dealership on Lincoln Avenue operated by the McCauley family. Maytag was then one of the most trusted appliance brands in the country, promoting itself as "the dependability people." The company developed a strong network of independent dealerships, with local shops offering both sales and factory-trained service. Edward attended Maytag's factory service school in Colorado, gaining specialized training in appliance repair.<sup>6</sup> During this period, he formed a popular dance band, the Blue Notes (sometimes billed as Eddie Vigil and his "Blue Notes"), in which he played guitar; the group remained active into the 1960s (Fig. 4).

By the late 1950s, Edward and Mary were living in a house at 822 Canyon Road, owned by the family.<sup>7</sup> Deeds indicate that the property where they were building the home passed from Edward's grandmother, Beatriz Vigil, to his father in 1957<sup>8</sup>, and was then deeded to Edward and Mary in 1961<sup>9</sup>—likely marking the delayed completion of their house. They would raise three children in the completed home.

<sup>3</sup> Registration card, National Archives at St. Louis; St. Louis, Missouri; WW II Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 128.

<sup>4</sup> Marriage License, Marriage Book 28, Page 15337, Santa Fe County, New Mexico.

<sup>5</sup> Hudspeth Directory Company, *Santa Fe City Directory*, 1949 (El Paso: Hudspeth Directory Company, 1949), 334; 1951 ed., 380.

<sup>6</sup> "Vigil Attends Service Course," *Santa Fe New Mexican*, February 14, 1954, 7. The article states Vigil had taken other courses for Maytag.

<sup>7</sup> Hudspeth Directory Company, *Santa Fe City Directory*, 1957 (El Paso: Hudspeth Directory Company, 1957), 412.

<sup>8</sup> Warranty Deed [Spanish language deed], Beatriz and Emilia Vigil to Jacobo and Felia Vigil, recorded July 1, 1957, Book 126, Page 286, Instrument # 223500, Santa Fe County, New Mexico. This deed may have included additional acreage.

<sup>9</sup> Warranty Deed, Jake (Jacobo) and Falia G., Vigil to Edward I. and Mary Sena Vigil, recorded January 7, 1961. Deed appears as exhibit in Instrument # 1714817, Santa Fe County, New Mexico. A subsequent deed from 1982 (Instrument # 498953) identifies the property as 925 Canyon Road.

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At forty, Edward established his own business, Ed's Appliance Store, which operated from the rear of the family home at 925 Canyon Road (Fig. 4). The large basement served as his service area. He advertised in the *New Mexican* and sponsored a company bowling team. The store was later taken over by his son, John Vigil. In 2013 Edward and Mary deeded the property to their three children.

Mary Ann Sena Vigil died in 2015; Edward I. Vigil passed away six years later. Both are buried at Santa Fe National Cemetery.

### Evaluation of Historical Status

The house at 925 Canyon Road is recommended to remain in Non-contributing status. Although its basic footprint dates back more than fifty years, the building does not display the characteristics of any distinctive Santa Fe style. Instead, its original modest midcentury form has been harmed by later alterations that are not congruent with historic precedent. While such changes could theoretically be reversed, their presence underscores the lack of architectural integrity or stylistic identity that would justify a higher status. The history of the Vigil family's long association with the neighborhood is important. However, this house is not the most representative for telling that story, as older and more architecturally coherent properties associated with the family survive to better communicate their legacy.

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## Research Steps

### Property lineage / family connection research

- Researched the Vigil family's landholdings, beginning with Simón Vigil (b. 1833), tracing his occupations (carpenter, sheep rancher, freighter, soldier) through obituaries and other historical records. Conducted a reverse title search to the earliest linking deed, including translation of a Spanish-language deed.
- Obtained and examined multiple deeds from the Santa Fe County Clerk's office.
- Consulted the 1897–98 White's map to identify earliest ownership through mapped resources.
- Traced the property's intra-family passage: from grandfather Beatriz Vigil to Edward's father (1957), then deeded to Edward and Mary in 1961, with a correction recorded in 1982.
- Investigated claims that Simón Vigil was born in France, reconstructing his ancestry two generations in New Mexico.
- Attempted to establish whether Mary Sena Vigil was related to Francisco Sena, examining possible familial connections.

### Biographical and occupational history of Edward Vigil

- Verified Edward (Eduardo Isidro) Vigil's birth year (1924) and family ties, distinguishing him from others of the same name.
- Reconstructed his early career path, including military service and subsequent employment at the Maytag Shop on Lincoln Avenue.
- Attempted to locate his immediate postwar residence outside Santa Fe.
- Connected his probable return to Santa Fe to the 1948–49 period through marriage license research.
- Located documentation of his specialized training at the Maytag Company's factory service school in Colorado.
- Documented his career as a Maytag repairman, situating his work within the broader cultural context of appliance repair in the 1950s–60s.
- Noted extracurricular activities, including his role in forming the Blue Notes dance band.

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### Construction and physical history of the house

- Conducted an oral history interview with nephew Fred Paul Vigil, who recalled assisting his uncle during construction in the 1950s; verified information through a follow-up call.
- Corresponded the 1948 aerial photograph with current site conditions and the footprint of other Vigil homes.
- Correlated oral testimony with aerial photographs, establishing that the house shell was present by 1958 but remained unfinished for several years.
- Checked city directories, confirming the address did not appear until the early 1960s.
- Cross-referenced deed transfers, with the 1961 transaction likely coinciding with completion of the home.
- Sought additional family photographs via the realtor to establish that no structure stood on the site before the late 1950s.
- Analyzed apparent changes in roof forms and footprint dimensions between the 1948 and 1958 aerial photographs.

### Occupancy and later use

- Documented Edward and Mary's occupancy of a family house at 822 Canyon Road in the late 1950s, prior to moving into 925 Canyon.
- Verified that Edward established Ed's Appliance Store at 925 Canyon (with service area in the basement), tracing the business through newspaper advertisements and sponsorships (e.g., bowling team).
- Tracked succession of the business to his son John Vigil.

### Later ownership and family history

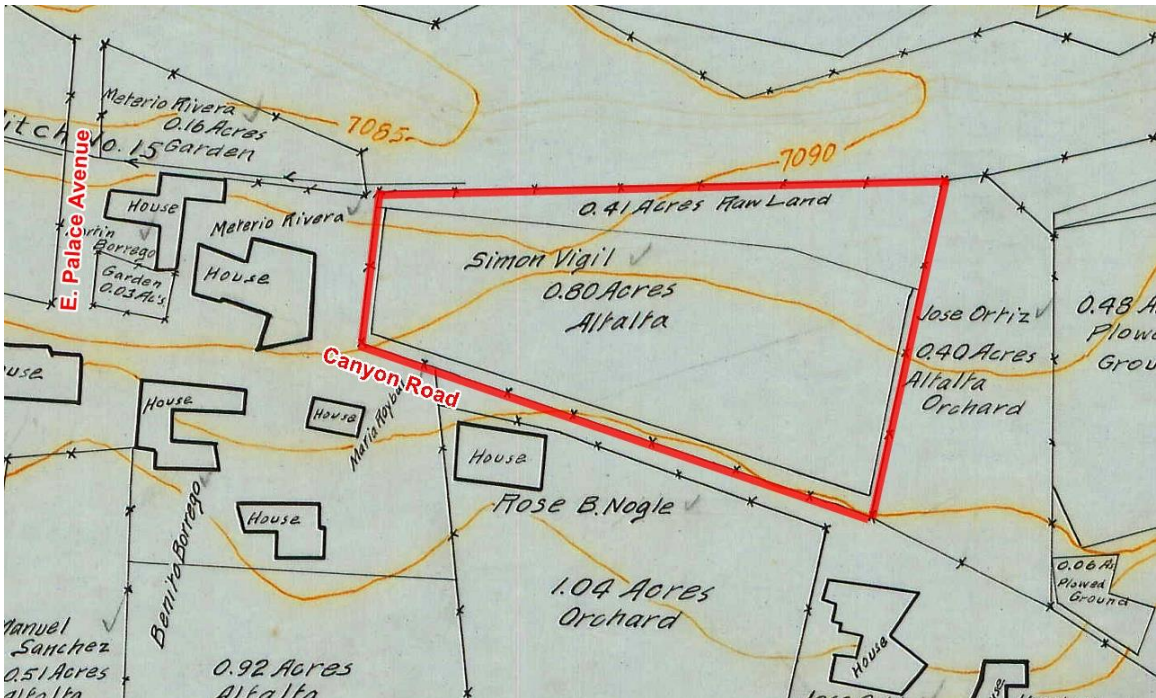
- Documented the 2013 deed transferring the property from Edward and Mary to their three children.
- Confirmed death dates of Mary Ann Sena Vigil (2015) and Edward I. Vigil (2021), and their burial at Santa Fe National Cemetery.

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### Illustrations



**Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Land under the ownership of Simon Vigil.**

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**Figure 2: October 25, 1948, aerial photograph.  
Approximation of current parcel boundary.**

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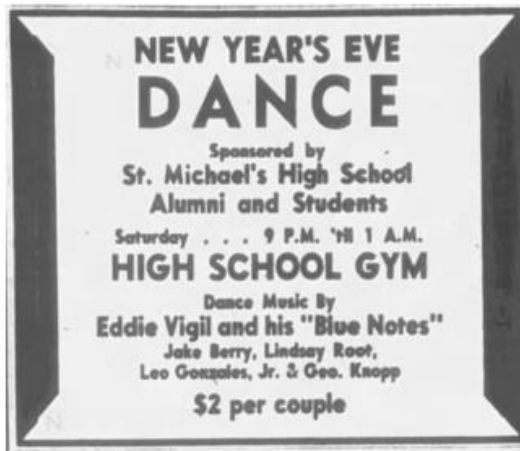


**Figure 3: c.1950s. Unidentified Vigil family members posed at the site that would become 925 Canyon Road. The house at 943 Canyon Road is visible in the background. Courtesy of Frank Vigil.**

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**Figure 4: Edward Vigil materials, clockwise from top left: newspaper portrait of Vigil, Santa Fe New Mexican, 1954; Blue Notes' advertisement for New Year's Eve dance, Santa Fe New Mexican, 1955; advertisement for Ed's Appliance Service, Santa Fe New Mexican, 1973; photograph of Vigil c. 1970s, courtesy Russel Asbury.**

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**Figure 5: November 10, 1958, aerial photograph. Apparently unfinished house.**

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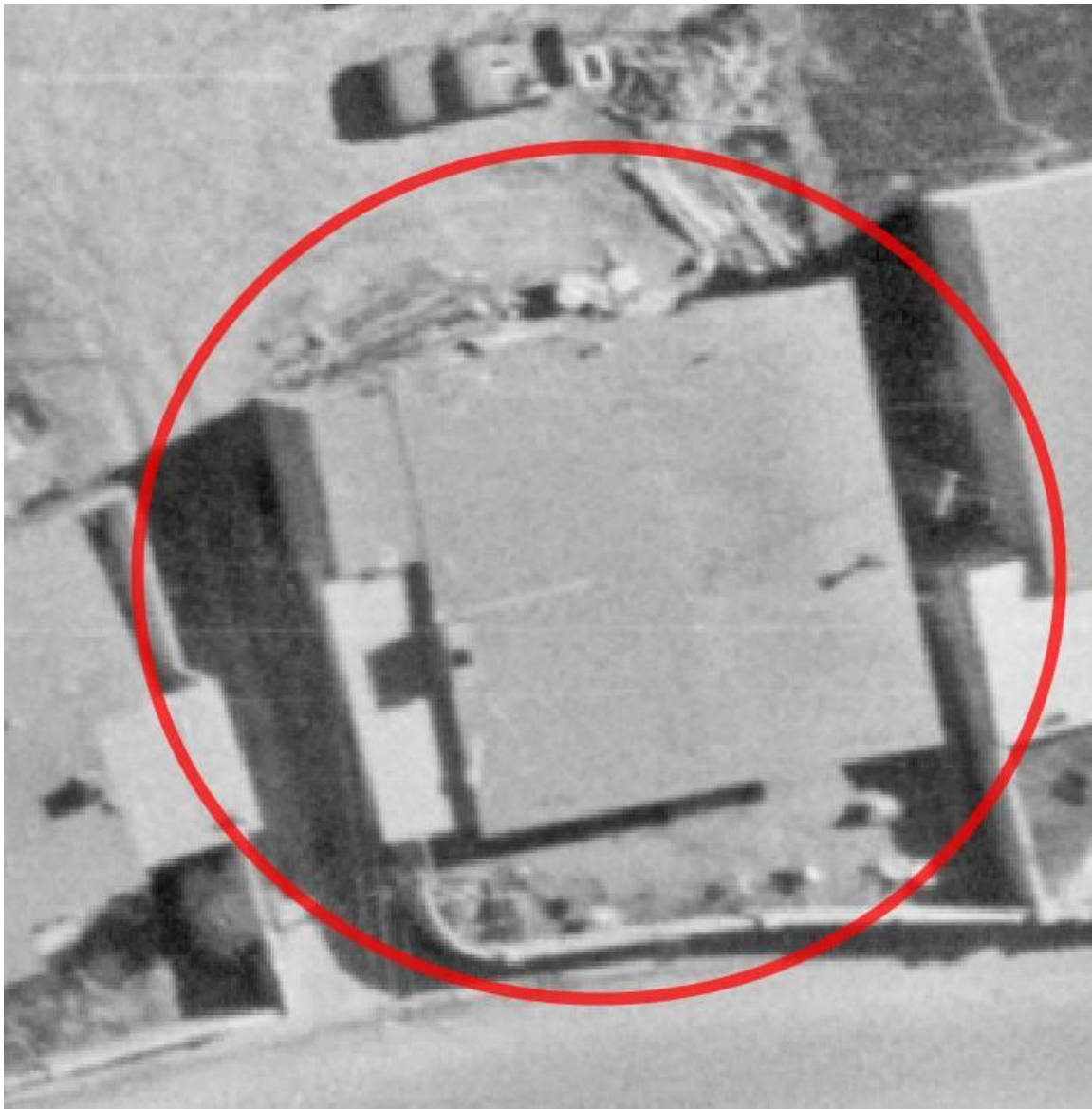


**Figure 6: May 2, 1966, aerial photograph. Completed home without west addition or porches.**

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**Figure 7: May 11, 1973, aerial photograph. West elevation addition and porch and front wall in place.**

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**Figure 8: Southeast bedroom. 2025 real estate listing photo. Photographer unknown.**

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## Survey Photographs

(All images taken by Giulia Caporuscio, on September 8, 2025).



**Photo 2: Canyon Road and street walls. Camera facing northwest.**

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**Photo 3: South(front) and east elevations. Camera facing northwest.**

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<b>4. County:</b> Santa Fe	
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**Photo 4: South (front) elevation and porch. Camera facing north.**

# 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>  Edward and Mary Vigil House Ed's Appliance Service	<b>2. Location:</b>  925 Canyon Road Downtown and Eastside Historic District -Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: H-1117  <b>4. County:</b> Santa Fe  <b>5. Date of Survey:</b> September 8, 2025



**Figure 5: Joining of two non-historic porches at southwest corner of south (front) elevation. Camera facing up.**

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		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> September 8, 2025			



**Photo 6: West elevation. Camera facing northeast.**

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

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		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> September 8, 2025



**Photo 7: West elevation and porch. Camera facing north.**

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

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**Photo 8: West elevation. Older home and entry to laundry room addition. 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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		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> September 8, 2025			



**Photo 9: North and west elevations. Laundry room addition at center. Camera facing southeast.**

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

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

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**Photo 10: North elevation. Camera facing south.**

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

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**Photo 11: North elevation. Entry door at ground level. 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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		NRHP _____ SRCP _____	Criteria A B C D
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		<b>4. County:</b> Santa Fe	
		<b>5. Date of Survey:</b> September 8, 2025	



**Photo 12: North elevation. Addition at northwest corner. Camera facing up.**

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

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<b>4. County:</b> Santa Fe	
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**Photo 13: East elevation. Camera facing south.**