City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
MARCH 28, 2023
5:30 PM
CITY COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE

PROCEDURES FOR HISTORIC DISTRICTS REVIEW BOARD MEETING:

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Join on Zoom: https://santafenm-gov.zoom.us/j/81633973427

By Phone: 301 715 8592

Webinar ID: 816 3397 3427

Written Public Comment: Members of the public may submit written public comments by 5 p.m. the Monday prior to the meeting via the virtual comment "button" at https://santafe.primegov.com/public/portal.

The agenda and packet for the meeting will be posted at https://santafe.primegov.com/public/portal.

All cases under 'new business' may be visited during the field trip between noon and 2pm on the day of the hearing.

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. March 14, 2023

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-006359-HDRB. 1170 Camino Delora

2. 2023-006352-HDRB. 408 Camino Monte del Sol

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

Report and Deliverables of the 2022 Certified Local Government (CLG) Grant for historic building survey in the Historic Transition District.

G. OLD BUSINESS

H. NEW BUSINESS

1. 2023-006452-HDRB. 523 Armijo St. Downtown and Eastside Historic District. Contributing. Christopher Purvis, agent for Brendan Dolan, owner, requests window replacement on the west and north elevations, repair and add expoxy of the wood addition on the south elevation, a 12'7" addition on the west elevation, re-stucco, and other associated renovation treatments. (Heather Lamboy, hllamboy@santafenm.gov)

2. 2023-006480-HDRB. 465 Camino de las Animas. Downtown and Eastside Historic District. Contributing. Ed Boniface, agent for Dan & Laura Boeckman, owners, proposes to construct a 1,704 square-foot single-story addition on the north elevation, remove HVAC roof top units and ducts and replace with smaller units, replacement of 3 windows, reroof, restucco, and two interior yard walls. The height of the proposed addition will be 13'2". (Heather Lamboy)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, April 11, 2023

L. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

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HISTORIC DISTRICTS REVIEW BOARD
MARCH 14, 2023

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
MARCH 14, 2023 – 5:30 PM

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:32 p.m. at a meeting held in the City Council Chambers at the Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Anthony Guida, Vice Chair
Ms. Madeleine Aguilar Medrano
Mr. John Bienvenu

MEMBERS ABSENT (EXCUSED)
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid
Ms. Flynn G. Larson

OTHERS PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Melissa Byers, Stenographer

NOTE: **All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.**

B. APPROVAL OF AGENDA

MOTION: Member Guida moved, seconded by Member Aguilar Medrano to approve the agenda as presented.

VOTE: The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. February 28, 2023

Attorney Ruybalid said on page 18, last sentence on the bottom of the page that starts, "*However, subsection 2(c) 4*…" should read, "*subection 14-5.2(C)4;* on the top of page 19, "He concluded that there are special restrictions to contributing structures *that apply to all structures*," should read, "…there are special restrictions to contributing structures that do not apply to all structures."

Member Aguilar Medrano, asked to change on page 14, paragraph 7, the last sentence to read, *"The historic building inventory lists the status of significant, so she was wondering why this was not being proposed."*

Member Bienvenu said on page 6, the second sentence in the second paragraph under (F) reads: "The Board's understanding is previously that this would come before the Board before decisions. He asked that the sentence be changed as follows: "The Board's understanding ~~is~~ previously was that this would come before the Board before decisions." And to change the next sentence to read: *He thought the City's current position is an incorrect interpretation of the Code....*"

MOTION: Member Guida moved, seconded by Member Aguilar Medrano to approve the minutes of February 28, 2023, as amended.

VOTE: The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2022-006106-HDRB. 805 Apodaca Hill.
2. 2022-005463-HDRB. 220 Rodriguez St.
3. 2023-006285-HDRB. 1122 E. Alameda St.
4. 2022-6112-HDRB. 50 Mt. Carmel Rd. San Juan Building
5. 2023-006284-HDRB. 208 and 208 A Gonzales Rd.
6. 2023-006287-HDRB. 350 Hillside Ave.
7. 2023-006286-HDRB. 1564 Canyon Rd.

Member Bienvenu asked on case 2023-006286 Canyon Road under Finding of Fact that a new paragraph 9 be added with language taken from the minutes that says,

"the Board notes that the ground mounted solar array is currently screened from public view by the existing vegetation."

MOTION: Member Guida moved, seconded by Member Agular Medrano to approve the Findings of Fact and Conclusions of Law, as amended.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said she was disappointed with the Board's decision on St. John's College. They did not follow the process or the law and she was discouraged that it was so subjective. The decision has nothing to do with internal walls; the Board did not look at any alternatives. The Findings of Fact say there will be no impact on the significant structure and the first sentence says they are removing historic material. She said the architect is not preserving the untouched facades. She was disgusted when the architect said how his due process was violated by the ordinance and could destroy the interior wall if not done immediately. The Board should have requested a status review.

F. STAFF COMMUNICATIONS

Ms. Lamboy said staff will send out nomination forms for the Annual Preservation Awards. She reviewed the different categories and asked that nominations be sent to her by March 31st. She said the Mayor is presenting an award for exceptional conservation understanding of the City's history. She will forward any suggestions to the Mayor. The awards are May 18, 2023 at San Miguel Chapel.

G. OLD BUSINESS

H. NEW BUSINESS

Chair Rios explained the appeal process. She limited the comments for public speakers to two minutes.

1. **2023-006437-HDRB. 57 Old Santa Fe Trl.** Downtown and Eastside Historic District. Non-contributing. Lisa Gavioli, agent for 57 Old Santa Fe Trail, LLC, owner, requests sign replacement and exceptions to 14-8.10 (H)(26)(a)(i) for exceeding 20 sq. ft. in area and letter height exceeding 20". (Heather Lamboy)

STAFF REPORT:
This case was previously heard by the HDRB at the August 9, 2022 meeting. At that point, the HDRB approved the proposed Lucchese sign. Subsequently, the City Attorney's office determined that the HDRB did not have authority to grant an exception to the height of the sign; the top of the sign is proposed to be 19'6" from grade; the maximum permitted height of signage in the Historic Districts is 15'. The case then was referred to the Board of Adjustment (BOA) for review and approval.

The BOA heard the Lucchese sign case on January 3, 2023. Discussion centered around the size of the sign, the visibility of the sign if it were to be no higher than 15', and the sign materials. There was discussion regarding the non-conforming status of the existing sign, which was only a point of reference vis-à-vis the proposed sign being smaller. The decision and findings of fact for the Board of Adjustment focus exclusively on the proposed sign.

It was determined by the City Attorney's Office that the applicant should return to the HDRB to request an exception based on the approval criteria related to height, and not just to design as was previously addressed in the case presented on August 9.

Background and Proposal:
The building located at 57 Old Santa Fe Trail is a two-story commercial block building constructed in 1912 that fronts the Plaza on its eastern elevation. It is designated contributing and its west elevation its primary façade. In the 1950s, John Gaw Meem remodeled transformed the original Beaux Arts Classical Revival Style building into a simplified Spanish-Pueblo Revival remodel. Currently, it has commercial storefront windows on its ground floor and a large flat windowless stucco wall that extends from the portal to its parapet. In the late 1960s, Meem designed portals around the Plaza which included this building. It was previously known as the First National Bank and later known as Levine's Department Store. In 1954, the bank moved across the Plaza to its current location at the northwest corner of the Plaza. In 2011, exceptions were granted to install a building wall sign above the l5' height limit and to exceed the maximum 20" letter height.

Currently, the applicant proposes to replace the existing wall-mounted sign on the west façade. The proposed sign will be 51% smaller than the existing sign, with a maximum area of 34 square feet compared to the current 70 square feet. The letters will all be 24" in height, which is 3'-0 shorter than the largest letter on the current sign, and the sign will be mounted with the base at 17'-6" above street grade, which is the current mounting height. The proposed sign will be constructed of fabricated metal with 2" depth and will have a dark navy painted finish. There is no proposed lighting or transparency to the sign and it will be mounted directly to the stucco wall.

The proposed sign requires three exceptions to the signage requirements outlined in Article 14-8.10 (H)(26)(a)(i). The sign area will exceed twenty square feet, the letter height will exceed twenty inches, and the sign will be mounted more than fifteen feet above street grade.

STAFF RECOMMENDATION:
Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-8.10(H) "H"-District Sign Standards.

Chair Rios asked if there are other buildings on the Plaza with signage as large as the Lucchese sign that the applicant wants.

Ms. Lamboy said there are not many opportunities for wall-size signs but north of the site most of the buildings around the Plaza have architectural windows. There is a sign on the west side of the Plaza but none on the south side of the Plaza.

Member Aguilar Medrano asked if staff had calculated if the height of the letters was reduced to 15 inch compliance, if the square footage would also comply.

Ms. Lamboy offered to do a quick calculation and get back to her.

APPLICANT PRESENTATION:
Jennifer Jenkins, 130 Grant Avenue, was sworn in. She showed a map of the vicinity. She said staff mentioned the status of the building as *contributing*. Her records have always indicated non-contributing. She provided background on the applicant's submittals beginning in June to replace and reduce the sign. The exceptions were approved on August 9th by the Board. Then the City Attorney's office notified them that signage must be reviewed by the BOA (Board of Adjustment}. The variances requested were approved by the BOA. They were then notified they needed to reapply to cover all six approval criteria, incorporating the height as well as the three design criteria previously approved. She said that is why they are before the Board today. She said the existing sign was also approved by the HDRB in 2011. She stated the dimensions of the sign which was a reduction in size of over 50%; a reduction in letter size of 60% and a reduction of 7% in the mounting height of the sign. She showed the portal noting it was not on the applicant's property. A rendering of the reconstructed and redesigned building by John Gaw Meem was shown with the proposed sign for reference. She said the sign does not meet the Chapter 14 intent of signage. This is a unique situation in the design of the building and the location of the portal. It would be impossible to mount a sign visible to the public that does meet the sign regulations as well as comply with Chapter 14. She requested the Board support the request.

Chair Rios asked if the lettering was compliant and was moved higher if that would make it visible.

Ms. Jenkins said they worked on the sign dimensions a lot and proper proportion with the structure and the mounting height is critical. Shrinking dilutes the impact of the proper height. They feel their request is modest; the maximum height is 20 inches, and they are respectfully requesting 24 inches.

PUBLIC HEARING:

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She said the Board and BOA have wasted a lot of time on this sign. She said that staff and the City Attorney failed to point out 14-5.2(A)(6) that she had mentioned at the BOA meeting. She said Attorney Feghali had said that section has nothing to do with signage. The subsection referenced states that structures other than buildings, *including signs* that are noncompliant with architectural or sign standards, are considered nonconforming structures. Those structures can only be removed; not altered or repaired. She said she contacted the City Attorney after the BOA voted. The BOA was given the wrong law. She was assured by staff in January that the lettering, and the area would conform.

John Eddy, 14 Avenida Campo Verde, was sworn. He thought the legalities by the previous speaker should be addressed. He said this is a matter of scale of branding and it is inappropriate to grant the size lettering on historic buildings. Status is irrelevant because all of the buildings on the Plaza need a status review.

BOARD DISCUSSION:

Member Bienvenu asked that Ms. Beninato's statement on nonconforming structures be addressed. He said his version of Code only refers to structures, but Ms. Beninato indicated her version refers to structures *and signs*.

Attorney Ruybalid said Section 14-2.5(A)(6) does refer to signs. He read from the Code, "*Any building in the historic district not meeting the standards for architectural style set forth in this section, unless given special approval by the board for architectural or historic interest or unless individually entered in the State Register of Cultural Properties or in the National Register of Historic Places board designated as significant on either register, shall be considered nonconforming. Except for repairs and maintenance required by law no nonconforming building may be added to or altered in any way unless the proposed addition or alteration will bring the whole to a degree of conformity acceptable to the board. Structures other than buildings including signs not conforming to the architectural style or sign standards set forth in this section shall be considered nonconforming. No alteration or repair may be made of any such structure other than its removal.*"

Ms. Lamboy referenced Attorney Ruybalid's statement and said nonconforming structures are existing structures. The Lucchese sign is non-conforming in this case. She said there would be conformity with the removal of the sign in that there would be a blank wall. The Board has the authority to consider exceptions to the ordinance. If the Board approved the sign when erected, it would be considered non-conforming, but approved. A future applicant would have to reapply for an exception because exceptions are specific to applicants, not buildings.

Member Bienvenu said in his view the exception criteria has not been met but would agree it can be overcome in the right circumstances.

Member Aguilar Medrano asked staff about the calculation they were going to provide.

Ms. Lamboy said it would still be approximately 22 square feet, which is greater than 20 square feet. Regarding the historic status, the building is non-contributing. She said she misspoke regarding status but at this point the changes made would be considered historic.

Member Guida said this is to approve a portion of the exception criteria for signs with regard to height, scale, and area of the sign. There are a lot of different opinions on exceptions among the Board and expressed by the public about when exceptions should be granted by the Board. He thought it obvious this is a case that the design exceptions process is made for. This building was designed by John Gaw Meem in the 1950s. The façade was designed to have a much bigger sign and over the years that sign has changed. Scale and proportion in relationship to the original design that was considered and done by one of the authors of the style control ordinance, are the things the Board should consider and review in an exception for this sign. Also, the Board should be considering the preservation aspect. He thought a sign in a space designed in the 1950s by a significant architect in the community and putting a sign back that matches that attempt, and the time period, is extremely important. All of those things contribute to a reasonable accommodation of exceptions. That this case was seen previously, three exceptions and an additional 18 exceptions tonight for the three factors being considered is absurd. It points to the revisions that are needed in the ordinance. Something that makes sense so clearly that is so difficult to do, is absurd. Also, the process in this case has been a mess. There is continued confusion when the Assistant City Attorney is being asked to interpret Land Use Code. That is not the authority of the City Attorney 's office per Chapter 14, it is the authority of the Land Use Director. The Code is clear that the Director, and by extension staff, interpret the Code. In this case the City Attorney's office has gone around the Land Use Department's interpretation and that is not okay. That the City Attorney has also given the applicant conflicting guidance and interpretation on top of that, is equally problematic. He said also problematic is that our public discourse about design reservation and what is

appropriate for our historic districts is at an all-time low. He said we are only talking about legal issues and the wording of the law, not the intent. He thought it a conflict with what this Board was set up to do, what the ordinance attempts to achieve and what the Board should be looking at in terms of congruity with the historic districts.

Chair Rios said in reference to the size of the lettering of Levine's, which was prior to the 1957 adoption of the Ordinance, the lettering is huge and was done in 1954. She said that Member Guida compared that lettering with the Lucchese lettering.

Member Guida said it speaks to design intent; proportion is the argument the exceptions are being made on. He thought the Board has a good design sense to recommend or approve exceptions based on design considerations.

Chair Rios said she was comparing what had been there and what came to be in 2011 with the Board approval of the Lucchese sign.

Member Bienvenu said he was not convinced by the invocation of John Gaw Meem's name that it decides this case. The Preservation Ordinance governing signs once enacted in 1957, specifically states that signs excessive in size will defeat the purpose of preservation in this, the oldest capital in the United States. He said secondly, John Gaw Meem is a professional architect. We don't know if this is his design sense or a response to his client's desires. This is essentially a billboard, it is not necessary for wayfinding. No other stores have wayfinding signs of that magnitude. It is counter to three of four specific requirements in the Ordinance for this historic district in the size of lettering, total size altogether, the height and also the color. At least one of the colors in the sign is called out in the Ordinance to be a color from the building, which is not the case. Three if not four exceptions would be needed to approve this.

Member Guida said he is also not persuaded that the scale is an issue either. There are a lot of large blank walls in Santa Fe but that doesn't mean people get special dispensation to put large logos on them. He said recognizing that the sign was approved, which he thought a grievous error, this is the time that can be corrected with no prejudice to the applicant. He said the applicant can have a sign 20 inches tall that meets the standards and possibly that will need to be raised. That is one area he thought an exception might be granted because of the portal. Otherwise, it would be odd resting on the portal. He said he would also accept the color since it is muted and their logo. He said the applicant can meet all of their needs other than pure advertising, with a sign that meets Code.

Ms. Jenkins said the crux of what is being discussed comes down to preference of whether you prefer the existing sign or a sign that is 50% smaller. She said the applicant and staff concur that we have met all of the exception criteria. The Board determined months ago that we met the first three and the BOA determined we met all

the variance criteria. She said everyone agrees the height is problematic, but this is an opportunity to get a much subtler presence on the façade. The Levine sign was noncompliant and became nonconforming with the adoption of the historic regulations. Most of the historic buildings were built prior to the adoption of the regulations. She said we have no interest in replicating that historic condition. It is part of the context for why this building was designed the way it was. The sign should be appropriate and if talking about proportionally, the sign should be a lot bigger. She said we are not asking for that, we are asking for a very modest size increase. Every business is entitled to proper identification. She thought that everyone agreed that the sign proposed is a huge improvement at 50% smaller than what is currently there. This sign is so much closer to compliance while letting it be seen, which is the intent.

Chair Rios asked if Ms. Jenkins was saying that if the proposal tonight was not approved, Luchese would keep the lettering as it is. She said she also thought Ms. Jenkins had indicated that they want to change their lettering …

Ms. Jenkins said no question, but if they cannot achieve the exceptions that is a decision point for Luchese to choose whether to proceed with the sign replacement.

Member Guida said we have an exception process and things are out of compliance. The exceptions process grants the Board authority to rule on design exceptions that make sense and reasonable and that fit the intent, if not the letter of the law. He objected to the idea that exceptions are rare and only in special circumstances. This is a special circumstance. He said his question is if they care more about the letter of the Ordinance, or the quality of the design and scale. They can have a sign that meets the letter of the law but is too small for its space. He said the Board should keep their priorities straight. The look of historic districts and the quality of work matters far more than their flawed Ordinance.

Member Bienvenu asked to confirm that staff did not find in their staff report that the exception criteria has been met and the proposal is required to prevent hardship to the applicant or an injury to the public welfare.

Ms. Lamboy said that is correct and there is no injury to the public welfare and the applicant must comply with standards.

Member Bienvenu clarified staff's recommendation that the hardship criteria had not been met.

Ms. Lamboy clarified that the portion of the criteria regarding hardship has not been met but it does meet the portion of public welfare.

MOTION: In Case 2023-006437-HDRB, 57 Old Santa Fe Trl., Member Bienvenu moved that findings be entered consistent with staff's recommendation, that all of the criteria for an exception have not been met in this case, specifically with regard to staff's recommendation that there is no harm to the applicant if the request is denied. He also finds that the other criteria have not been met and the excessive sign and lettering size would damage the character of the streetscape on the historic plaza, contrary to the specific intent of the sign ordinance governing the historic districts; and that it is not necessary to prevent a hardship to the applicant or cause injury to the public welfare, and would in fact cause an injury to the public welfare, and does not strengthen the unique heterogenous character of the City by providing full range design options. He finds that the criteria requests are not due to special conditions or circumstances as a result of actions and finds that this is not the least negative impact that could be provided under different design criteria. Based on those reasons he asked that Findings be entered that the criteria have not been met for an exception for this size of letters or the square feet of the proposed sign. However, he moves that the application be otherwise approved on the condition that the letter size be reduced to 20 inches and that the square footage is to be consistent with the Ordinance; and height may be granted at the height requested in the application due to the condition of the portal; and the color can be the color blue as proposed by the applicant. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (2-1) roll call vote with Members Aguilar Medrano, and Bienvenu voting in favor and Member Guida voting against.

2. **2023-006399-HDRB. 650 Canyon Rd.** Downtown and Eastside Historic District. Douglas Maahs, agent for Patrick Rayes, owner, requests a status review for a shed located south of the existing contributing main building. (Ramón J. Sarason)

3. 2023-006400-HDRB. 650 Canyon Rd. Downtown and Eastside Historic District. Douglas Maahs, agent for Patrick Rayes, owner, requests demolition of a shed located south of the existing contributing main building. (Ramón J. Sarason)

STAFF REPORT:
This house, erected by Ignacio J. Moya in 1914, sits midway on the south side of Canyon Road. The simple, side-gabled adobe building is currently under renovation after a plan approved by the HDRB (Case #2020-001615). An adobe shed of more recent vintage sits behind it, not visible from the public right of way. Proposed for Demolition. Estimated date of construction: prior to 1958. A plywood and metal panel

shed roof was added in the 1990's, changing the previous flat roof and removing parapets.

STAFF RECOMMENDATION:
Staff recommends the historic status of the structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommends the approval of this demolition.

Chair Rios asked what the date was prior to construction and why it is considered in poor condition.

Mr. Sarason said it was built prior to 1958 but significantly modified in the 90s when the parapets were knocked down and a shed roof put on. Significant cracking of the walls and exposed adobe on the exterior put it in poor condition.

APPLICANT PRESENTATION:
Douglas Maahs, 2108 Calle Tecolate, was sworn. He said Mr. Sarason's description of the property is quite adequate. He said there is the significance of the roof removal and replacement with a metal shed, and the interior's poor condition and lack of historic value of the structure in its current condition, with the modifications.

Chair Rios asked if vigas are original to the structure.

Mr. Sarason said John Murphy suggests in a recent HCPI that the vigas are probably original. He added that the windows also appear to be original.

Chair Rios thought on the field trip it was in good condition and the simple shed is reflective of what had been in that neighborhood.

Mr. Sarason said he called it poor condition because Bobby Padilla had inspected the shed.

Mr. Maahs added significant restoration is going on to the front property. He said over time the health of the property to be used in the future has changed, even though many years ago these were farming communities.

PUBLIC HEARING:

Vance Jazza, 1475 Rodeo Road, was sworn. He represents Mr. Maahs and has been overseeing the construction and restoration in the front of the building. He has also worked around the current shed requested for demolition. He asked the Board to consider not only the significant effort to restore the structure to exemplary standards, and painstaking effort under review and owners' significant financial cost to maintain

the integrity of the structure. He said the shed in its current state might appear to be better than poor condition, but there is moisture penetration and water issues with the adobe inside the plaster, which is cracking. It would take a fair amount of effort to preserve the integrity based on their decision. Also, the change in use of the property should be considered. This is a very small space and function outside its intended purpose is restricted. The building offers little return on investment if improved.

Stefanie Beninato, previously sworn, said a big lot is there that she is sure will give them some opportunity to add on if they want. Giving the building a status doesn't mean you can't.

Member Bienvenu said this is a difficult case. This is a structure that you don't appreciate until you visit it and it is typical of that part of town and beautiful in a modest way and is in decent condition. The windows, the vigas and the walls speak to an era that is disappearing. It is true that it no longer fits the evolution of Canyon Road in an art center, but more reason to protect it. It speaks to the agricultural past of a significant thorough fare in the fields behind the homes. He said after looking at the property, and reading Code and the HCPI, with a structure this small and modest even small changes could have an impact on its significance. When all you have is four walls and a roof, those changes do have a large impact on its historic integrity sufficient that he would have a hard time. and agrees with John Murphy, this would be a noncontributing building in its current form. Also, it is not visible from Canyon Road.

MOTION: In 2023-006399-HDRB, 650 Canyon Rd., Member Guida moved to retain the status of the structure per staff's recommendation as noncontributing. Member Bienvenu seconded the motion.

VOTE: The motion passed by (2-1) roll call vote with Members Bienvenu and Guida voting in favor and Member Aguilar Medrano voting against.

Chair Rios asked the Board members if there were questions in reference to the demolition.

PUBLIC COMMENT:

John Eddy, previously sworn, said this is a difficult decision because when we lose these buildings, we lose historic character. He found it difficult to protect this building because it is not highly visible, and its disappearance would not impact the public. He asked if the applicant has to provide information on what will replace the structure being demolished.

Mr. Maahs said he appreciated the brevity of what goes into the discussion about eliminating an old structure like this on historic property. The renovation on the front

property is to restore it to such a degree that application is being made to the Historic Register. There will be a plaque on the building and the renovation on both interior and exterior will be nothing short of stellar. The shed is not visible from any street. They are drawing up proposals to submit to the Board for an additional structure there that will be adobe. It will maintain the integrity and historic design features that are appropriate in the front and in the historic district.

Ms. Lamboy said she wanted to make the applicant aware that any new building would need to meet required setbacks. The placement of the building cannot be replicated.

MOTION: In Case 2023-006400-HDRB, 650 Canyon Rd., Member Guida moved to approve the demolition of the non-contributing building as proposed, noting per 14-3.1-4, Demolition on Historic Landmark Structures, the building is not deemed to be historically important, an essential part of a unique street section or block front does not apply in this case, and the building is in poor repair. Member Bienvenu seconded the motion.

Member Bienvenu emphasized he seconded the motion for the reason that he agrees with the second standard of *whether the structure is an essential part of the unique street section or block front,* which in this case that the structure has no public visibility from Canyon Road, was the determining factor.

VOTE: The motion passed by (2-1) roll call vote with Members Bienvenu and Guida voting in favor and Member Aguilar Medrano voting against.

4. **2023-006283-HDRB. 501 San Antonio St.**, Downtown and Eastside Historic District. Non-Contributing. K.M. Skelly, Inc. agent for Doug Watkins, Owner, requests historic status review and primary façade designation as applicable. (Heather Lamboy)

STAFF REPORT:
The casita at 501 San Antonio Street is an accessory dwelling unit associated with the single family residence listed as non-contributing to the Downtown and Eastside Historic District. The casita located on the northeast portion of the property and was constructed in the late 1970s or early 1980s.

The HCPI indicates that there were building permits issued in 1984 and 1988, which is likely in part associated with this casita.

STAFF RECOMMENDATION:
Staff recommends that the status for the casita remain as noncontributing.

Member Guida noted that the packet is for an alteration.

Ms. Lamboy said she understood from a previous staff member the status would not be considered, but this case was advertised in that manner. The Board was provided information on the history in the packet so they could act on the status.

Member Guida confirmed the Board would not be reviewing design tonight.

APPLICANT PRESENTATION:

Edward Fitzgerald, 621 Jefferson Street, Albuquerque New Mexico, said he is the architect. He agreed with staff's recommendation.

Member Aguilar Medrano requested in the future that the plans and elevations be stacked one on top of each other as required by the application, to make it easier for the Board to compare.

PUBLIC HEARING:

There were no public comments.

BOARD DISCUSSION:

MOTION: In Case 2023-006283-HDRB. 501 San Antonio St., Member Guida moved to maintain the building's status. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

5. **2023-006394-HDRB. 1147 ½ Camino San Acacio**. Downtown and Eastside Historic District. Non-Contributing. Will McDonald, agent for George Johnson, owner, requests a historic status review. (Heather Lamboy)

STAFF REPORT:
The single-family residence located at 1147 ½ Camino San Acacio is listed as non-contributing to the Downtown and Eastside Historic District. The residence has been through many different phases of construction and is part of what was once the Abeyta/Tafoya family compound. The applicant has provided the HCPI for the adjoining residence located at 1149 Camino San Acacio as it is the anchor of the compound and relates to the history associated with the residence at 1147 ½ Camino San Acacio.

The applicant has provided a graphic illustrating the changes to the building over time.

Phases of construction space from the 1920s to the 1980s. The structure is composed of two separate buildings that were joined with additions over time.

While much of the building qualifies as being 50 years old or older, changes and additions over time has erased the character of the original historic buildings.

It is possible that the reveal at what would have been the roof of the original 1920's residence there was a stone parapet, similar to what was found on other buildings in the Tafoya compound of that vintage.

The current owner purchased the property in 1992 and constructed an addition on the east elevation (dining/tv room) as well as renovated the detached storage building into an accessory dwelling unit. Given the changes over time, staff is of the opinion that little historic integrity remains and recommends that the building remain as non-contributing.

STAFF RECOMMENDATION:
Staff recommends the historic status of the structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

APPLICANT PRESENTATION:

Will McDonald, 488 Arroyo Tenorio, was sworn in. He agrees with Ms. Lamboy's recommendation. He noted that the 1973 photograph shows that the building is still the same shape and the second floor appeared to be built sometime after 1973. He said the owner is present by Zoom.

Chair Rios confirmed the building should remain non-contributing because of all the changes.

PUBLIC HEARING:

There were no public comments.

BOARD DISCUSSION:

MOTION: In Case 2023-006394-HDRB, 1147½ Camino San Acacio, Member Bienvenu moved to maintain the structure as noncontributing per recommendation of staff and the record presented. Member Guida seconded the motion.

VOTE: The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

6. **2023-06359-HDRB. 1170 Camino Delora.** Downtown and Eastside Historic District. Jeffery Seres, agent for David Lake, owner, requests an addition of 507 sq. ft. for living room and rear entry on a non-contributing property. (Ramón J. Sarason)

STAFF REPORT:
The main house of 1170 Camino Delora appears to date to c. 1947. It is a stucco-clad, single-story residence exhibiting a mixture of Territorial and Spanish-Pueblo Revival elements. During the 1960's the house experienced a reorganization of its interior spaces, including converting the garage into a living room and the entry portal into a bedroom. These alterations, along with the removal of original windows resulted in its noncontributing status to the Downtown and Eastside Historic District. The main house on this site turns its back to the street with a long wall of minimal fenestration. Windows are generous at the back of the home, with a long portal framing views of Cerro Gordo and the Sangre de Cristo mountains. Composed of adobe, it encloses roughly 1,739 square feet. Also on the property are a small studio, guesthouse (casita), pool, and landscaping. Further information on history and building description is included in the attached HCPI.

At the 2/28/2023 hearing (#2023-006401-HDRB) the HDRB board confirmed the status of this property as noncontributing.

STAFF RECOMMENDATION:
Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Aguilar Medrano asked staff to confirm that the larger panes of glass are allowed on the façades, but only on windows, not doors.

Ms. Lamboy replied that it is permitted typically in a commercial scenario with storefronts. However, the Board practice for many years was allowing undivided windows/doors under the portal because of their diminished presence from the streetscape.

APPLICANT PRESENTATION:

Jeff Seres, 122 Lorenzo Rd., was sworn. He represents the owners, the Lakes, and Mr. Lake is also the architect. He was not able to attend.

Chair Rios asked to see the east elevation and for information on the shed roof proposed.

Mr. Seres referenced the north elevation with the shed and noted that the existing portal has a shed. The proposal matches the pitch of the existing portal that will be removed, primarily to facilitate drainage. There are a number of small roofs and different roof planes and it keeps water from that center.

Chair Rios asked about public visibility.

Mr. Seres said it is not visible from anywhere. There is no public visability because it is set back quite a distance.

Member Aguilar Medrano asked to see the proposed plan. She confirmed that the portal extends to the stone wall north of the living room. She said the wood columns are shown up against the windows. She asked the location of the wood columns on the portal off the entry.

Mr. Seres said the wood columns of the entry are in the wall; they are the viga posts they want to reuse from the demolished portal on the small addition. The new viga posts are shown in front of the mullions on the sliding glass doors. This is reinterpreting the portal in a way that will allow it to function as a kitchen and living room and used year-round.

Member Aguilar Medrano confirmed the portal extends to the north of the stairs. She asked the depth of the cantilevered portion and if less than 30 inches.

Mr. Seres said on the entry, it is cantilevered to the corner, but it is greater than 30 inches.

Member Aguilar Medrano asked for confirmation from staff that 30 inches is the maximum even in new Santa Fe style, even on roof treatment.

Ms. Lamboy thought that was correct.

Mr. Seres said he thought it was 48 inches.

Member Aguilar Medrano said she was concerned about the extent some elements were cantilevered. She noted earlier her comment on larger plates of glass when under a portal. She said the east façade of the living room is called an overhang but looks like to be about 30 inches and has a significant floor-to-ceiling sliding glass door that would be hard to approve. She said that does not qualify as a portal.

Mr. Seres said the overhang goes all the way to the wall.

Member Aguilar Medrano referenced the plans and the dash line that said "overhang" which shows 30 inches or less. She said she brought this up because of the matter of whether this qualifies as a portal and a large piece of glass can be allowed.

Ms. Lamboy said it would not count as a portal per the definition and she confirmed it has to be less than 30 inches, or divided light, or a solid door as well as set back 30 inches from the edge of the wall. She added that traditionally the Board gave leeway for things not publicly visible but is the Board's discretion.

Member Guida told the applicant he appreciated what was suggested in the design. He enjoyed the handwork on the early design drawings and the presentation. He had the same concerns however on the review of some of the district standards. He said the staff report might not be complete with regard to the north elevation. The Board is obligated to be consistent in their review of cases. The east elevation proximity of the large window to the corner and that it is not set back three feet and the measurement of overhangs is also a concern. He recommended the applicant review that with staff. He thought it might be publicly visible from the east elevation and he wasn't sure if the design could be approved tonight. He suggested the applicant and staff work on the revision and examine the limitations mentioned.

Mr. Seres said he doesn't understand what constitutes a portal and the minimum dimension to create a portal.

Chair Rios said she thought it was four feet.

Mr. Seres said that was his understanding but there seems to be a lot of interpretation happening.

Member Aguilar Medrano clarified she was referring to the east façade. She thought the large window, which is probably a 30-inch overhang, cannot be considered a portal but she can double check the depth.

Mr. Seres confirmed the north side is within the parameters.

Member Aguilar Medrano said if it does not have a cantilever over 30 inches. She thought it would look strange if the columns were pulled out a foot to meet the 30-inch maximum. She suggested he look at the dimensions because she couldn't tell how deep it is.

Mr. Seres said there are two things: a glass wall more than 48 inches back from the edge of the roof, that constitutes a portal. He asked to confirm that the columns are to be set no more than 30 inches from that edge.

Attorney Ruybalid read the definitions of portal in Code as having a long porch supported by vertical posts. He continued to read the definition of *porch* as "a roofed space outside the main walls of the structure…with a depth of not less than four feet from the outside face."

Member Aguilar Medrano said in that definition the roof is supported by vertical posts, which leads her to believe the posts should be further pushed out to the north, so the roof is physically supported by them.

Mr. Seres asked where the definition is of the projection of the roof beyond the beam and columns of the portal.

Member Aguilar Medrano said it is in the Code of 30 inches.

Ms. Lamboy said that the depth is not met in terms of the definition of a porch, which is 4 feet, exclusive of a cantilever. As defined by Code, staff agrees it does not qualify as a portal.

Member Guida said he agreed with Ms. Lamboy. He said the Board is not here to debate interpretation of the Code. The case came before the Board without all of this checked and he preferred it go back to staff to interpret, with Ms. Lamboy's guidance, what a portal is and that an overhang is *not* a portal.

Mr. Seres said he couldn't understand the definition of a portal and it being a minimum of 48 inches deep; 48 inches is 4 feet. That is not a challengeable number.

Member Guida said that could be the case, but this is not a portal; this is an overhang.

PUBLIC HEARING:

Stefanie Beninato, previously sworn, said this design has a lot of problems with the large full-length windows both on the north and the east. The east has specific design standards to meet. The drawing is a walled window that has an overhang. Portals are open, not enclosed and glass is not the portal. She said this doesn’t meet the definition and full glass windows don't fit the historic district whether visible or not.

Mr. Seres referred to the north elevation. He said his reinterpretation of the portal would have full depth to the back of the living/kitchen area. When the glasses open it

is a full depth back to the wall. He said in a sense it is a hybrid and implies a portal with the beam and viga posts. He said he is looking for guidance.

BOARD DISCUSSION:

Member Bienvenu asked how the color obsidian for windows and doors compared to the existing.

Mr. Seres said the submittal contains a color chart. Essentially this is a dark gray similar to the stain of the columns of the house.

Member Bienvenu asked how that compares to the existing windows and doors.

Mr. Seres said it compares to the existing portal beams and vigas. The doors are painted light green and the windows are painted light green on the casings and around the window frames.

MOTION: In Case 2023-06359-HDRB,1170 Camino Delora, Member Guida moved to postpone to a date certain to allow the applicant to meet with staff and revise the design to better meet the applicable standards for the Downtown and Eastside Historic District. The north elevation was noted that it does not yet constitute a portal, and the east elevation has fenestration elements that do not comply with the rule of divided light or the distance from the corner rule. The applicant is encouraged to meet with staff to review the standards more clearly and update the design and resubmit. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

Ms. Lamboy said April 11 is the next date after requirements are met.

7. 2023-006393-HDRB. 303 E. Alameda St. Downtown and Eastside Historic District. Non-Contributing. Khea Lim, Lloyd & Associates Architects, agent for Joe Schepps, Owner, requests the addition of an elevator on the north elevation. The proposed height is 32’4”, which is greater than the maximum allowable height is 16’3”. An exception is requested to Section 14-5.2(D)(9) to permit a 32’4” addition to the existing 28’4” building. (Heather Lamboy)

STAFF REPORT:
The East Building at the Inn of the Alameda located at 303 E Alameda is a three-story hotel building listed as non-contributing to the Downtown and Eastside Historic District.

The subject building is located on the eastern edge of the Inn on the Alameda property and was built in 1986 when the site was converted into a hotel. All buildings on the Inn of the Alameda property are currently listed as non-contributing with the exception of the building located at the southwest corner of the site, which is listed as contributing.

The applicant proposes the construction of an elevator shaft and overrun on the northwest corner of the building. The addition will also include a one-story cart storage room for hotel attendants as well as a portal. The total height will be 32'4" from natural grade, which includes a 3'6" mechanical overrun for the elevator shaft. The proposed finishes will be to match existing, with a Sto stucco 1465 San Antonio with a white finish underneath the proposed portal.

The mass of the elevator shaft will be broken up by windows and the one-story mass of the cart storage room. A new ramp to the building will occupy a portion of one of the existing parking spaces on the west side of the building.

STAFF RECOMMENDATION:
Exception criteria have been met, Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

APPLICANT PRESENTATION:

Wayne Lloyd, 321 West San Francisco St., was sworn. He said the ADA standards when the building code in 1985 was designed, were not as strict as now. This is not a building code, it is an accessibility code and under accessibility and ADA requirements, someone could allege that they could not stay on the third floor. The ordinance in 1985 was 30 feet and now is 16 feet, which is not two stories. He said he is not sure, based on the setbacks, that the elevator would be seen when finished.

Chair Rios asked how far back the elevator is from the street.

Member Guida responded per the site plan, he guesstimated setback is about 90 feet from Alameda, at least.

Mr. Lloyd said he was talking about the west façade; this is not right on the front.

Member Guida said it is about 11 feet back from the façade Mr. Lloyd mentioned. He asked relative to the options of the elevator type and dimensions if this minimizes the overrun.

Mr. Lloyd said he thought it did. It is a ThyssenKrupp elevator, and they have a required overrun. He confirmed this elevator gives the smallest overrun.

PUBLIC HEARING:

Stefanie Beninato, previously sworn, said she hoped with the additional four feet height it will be stuccoed over and look like part of the building. She thought it did not strengthen the heterogenous character of the district and reasonable accessibility wouldn't require accessibility to every floor. She mentioned other applications for elevators that were approved in town that should not have been. She said this should be approved and it is sensitive to appearance.

John Eddy, previously sworn, said he agreed with Ms. Beninato, this request is not egregious, and the Board should pass it.

BOARD DISCUSSION:

Member Bienvenu said it is a nice project and appropriate for commercial buildings to have reasonable accessibility and it is a sensitive design. He agreed with the comments about other elevators on the Plaza that had been approved and thought it fortunate they were not visible from the Plaza. This is nicely done and consistent with the architecture of the building, is appropriately set back and has appropriate massing for the structure.

MOTION: In Case 2023-006393-HDRB, 303 E. Alameda St., Member Bienvenu moved that the application be approved, and findings be entered that all the required exception criteria have been met for reasons noted in the staff report and those given at the hearing. Member Guida seconded the motion.

VOTE: The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

Member Guida asked staff if this case with the design exceptions will go to the Governing Body for a full hearing again like St. John's.

Ms. Lamboy said no because it was a height exception.

Chair Rios encouraged the Board to submit nominations to Ms. Lamboy**.**

K. NEXT MEETING: Tuesday, March 28, 2023

L. ADJOURNMENT

MOTION: Member Guida moved, seconded by Member Aguilar Medrano, to adjourn the meeting at approximately 8:00 pm.

VOTE: The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2023-6359-HDRB
Address – 1170 Camino Delora
Agent's Name – Jeffery Seres
Owner/Applicant's Name – David & Ellen Lake

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 28, 2023.

BACKGROUND

The main house of 1170 Camino Delora appears to date to circa 1947. It is a stucco-clad, single-story residence exhibiting a mixture of Territorial and Spanish-Pueblo Revival elements. During the 1960's the house experienced a reorganization of its interior spaces, including converting the garage into a living room and the entry portal into a bedroom. These alterations, along with the removal of original windows resulted in its non-contributing status to the Downtown and Eastside Historic District. At this hearing, the applicant asks the board to review the structure's historic status and to designate primary façades, if applicable.

The main house on this site turns its back to the street with a long wall of minimal fenestration. Windows are generous at the back of the home, with a long portal framing views of Cerro Gordo and the Sangre de Cristo mountains. Composed of adobe, it encloses roughly 1,739 square feet. Also on the property are a small studio, guesthouse casita, pool, and landscaping.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommends the status remain as non-contributing.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
5. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "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."

6. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
7. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is 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."
8. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "noncontributing structure," as recommended by staff.
10. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the structure's historic status as non-contributing.

IT IS SO ORDERED ON THIS 28th DAY of MARCH, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2023-6352-HDRB
Address – 408 Camino del Monte Sol
Agent's Name – Christopher Purvis
Owner/Applicant's Name – Bruce Stocks

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 28, 2023.

BACKGROUND

408 Camino del Monte Sol is a single-family residence located in the Downtown and Eastside Historic District. The house's historic status is listed as contributing to the district. At this hearing, the Applicant asks the Board to review the structure's historic status and to designate its primary façades.

The house was built in 1924 and is constructed in the Pueblo Revival style. This house, among other houses along Camino del Monte Sol, is one that exemplifies the inception of the "Santa Fe Style." A significant number of twentieth century artists lived in and contributed to the style of the Camino del Monte Sol streetscape. Among the artists contributing to the art and architecture of Santa Fe and the Camino del Monte Sol neighborhood is the former owner of the house, Frank Applegate. According to the 1991 Historic Building Inventory, the house was designed by John Gaw Meem's architectural partner Hugo Zehner. The second story of the home was added by Frank Applegate in the 1920s.

Aspects of the house that define the house's style include the stuccoed exterior, the battered walls and parapets, corner buttresses, and exposed lintels. The walls along the street frontages were constructed after 1983. Staff recommended that the North Façade (Façade 1) and the East Façade (Façade 8) elevations be designated as primary.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended that the Board retain the structure's contributing status, per SFCC Section 14-12.1, and that the Board designate the north- and east-facing façades as primary.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "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."
7. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is 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."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by staff.
11. The Board finds that the north and east façades are the primary elevation(s) of the structure with the features that define the character of the structure's architecture. Features include buttressed adobe walls, deep-set windows, battered walls and parapets, tapered corner buttresses and exposed lintels.
12. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the structure's status as contributing.
4. The Board designates the following elevations of the main house as the primary: north (façade 1) and east (façade 8), including the window openings, but excluding the windows, which are non-historic.

IT IS SO ORDERED ON THIS 28th DAY of MARCH, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: March 28, 2023

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use

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Certified Local Government (CLG) Grant Reporting

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Historic Inventory Forms

The 2021 CLG grant funding resurvey in the Historic Transition District in order to provide more history, context, and understanding of the district. Attached are the survey forms that were completed.

Attached is the grant application which provides the background and rationale for selecting this project.

NMHPD GRANT APPLICATION

PROJECT NARRATIVE

PROJECT NAME: **City of Santa Fe Evaluation of the Historic Transition District: A Study of the City of Santa Fe Historic Districts Overlay Ordinance and the Santa Fe Historic District, National Register of Historic Places**

APPLICANT: **City of Santa Fe Historic Preservation Division**

Project Summary

Study Objective:
The objective of this proposed study is to evaluate the identity and sense of place of the Historic Transition District by considering its interaction with adjacent historic districts, including the Santa Fe Historic District. In addition, the study works to provide an opportunity to make clear the existing historic fabric of the area by evaluating historic properties, updating out of date information, creating a clear context for the Historic Transition District, and assessing the preservation methods used to protect this area.

Section 1: Introduction
Santa Fe has a robust culture history which can be traced through architectural and archaeological resources. These histories are both apparent and subtle in the design of streetscapes and the architectural designs and styles found in the downtown area. The archaeological resources are for the most part completely obscured by buildings and streets but development in the Historic Transition area has offered insight to these histories too. The identity of Santa Fe is defined by its culture and history, which serves not only as the cultural engine for the city but is the economic engine for the region. As such, the City of Santa Fe (City) and the State of New Mexico Historic Preservation Division (NM HPD) have both taken interest in recording and protecting historic properties via the creation of historic districts and through the nomination of properties and districts in the downtown Santa Fe area both to the New Mexico State Register of Cultural Properties (SR) and the National Register of Historic Places (NRHP).

Inherent in the culture history and development of Santa Fe are *identity* and *sense of place*. Historic places in downtown Santa Fe bring up questions of community and economic sustainability. These ideas of identity, sense of place, community, and economy, no more apparently underlie the fabric of downtown Santa Fe than in the present moment as the nation deals with culture change, climate challenges, and questions about who's history should be preserved. Santa Fe has not been immune to current events. The lack of identity and sense of place can create situations of blight, loss of community, and an unstable economic situation.

The proposed study will evaluate a small part of downtown Santa Fe known as the *Historic Transition District* historic district as defined in the City of Santa Fe Ordinance (SFCC 14-5.2(F)). It will look to answer questions about the relationship between the historic districts and economy in this area as well as provide an identity for an area that by its name has been considered transitional. In addition, the study looks to be the start of a joint effort to evaluate and update the Santa Fe Historic District, National Register of Historic Places registration form (NR No. 73001150/ SR No. 260).[1]

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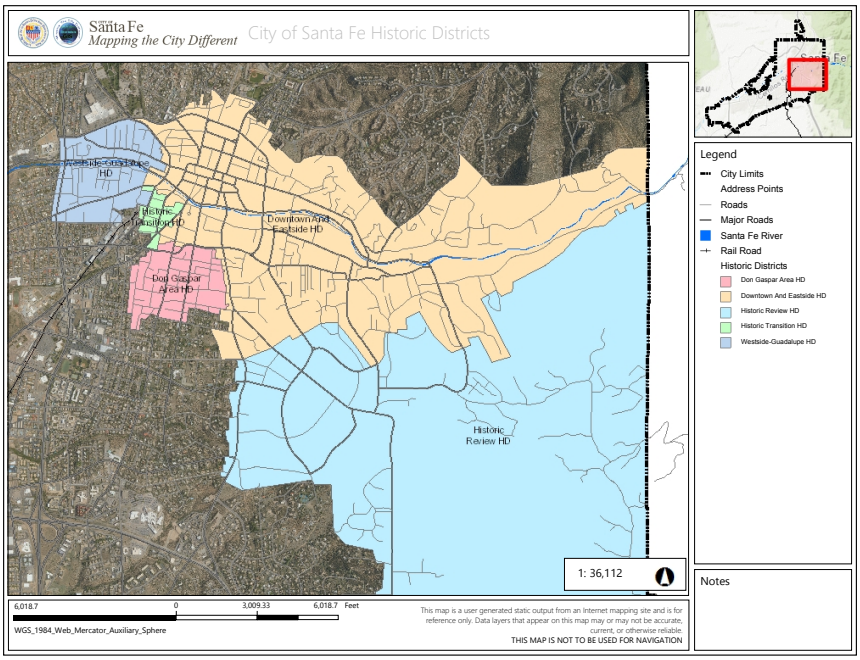
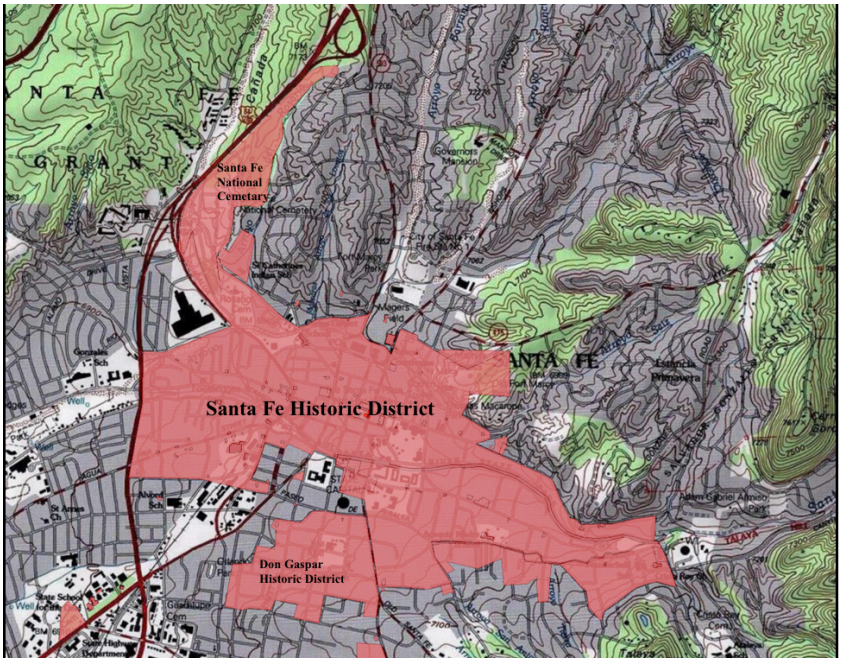
[1] An outline for the overall update of the NRHP/SR registration form grand project of update of the registration form will be a joint effort between the City and NM SHPO and will be discussed in the near future to determine necessary phasing.



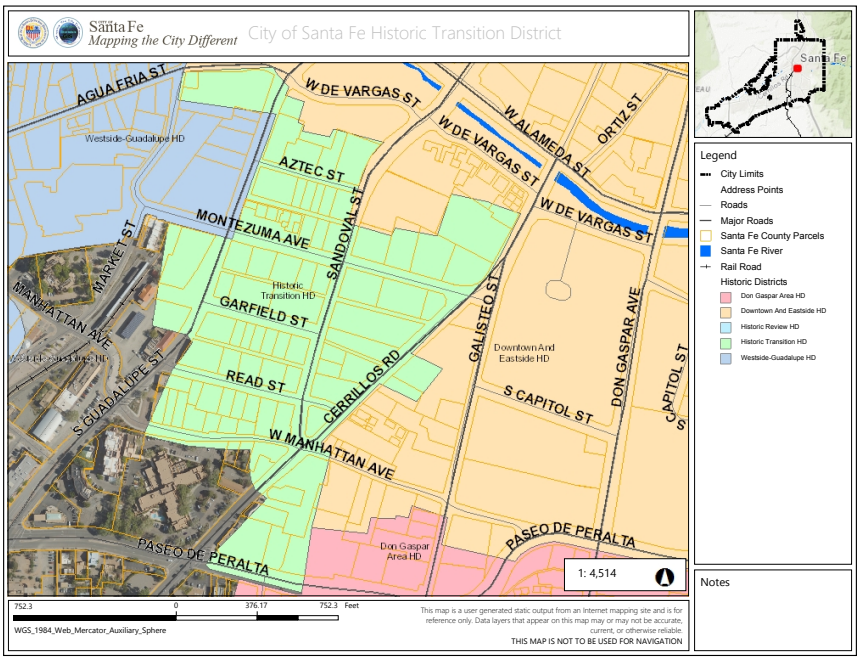
City of Santa Fe Historic Districts (City of Santa Fe GIS 2020)



Santa Fe Historic District NRHP District (NMCRIS 2020)

Two primary concerns have arisen regarding the 1973 NRHP registration, which was subsequently updated but not registered in 1999: historic context and district boundaries. In regard to the City district designation, the overarching question is that of a renewed understanding of the Historic Transition District area since its designation as a transition district in 1983. With these three things in mind- historic context, district boundaries, and a transitional district- this study will look to help define the identity of the Historic Transition District emerge in a way that will offer solutions for

preservation of historic buildings and streetscapes in this area that are consistent with the goals of the City ordinance (SFCC 14-5.2(A)) and promote the economic viability of a commercial core in downtown Santa Fe. In the course of doing this, the historic context for this area of the NRHP district will be evaluated as will the NRHP boundary.



City of Santa Fe Historic Transition District (City of Santa Fe GIS 2020)

The project summary will first provide the foundation for the study by describing in brief the City's historic districts and the Santa Fe Historic District. The ultimate focus of this section is to discuss the Historic Transition District and the NRHP/SR designated Guadalupe Neighborhood and Railyard Neighborhood. Next, a perspective for the study will be presented. The perspective will be grounded in the methodology used for NRHP nominations and will utilize Rhonda G. Phillips and Jay M. Stein's framework as presented in *An Indicator Framework for Linking Historic Preservation and Community Economic Development* (2013) to evaluate the tools that have been established for preservation in this district and the tools that are needed to make it a vibrant area within historic downtown Santa Fe.[2] Following this section will be the design of the study which will lay out the project area. Finally, an outline of tasks of the project and who will accomplish them will conclude the narrative. Research questions for each section are provided for consideration but may change prior to the final grant product. A discussion of the archaeological resources will be included in the context section of the final report for this project and evaluations and recommendations for the Downtown Archaeological Review District will be provided.

Section 2: Background

The City of Santa Fe (City) manages five historic districts and three archaeological districts. The historic districts are comprised of approximately 6,000 historic and non-historic structures and are designated as the Downtown and Eastside Historic District, the Westside-Guadalupe Historic District, the Don Gaspar Area Historic District, the Historic Review District, and the Historic Transition District. In addition, there are 17 City of Santa Fe designated landmark status structures outside of the historic districts.

[2] Rhonda G. Phillips and Jay M. Stein, "An Indicator Framework for Linking Historic Preservation and Community Economic Development," Social Indicators Research (2013) 113: 1-15.

The City also works to preserve archaeological resources in its three archaeological review districts which are the Downtown Archaeological Review District, the River and Trails Archaeological Review District, and the Suburban Archaeological Review District. The archaeological review districts are comprised of 756 archaeological sites. Historic properties in Santa Fe, both built environment and archaeological sites, are prolific and require significant maintenance.

All of the City designated historic districts and two archaeological districts overlap significantly in their boundaries with the Santa Fe Historic District. The 1973 Santa Fe Historic District registration form, along with the 1957 historic styles guidance for the downtown area, was the driving factor in creation of the City of Santa Fe Historic districts in both their boundaries and their definitions of streetscape and architectural styles. Sze writes, "[i]n the mid 1980s, the entire [national register] district was surveyed by the Santa Fe City Planning Department and the significance status was determined."[3] This was how non-contributing, contributing, and significant status for buildings was assigned for buildings in the City designated districts and for the NRHP/SR district. In subsequent years more quick "windshield" types of survey were conducted by the City. Currently, status designations are regularly reviewed by the City's Historic Districts Review Board for their contribution to individual districts, however no status evaluation is conducted for structures in the Historic Transition District or the Historic Review District regardless of their age. Structures in these districts only receive review for their historic integrity if they are association with important people in the community (e.g. Meem, Rapp, etc.).

Historic Transition District

The reasons for the Historic Transition District, while not concretely defined in any known text, are somewhat explained in the 1999 document produced by Sze. In addition to an incomplete understanding of how the district came to be, a lack of definition may also be a result of poorly understood boundaries of the Santa Fe Historic District. To support these two statements the following quotes from Sze 1999 in the subsections below were considered. They offer some sense of definition for the Santa Fe Historic District boundaries and elements that define the Historic Transition District and it's adjacent Guadalupe Neighborhood and Railroad Neighborhood/ Westside-Guadalupe Historic District.

The City's Historic District Ordinance (SFCC 14-5.2(F)) *Historic Transition District* describes the provisions for the preservation of style in this zone of transition between the Westside-Guadalupe Historic District and the Downtown and Eastside Historic District. The Don Gaspar Area also touches the Historic Transition District. The goal of creating this transition district was, in part, clear. The transition district provided the opportunity to consider the effects of the non-historic development south of Paseo de Peralta along Cerrillos Road and St. Francis Drive. But the view of the area as non-descript and lacking in identity also seem to have been a contributing element and the reason for its omission from the NRHP/SR district boundaries.

Southern Boundary of the Santa Fe Historic District[4]

> "The south boundary takes in a part of a railroad neighborhood and dips to include the historic Santa Fe trail as it leaves the city. Omitted at that time were the state capitol complex south of De Vargas Street, primarily built or remodeled after the Period of Significance, and two historic neighborhoods which were subsequently listed on the National Register as the Don Gaspar Historic District [in] 1983 and the Camino del Monte Sol Historic District [in]1988."

[3] Corrine P. Sze, "National Register of Historic Places Registration Form for SANTA FE HISTORIC DISTRICT SR NUMBER 260- Revisions to 1973 National Register Listing, NM Historic Preservation Division 1999," Note.

[4] Sze 1999: Section 7, Page 4.

Guadalupe Neighborhood[5]

> "West of Guadalupe Street and south of the river, the Guadalupe Neighborhood extends to the west boundary of the district [St. Francis Drive]; north of the river the West San Francisco Street Neighborhood also extends west from Guadalupe Street to the boundary. Both neighborhoods are known collectively as the West Side and share a common history as primarily Hispanic neighborhoods of owner-built homes which represent a continuation of a Spanish vernacular building tradition separate from the revivals of historic styles taking place elsewhere in the City."[6]

Railroad Neighborhood[7]

> "Part of the railroad yard, built after 1880 west of Guadalupe Street and south of Agua Fria, forms the Railroad Neighborhood which includes working tracks, two depots (one now a restaurant), and two former warehouses. The District includes only a small section of the neighborhood east of Guadalupe Street that was platted in response to the arrival of the railroad."[8]
>
> "Despite the optimistic hope of developers, the new neighborhood [that around South Guadalupe Street] grew slowly. The Hartmann Map of 1886 shows about fourteen houses scattered along Metropolitan [Read Street], Garfield, Montezuma, and Aztec streets and about five buildings on the west side of Guadalupe Street. That year [1886] a second railroad arrived in Santa Fe, the Texas, Santa Fe, and Northern (TSFN) obliterating some of the original subdivision lots when tracks were laid on the east side of the ATSF."[9]
>
> "In 1946 the area still contained a mix of commercial and residential buildings. That year a proposed zoning ordinance classified the entire railroad district west of Hancock [Sandoval] as industrial and the areas east of Hancock as commercial. The trend away from residential use has continued so that now the area is almost entirely commercial. In recent decades projects like the Sanbusco rehabilitation and the establishment of successful stores and restaurants on Guadalupe Street and the side streets has finally realized the goal of a commercial alternative to the Plaza."[10]

Questions to consider regarding districting of the area both by the City and as part of the Santa Fe Historic District:

- What is the existing historic fabric of the Historic Transition District?
- How does the Historic Transition District interact with the Westside-Guadalupe and Downtown and Eastside Historic Districts?
- How do the Guadalupe Neighborhood and Railyard Neighborhood NRHP designations help define the Historic Transition District?
- How can the history of the district and the history of the creation of the historic district be clarified?
- Is the Historic Transition District distinct, or is its history and context closely aligned with the Westside-Guadalupe Historic District?

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[5] The style description for the Guadalupe Neighborhood is described in Section 7, Page 15-17 of the NRHP registration form.

[6] Sze 1999: Section 7, Page 6.

[7] The Railroad Neighborhood is described in Section 7, Pages 24-27 of the NRHP registration form.

[8] Sze 1999: Section 7, Page 6.

[9] Sze 1999: Section 7, Pages 25-26.

[10] Sze 1999: Section 7, Pages 26-27.

Section 3: Perspective

Phillips and Stein note that cultural resources, history, patterns of land, and the built environment can help contribute to quality of life by "building social capital, enhancing community identity and sustaining the environment."[11] In a place such as Santa Fe, which has for a century promoted cultural tourism, community identity and sense of place are paramount to conveying to visitors the unique heritage and diversity that has created the city. The City and the community have recognized, to varying degrees, the importance of this heritage in maintaining historic districts as a community asset. To some degree the community has struggled with authenticity as it figures out how to grow. The question of authenticity has manifested in many forms including cultural tensions, neighborhood battles, and debate about patterns of growth.

In the case of the Historic Transition District, it is located between the core of downtown Santa Fe and the newly developed Santa Fe Railyard. Seemingly this district should garner a substantial level of activity, but often it is simply a passthrough from downtown to the Railyard. In 2018, a conversation with the Guadalupe Street Business Association brought to light the need and desire for the area to have its own identity, distinct from downtown and the Railyard, and one that would promote a healthy, diverse neighborhood economy and foster livability. The mode of creating this identity was to brand the business district in an effort to offer more coherency to the Guadalupe Street area for the purposes of promoting the neighborhood economy.

More recently, some buildings in the district have lost use, such as the location of the former Aztec Street Café (and subsequent business that have closed) at 317 Aztec Street. Also, in this area some buildings are contributing to blight due to neglect of structures. Challenges in managing this district come in the form of varied interpretations of the ordinance and in recent projects, a challenge with the NRHP Period of Significance for buildings in and around this district. Generally speaking, home owners and business owners in this district do not recognize the benefit of the historic aspects of the area and frequently find the requirements of the district burdensome. A lack of identity and not feeling a sense of place makes this area hard to thrive when it should be vibrant.

Phillips and Stein employ a framework for evaluating the existing beneficial aspects of a historic district and areas where there might be improvement that helps foster identity, sense of place, economic viability, and a continuation of use that builds on cultural heritage.[12] In their framework they look to gauge perceptions and values, evaluate measures that protect historic properties, determine how partnerships and incentives can enhance quality of life in historic districts, and how people interface with the use of an area.

Questions to consider in light of this framework:

- What is the historic fabric of the neighborhood?
- How are people interacting with the Historic Transition District?
- How does the historic fabric contribute to the viability of the Historic Transition District as a small business/commercial district and as a residential district?
- How well preserved are the historic structures in the Historic Transition District?
- Are there finance incentives or rehabilitation efforts that could help support or strengthen a sense of place in the Historic Transition District?
- How could asset-based community development be used in this area and capitalize on the historic qualities of the district?
- How can the historic nature of the area incorporate new development and adaptive reuse of the district?

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[11] Phillips and Stein 2013: 1-2.

[12] Phillips and Stein 2013: 5-12.

Section 4: Addressing the NRHP Criteria and its Relevance to the Historic Transition District
To provide backbone and consistency to the proposed study, the Historic Transition District will be evaluated in light of the criteria set forth in the NRHP Registration Form, Sections 5-8 and 10. In following guidance of the NRHP to determine the identity of the Historic Transition District, changes to and evaluation of both the City's historic district designation and any forthcoming update to the Santa Fe Historic District can be aligned. Taking this tack will allow for the objectives of both the City and NM HPD to be addressed in regard to shared and overlapping resources.

In addition, an evaluation of styles and streetscape as outlined in SFCC 14-5.2(F) *Historic Transition District*, and other relevant sections of the City's ordinance, will be considered to determine the effectiveness of the ordinance in helping this area maintain an identity that is distinct from other districts and one which contributes to a sense of place.

A. Classification- Determining if ownership of property is public or private and who owns the properties. The number of resources within the project area and distinguishing between those in the Historic Transition District, the Santa Fe Historic District, and those properties that are in both districts.
B. Function or Use- Determining how the property is used.
C. Description- Architectural classification and materials used in the construction.
D. Statement of Significance- Determinations of architectural styles, temporal affiliations, cultural affiliations, people or events in history that might be found in the project area.
E. Geographical Data- Determination of the southern boundary of the Santa Fe Historic District in the Guadalupe Neighborhood and Railyard Neighborhood. Determining where historic properties overlap in the Historic Transition District and the Santa Fe Historic District.

Questions to consider:

- Where do properties overlap in the Historic Transition District and the Santa Fe Historic District?
- How does the NRHP Period of Significance help or hinder the protection of historic properties in the Guadalupe Neighborhood and Railyard Neighborhood?
- What properties need evaluation or can be considered contributing to the district?

Section 5: Project Area
The project area, in order to keep the project focused, will be the boundaries of the Historic Transition District as defined on the City of Santa Fe GIS. If one side of the street is included in the district on City GIS the opposite side of the street, regardless of its historic district designation, will be included in the project area as well. For instance, the east side of Guadalupe Street is inside the Historic Transition District but the west side of Guadalupe Street is not included in the district boundary; the west side of Guadalupe Street will be included in the project area as the margins of the Historic Transition District are important to understanding distinctions between districts.

Questions to consider include:

- What jurisdictional boundary issues are there to be considered between the City and the State?
- Based on these boundaries, what is the most effective way to protect historic properties in this area?
- How are the distinctions between districts clearly defined?

Section 6: Project Objectives, Tasks, and Timeline
The project objectives are outlined to provide clarity and to focus the project on the primary goal of evaluating the identity of the Historic Transition District. Other goals are to provide clarity regarding boundaries, consider the sense of place in this area, strengthening preservation in this area, and to work toward updating the 1973 Santa Fe Historic District NRHP registration form and site inventories. The end product will be a report on the activities accomplished for this grant. This

section expands on the Grant Schedule which is part of the application and which details the schedule, milestones, and deliverables.

The objective of this proposed study is evaluated the identity and sense of place of the Historic Transition District by considering its interaction with adjacent historic districts including the Santa Fe Historic District. In addition, the study works to provide an opportunity to make clear the existing historic fabric of the area by evaluating historic properties, updating out of date information, and assessing the application of preservation methods used to protect this area.

Project Tasks:
A. City Archival Research- City staff will review existing HBI/HCPI forms, existing case files from this district, historic maps on file at the City, and any other internal research materials such as previous historic preservation studies conducted for the City.
B. Other Archival Research- Contractor(s) and staff will conduct research at other archival facilities to find photographs, documents, and maps that will contribute to the study.
C. Review Building Statuses- City staff will review the existing status determinations on the Historic Districts status GIS layer to determine if the information is correct. Boundaries for the district will also be reviewed and evaluated to determine whether or not they are accurate and capture entire parcels.
D. Fieldwork- Contractor(s) and City staff will visit the historic district to review the architectural styles, historic fabric, and overall integrity of the district and streetscapes. The fieldwork will look at which buildings might require historic inventory updates and to what level the update is needed. If possible under the budget some level of updates to HCPI forms may take place. Photographs and necessary GIS information will be collected.
E. Area Context- Contractor(s) to write up a history and description of the historic transition district.
F. Evaluation of Preservation Perspective- Contractor(s) will review the Historic Transition District in light of the Phillips and Stein framework for indictors about how the preservation and the economic development of the area are linked, provide a discussion of identity and sense of place based on the information gathered.
G. Determine Needs for Revised HCPI Forms- Determine what HCPI 1 forms to update (if there is room in the budget).
H. Address Section 5-8 and 10 of the NRHP Registration Form- Contractor(s) will evaluate properties as appropriate within the Santa Fe Historic District and align review of select (contributing and significant) properties in alignment with these sections.
I. Review of NRHP District Boundaries- Contractor(s) will collect GIS data for boundary of the Santa Fe Historic District and create maps showing the defined boundary. In addition, any places where the Santa Fe Historic District overlaps with City designated historic districts in this area.
J. Final Report- City staff and contractor(s) will create a final report will detail the information collected about the district, synthesize the information, and discuss the overall evaluation of identity, sense of place, preservation, and economy in this district. Address research questions.

Month	Objective	Tasks
January 2021	Project kick-off	Onboard project team, determine who will accomplish which tasks, come up with an idea related to this project for Preservation month
February 2021	City research and start work with contractor(s)	Review existing map data relevant to the project, review existing City manuals and documents related to the district, review existing HBI and HCPI forms, hire contractor

March 2021	Outside of City research	Photos archives and other state and private archival information
April 2021	Start work on Preservation month activity, organize/outline project document, perform fieldwork/surveys	Determine document styles, prepare for preservation month project, have staff and contractor perform necessary field work
May 2021-Preservation Month	Preservation Month activity and start on draft of report	Engage community about preservation month, begin drafting report and determining what additional research might be required
June 2021	Complete graphics	Evaluate images and placement of images within document
July 2021	Complete rough draft	Create project maps and begin formatting document
August 2021	First draft completion	Provide draft to those who need to review
September 2021	Final draft revisions and completion of project	Revise and address comments, prepare final deliverables.

Section 7: Benefits of the Study

The use of CLG funds for this study is intended not only to meet the objectives and answer questions detailed in previous sections of the application, but it will offer improvements in managing this district for City staff, the Historic Districts Review Board, and members of the community. A better understanding of this area will assist property owners to have a clearer idea of how to maintain their properties through better administration of the code by City staff. The code can be better administered in that the City GIS map for this area will be up-to-date and the historic structures will have correct or updated designations. In addition, it will be known which properties require an architectural survey and City staff will have a general understanding of the condition of structures. The study can also offer insight into future code revisions that may be needed for this district. A refined understanding of the history of the area will assist the City in strengthening the identity of the district which can have preservation benefits as well as economic benefits.

GRANT SCHEDULE

City of Santa Fe Study of the Historic Transition District:
A Study of the City of Santa Fe Historic Districts Overlay Ordinance and the Santa Fe Historic District, National Register of Historic Places

Applicant: City of Santa Fe Historic Preservation Division

SCHEDULE, MILESTONES & DELIVERABLES

Date	Milestones	Deliverables
On or before February 15, 2021	CONTRACTOR will: 1) Kick-off project 2) Refine list of tasks and assign tasks 3) Hire a contractor(s) 4) Start City archival research	CONTRACTOR will submit: 1) Progress report #1 2) List of tasks and people assigned to them 3) Name contractor(s)
On or before April 1, 2021	CONTRACTOR will: 1) Start outside of City archival research 2) Begin fieldwork surveys 3) Prepare Preservation Month activity (preliminary)	CONTRACTOR will submit: 1) Progress report #2 2) Overview/works being used for archival research 3) Inventories of City data 4) Share Preservation Month activity 5) Invoice #1
On or before May 15, 2021	CONTRACTOR will: 1) Engage the project in Preservation Month activities 2) Outline and styles discussion for draft of report 3) Continue to perform fieldwork studies	CONTRACTOR will submit: 1) Progress report #3 2) Final document outline 3) Update on fieldwork
On or before July 1, 2021	CONTRACTOR will: 1) Take photographs 2) Complete graphics for document 3) Begin drafting report	CONTRACTOR will submit: 1) Progress report #4 2) Share graphics 3) Invoice #2
On or before August 15, 2021	CONTRACTOR will: 1) Complete draft report for review by NM HPD	CONTRACTOR will submit: 1) Progress report #5 2) Report draft for comment
On or before September 30, 2021	1) Address revisions and finalize report	1) Submit final report and all report materials 2) Invoice #3/Final Invoice

City of Santa Fe CLG Grant

Transition District Resurvey – Phase II (Fiscal Year 2023)

CLG Grant Number #35-20.10018/City of Santa Fe PO 22300468

Table of Surveyed Resources

No.	Address	ID	Name	Construction	District	Status	Recommend	No. of Resources	Historic Uses	Associated Themes/ Owner-Occupant Names
1.	418 Agua Fria	H-1410	Sanchez Brother's Market/ Joseph's Culinary Pub	1945-49	Historic Transition	NC	C	1	Store	Guadalupe Parish
2.	310 Aztec	H-516	Gonzales/Rodriguez House	1920s	Historic Transition	Sig.	C	1	Residence	Valuable Building Lots Addition
3.	311 Aztec	H-517	Duran House/Aztec Street Compound	1910s	Historic Transition	Sig.	Sig.	1	Residence	Valuable Building Lots Addition
4.	312 Aztec	H-518	Alarid House	1910s	Historic Transition	C	C	2	Residence	Valuable Building Lots Addition
5.	316 Aztec	H-519	Baird House/Vacant	1910s	Historic Transition	C	C	2	Residence	Valuable Land Building Lots Addition
6.	317-323 Aztec	H-521	Tenement Building/ Guadalupe Barber Shop, Zacatlán	Pre-1883	Historic Transition	C	C	1	Residence	Barrio Analco Henry Krick
7.	318 Aztec	H-520	Rental House/Campkin House	1920s	Historic Transition	NC	NC/C* mural	3	Residence	Valuable Land Building Lots Addition Samuel Leyba
8.	418 Cerrillos 419 Sandoval	H-3385	Santa Fe Motor Company/ Design Center Santa Fe	1930/1984/1989	Historic Transition	NC	NC/ Future C	1	Auto Dealer/Repair	Automobile Services 1980s Revival Gourmet Ghetto
9.	460 Cerrillos	H-2199	Southwestern Investment Company/High Desert Angler	1953	Historic Transition	NC	C	1	Office	Southwestern Investment Company
10.	308 Garfield	H-2152	Rental/Patrick McQuitty, DDS	Pre-1908	Historic Transition	NC	NC	1	Boarding House	Valuable Land Building Lots Addition

No.	Address	ID	Name	Construction	District	Status	Recommend	No. of Resources	Historic Uses	Associated Themes/ Owner-Occupant Names
										1970s Barrio Intervention Benjamin Read
11.	310 Garfield	H-2159	Rental Duplex/ Rosengren Chiropractic Center	1941	Historic Transition	NC	C	1	Apartments	
12.	316 Garfield	H-2154	Lasater House/ Jamison Barkley Law	c.1915	Historic Transition	Sig.	Sig.	1	Residence	Valuable Land Building Lots Addition
13.	320 Garfield	H-2155	Hays House/Rental	c.1915	Historic Transition	C	C/NC	2	Residence	Valuable Land Building Lots Addition
14.	322 Garfield	H-2156	Rental/Andiamo!	Pre-1883	Historic Transition	C	C	1	Apartments	Valuable Land Building Lots Addition 1970s Barrio Intervention
15.	329 Garfield	H-2157	Pate House/Big Star Books and Music	Pre-1902/1922	Historic Transition	C	C	1	Residence	Valuable Land Building Lots Addition
16.	301 Montezuma	H-2708	Santa Fe Fire Station No. 2/ Montezuma Building	1948	Historic Transition	Sig.	Sig.	1	Fire Station	John Gaw Meem & Associates
17.	307 Montezuma	H-2709	V.F.W. Hall Santa Fe, Post 2951	Pre-1902/1950	Historic Transition	NC	C	1	Residence Fraternal Hall	Valuable Land Building Lots Addition Veterans of Foreign Wars
18.	311 Montezuma	H-2710	Wilder House/Hacer Santa Fe	1920s/pre-1948	Historic Transition	C	C	3	Residence Apartments	Valuable Land Building Lots Addition Joe Berardinelli
19.	312 Montezuma	H-2721	W. F. Turney and Associates/ Chocolate + Cashmere	1957	Historic Transition	NC	C	1	Office	W. F. Turney
20.	315 Montezuma	H-2711	Tom Edwards Motor Company/ Guadalupe Center	1948/1987	Historic Transition	NC	NC/ Future C	1	Auto Dealer/Repair	Automobile Services 1980s Revival

No.	Address	ID	Name	Construction	District	Status	Recommend	No. of Resources	Historic Uses	Associated Themes/ Owner-Occupant Names
21.	322 Montezuma	H-2712	Albert Hesch House/ Albright & Lockwood	1910s	Historic Transition	Sig.	Sig.	1	Residence	Valuable Land Building Lots Addition Albert Hesch
22.	328 Montezuma	H-2713	Danks House/ Bee Hive Books	1920s	Historic Transition	C	C	1	Residence	Valuable Land Building Lots Addition Roland Siler
23.	418 Montezuma	H-2716 2717	Henry Krick Co./Jean Cocteau Cinema	1920s/1937+	Westside-Guadalupe (?)	C	C	1	Bottling Plant	Valuable Land Building Lots Addition Beverage and Bottling Henry Krick
24.	314 Read	H-0516	Delgado House/Rental	1920s	Historic Transition	C	C	2	Residence	Valuable Land Building Lots Addition Tomas P. Delgado
25.	316-318 Read	H-3136	Duplex/Edward Jones	1920s	Historic Transition	Sig.	C	1	Apartments	Valuable Land Building Lots Addition
26.	319 Read	H-3137	First Congregational Church/ Lannan Foundation	1883	Historic Transition	NC	C	1	Church Apartments	Valuable Land Building Lots Addition First Congregational Church
27.	322 Read	H-3138	Gutierrez/Herrera House	1920s	Historic Transition	C	C	2	Residence Apartments	Valuable Land Building Lots Addition Lorenzo Gutierrez
28.	326 Read	Unknown	Philip Hesch House	1888/1910s+	Historic Transition	Sig.	Sig./NC	2	Residence Apartments	Valuable Land Building Lots Addition Philip Hesch
29.	332 Read	H-3140	Mullen House/ Santa Fe Railyard Community Corporation	1920s	Historic Transition	NC	C	1	Residence	Valuable Land Building Lots Addition Charles E. Sanford Roland Siler
30.	312 Sandoval	H-3379	Second Ward School/ La Casa Fina	1886	Historic Transition	Sig.	Sig.	1	School	Valuable Land Building Lots Addition Education

No.	Address	ID	Name	Construction	District	Status	Recommend	No. of Resources	Historic Uses	Associated Themes/ Owner-Occupant Names
										Beverage and Bottling Florence Donoghue Santa Fe Beverage Company Harvey Thiel & Company
31.	320 Sandoval	H-3380	Siler Garage- Santa Fe Motor Co./ Rainbow Gate	1942/1950s	Historic Transition	NC	C	1	Automobile Services	Automobile Services Roland Siler
32.	425 Sandoval	H-3386	Conway Duplex/Dan Cron Law Firm	1910s	Historic Transition	C	C	1	Apartments	Valuable Land Building Lots Addition
33.	429 Sandoval	H-3384	Seligman-Daniels House	1913	Historic Transition	C	C	1	Residence	Valuable Land Building Lots Addition Lucile Seligman Daniels
34.	314 S. Guadalupe	H-2293	Miguel Chavez Memorial School/ Santa Fe Real Estate Corporation	1926	Historic Transition	C	C	1	School	Guadalupe Parish Education George M. Williamson
35.	316 S. Guadalupe	H-22940	Stone Warehouse-Santa Fe Bottling Works/Cielo	c.1885	Westside-Guadalupe	Sig.	Sig.	1	Warehouse Bottling Plant	Valuable Land Building Lots Addition Beverage and Bottling Henry Krick
36.	318 S. Guadalupe	H-22960	Dendahl House/Cielo	c.1882	Westside-Guadalupe	NC	C	1	Residence	Valuable Land Building Lots Addition John Dendahl African Settlement
37.	321 S. Guadalupe 320 Aztec	H-522	Coca-Cola Bottling Company of Santa Fe/Double Take	1940, 1950s, 1963	Historic Transition	NC	C	1	Bottling Plant Warehouse	Valuable Land Building Lots Addition Railroad-Related Warehousing Beverage and Bottling Coca-Cola Bottling Co. Harvey Thiel and Co.

No.	Address	ID	Name	Construction	District	Status	Recommend	No. of Resources	Historic Uses	Associated Themes/ Owner-Occupant Names
38.	322 S. Guadalupe	H-2299	The Body Shop/Array-Home	1920s	Westside-Guadalupe	NC	NC	1	Automobile Services	Valuable Land Building Lots Addition Gourmet Ghetto
39.	326 S. Guadalupe	H-2300	A. Walker & Company/ Café Sonder-Vacant	Pre-1902	Westside-Guadalupe	Sig.	Sig.	1	Warehouse Automobile Services	Valuable Land Building Lots Addition Railroad-Related Warehousing Automobile Services 1980s Revival A. Walker & Company H.B. Cartwright and Brother
40.	401-403 S. Guadalupe	H-23010	Kirby's Cleaners/Paloma Santa Fe	1948	Historic Transition	NC	C	1	Laundry	
41.	403½ S. Guadalupe	H-2714	Garage/Not in Use	1940s	Historic Transition	NC	NC	1	Automobile Services	Automobile Services Roland Siler
42.	405 S. Guadalupe	H-1190	Garage/Not in Use	1950s	Historic Transition	NC	NC	1	Garage	
43.	407-411 S. Guadalupe	H-2306	U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company	1950	Historic Transition	NC	C	1	Laundry	1970s Barrio Intervention
44.	331 W. Manhattan	H-2587	Padilla House/333 W Manhattan LLC	1910s	Historic Transition	C	C	3	Residence	Secondary Residential Development Oliver Padilla
45.	339 & 343 W. Manhattan	H-3385	Baca House/House of Ancestors	By 1912	Historic Transition	C	C	2	Residence	Secondary Residential Development Bernardo Baca

City of Santa Fe CLG Grant

Transition District Resurvey – Phase II (Fiscal Year 2023)

CLG Grant Number #35-20.10018/City of Santa Fe PO 22300468

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Sanchez Brother's Market/** **Joseph's Culinary Pub**	**2. Location:** **428 Agua Fria Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-1410** **4. County: Santa Fe** **Parcel # 12578432**

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.686493,-105.9464168

10. Photo Information: Giulia Caporuscio, photographer. **Photo 1: View of west (front) elevation, facing east.**

11. Brief Description of the Property:

This one-story commercial structure is the last of several buildings along the 400 block of Agua Fria Street. Its architecture is simple but holds its own as a corner building. It served as a neighborhood grocery under two different proprietors before coming into use by the Guadalupe Parish. Since 2000, it has worked as a restaurant.

Continued on Page 5.

12. Who uses the property? Commercial/Restaurant

13. Construction Date:
Date: 1945-49, and incorporated likely one or two pre-1908 dwellings fronting Agua Fria Street
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: 431 LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: __ No Status:
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Sanchez Brother's Market/ Joseph's Culinary Pub	428 Agua Fria Street Historic Transition District Santa Fe	Santa Fe ID # H-1410
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

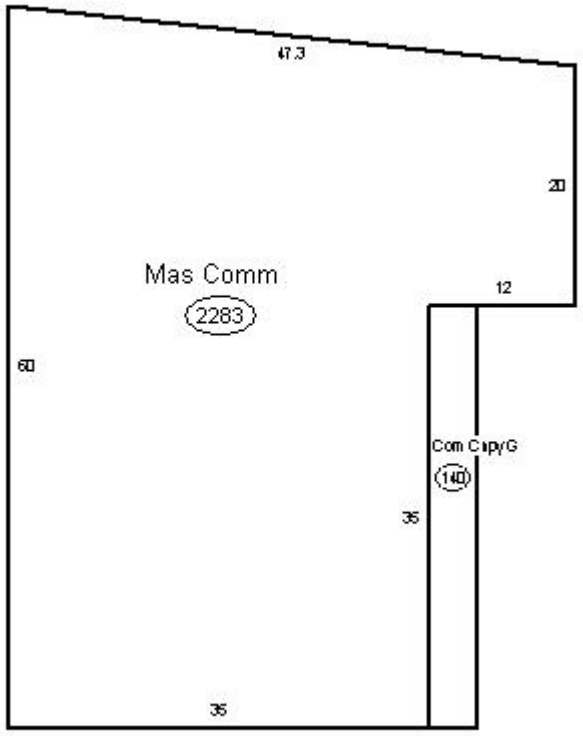
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property:	**2. Location:** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Remodeled in 1976, this one-story commercial structure sits at the southeast corner of Agua Fria Street and Montezuma Avenue, representing the last of several buildings that once lined the colonial road. The stucco-finished structure has roughly an L-shaped form and encloses 2,283 square feet. Its principal façade looks west onto Montezuma and is dominated by a canopy for outdoor seating. This elevation is penetrated with field-built 1/1 wood sash windows arranged in different configurations. The same fenestration, organized in a ribbon, marks the north elevation. The longest side of the building, the east elevation, is without openings, as is its shortest, the south elevation. The building has crisp corners and is outlined with wood fascia. A tall parapet hides rooftop mechanical equipment. Part of the building appears to have incorporated a garage that stood along the west elevation. The rest consists of adobe dwellings historically separated by a common wall that once fronted Agua Fria Street.

Historical Overview

Though the building (now as it is presented) wasn't erected until mid-20th century, the earliest context for the property is its position along the Camino Real and its proximity to the Guadalupe Church. By the late 19th century, the road's use had become localized, resulting in its name change to Agua Fria Street. By this time, small adobe dwellings lined the route in front of the Guadalupe Parish. This included a large, multi-dwelling placita to the east (416 Agua Fria) that would later transform into the Lady of Guadalupe Convent.

The 1930 Sanborn map shows the west end of the block occupied by a narrow wood-frame store. It is unclear what purpose it served, as neither the address nor a store was indicated in city directories until the 1940s. In 1945, Ramon and Federico Sanchez opened a grocery store in the building under the name Sanchez Brothers Grocery. It was one of nearly 50 small neighborhood grocery markets, most owned and by operated Hispanic families. In the 1960s, it evolved into the Baca Grocery Store, a similar family-run market. The building also included a residence.

By this time, most of the older buildings to the east had been removed by the parish and turned into a parking lot. In 1976, the parish renovated the building for its business

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property:	**2. Location:** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

operations. In the 2000s, it turned into a restaurant — a use which continues to the present day.

Evaluation of Status

Consider for upgrade to Contributing at 50-year mark.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property:	**2. Location:** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

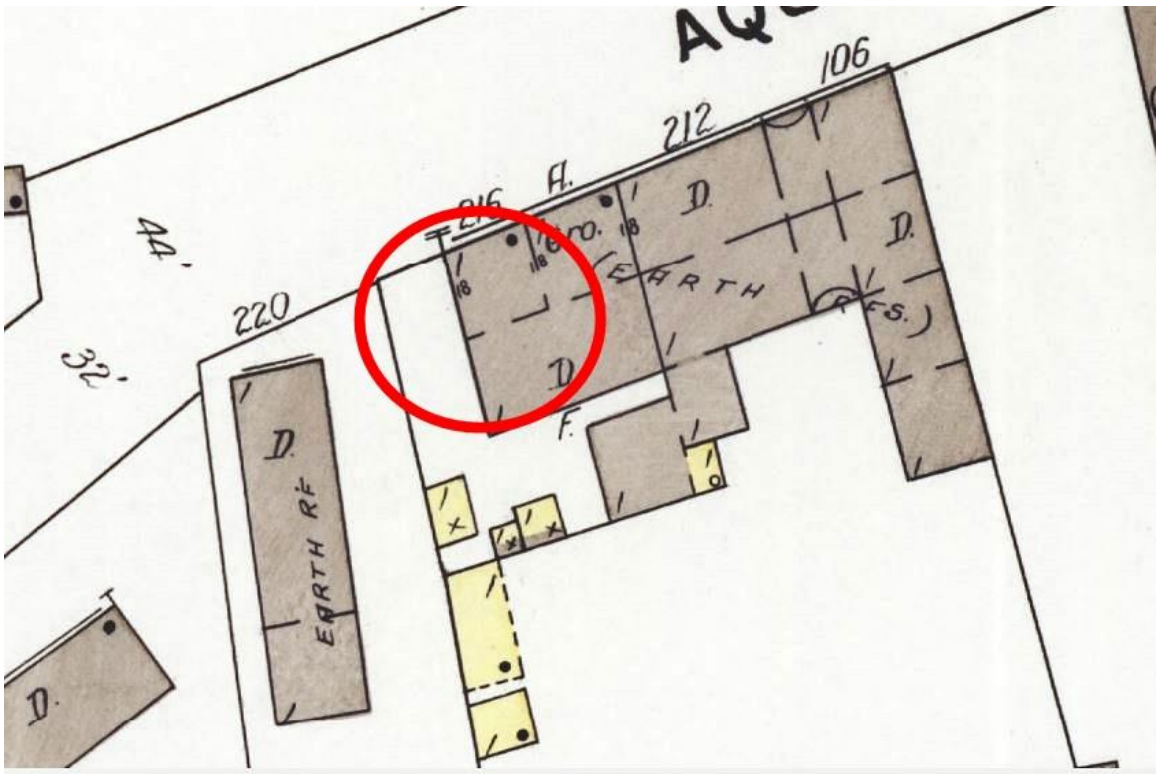


Figure 1: 1908 Sanborn Fire Insurance Map, Sheet 12.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property:	**2. Location:** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

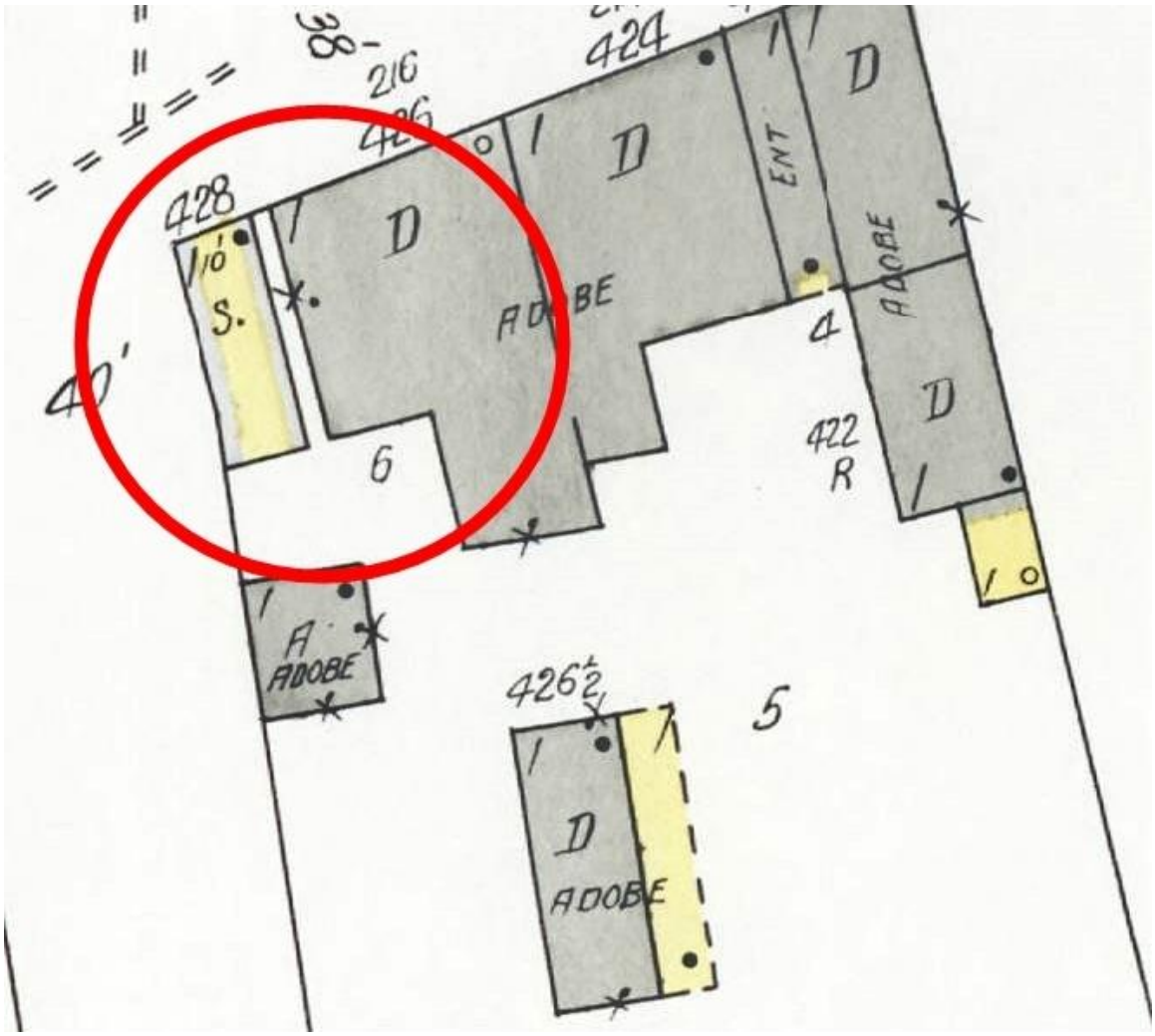


Figure 2: 1930 Sanborn Fire Insurance Map, Sheet 12.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property:	**2. Location:** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property:	**2. Location:** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

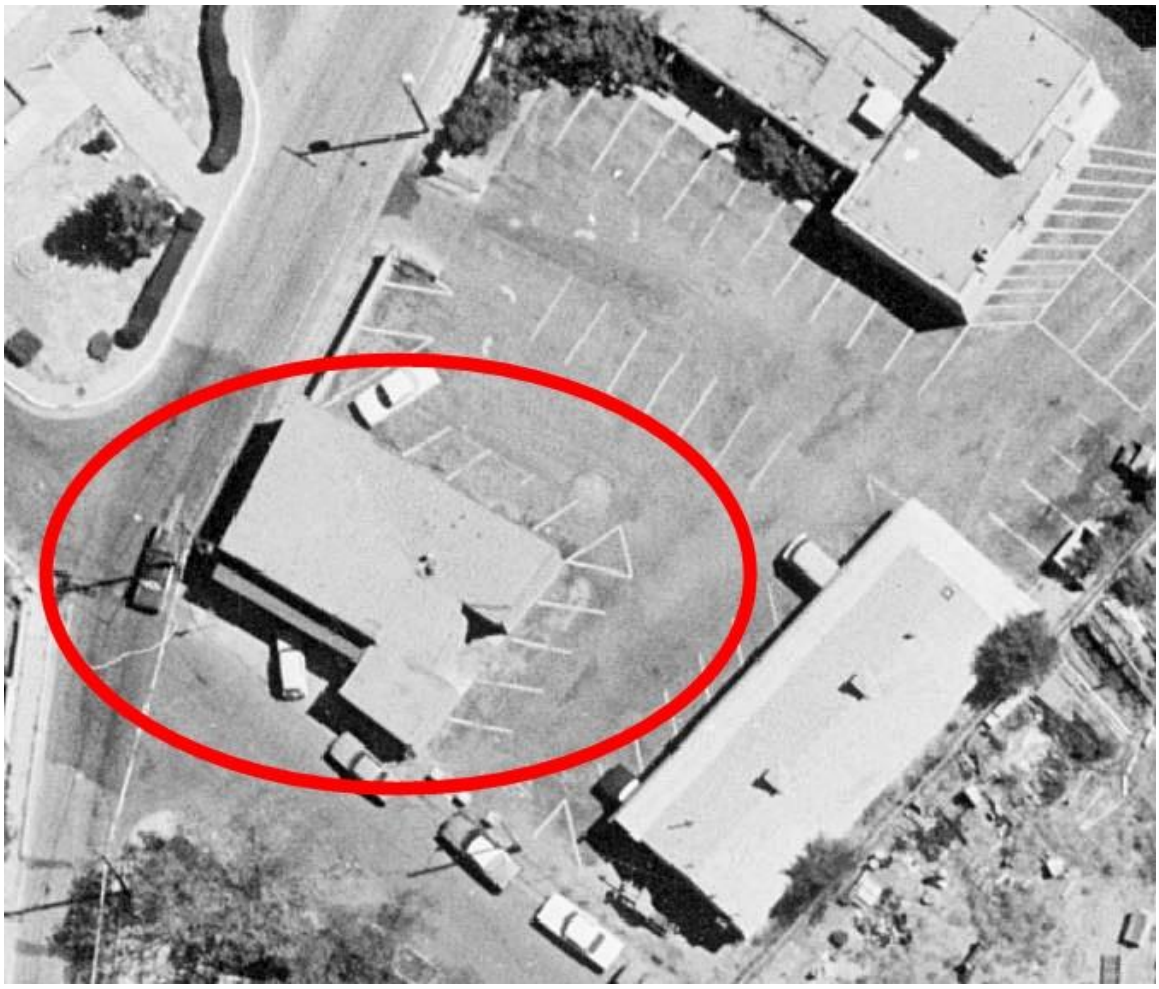


Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property:	**2. Location:** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

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

Photo 2: West and south elevations.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property:	**2. Location:** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: North and west elevations.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property:	**2. Location:** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: South and east elevations.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Padilla House/333 W Manhattan LLC	**333 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**Santa Fe ID #: H-2587** **4. County: Santa Fe** **Parcel # 11995776**

5. Property Type:
_x_Buildings: 2
_x_Structures: 1 Wall
__ Site __ Object

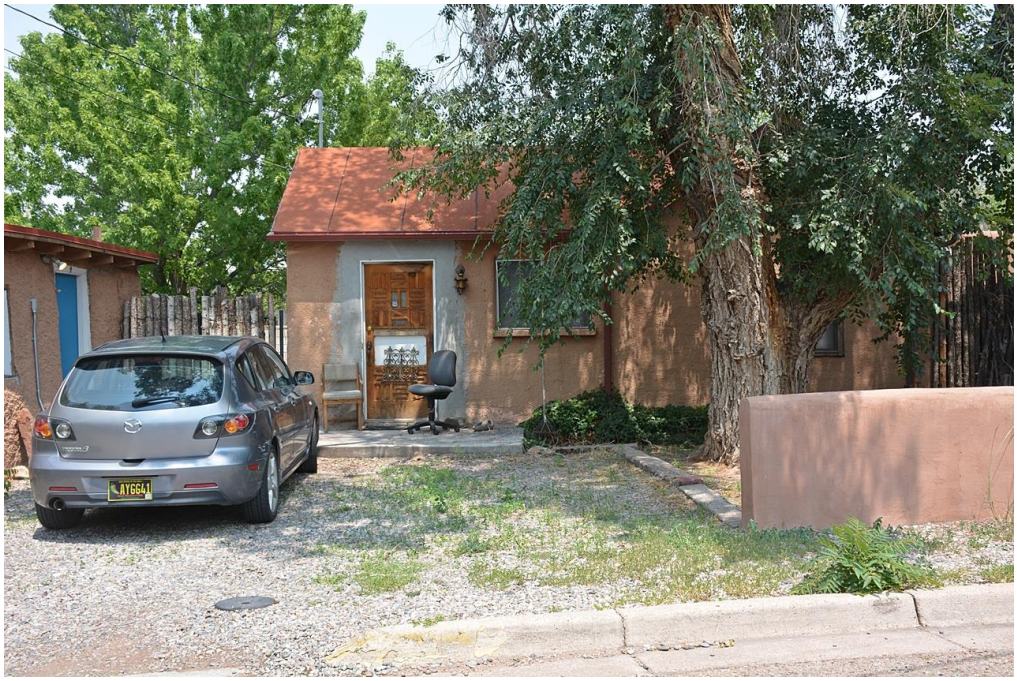
6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: August 30,1993
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6830006,-105.9459587



10. Photo Information: John W. Murphey, photographer. **Photo 1: View of south (front) elevation, facing north.**

11. Brief Description of the Property:

This small, stuccoed frame and adobe dwelling with a modest façade was probably built in the early 1900s. Manuel C. Chavez, a baker, and his wife Belle lived here, as did Oliver Padilla, a grocery store clerk, and his wife, Louise. Following Business-Capitol District designation, it remained in residential use.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1910s
_ _Known _x_ Estimated Source: 1912 King's map

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: 333 W Manhattan LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing: House and Garage __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Padilla House/333 W Manhattan LLC	333 West Manhattan Avenue Historic Transition District Santa Fe	Santa Fe ID #: H-2587
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
_x_ Shed Other:
Pitch: __ None __ Low
__x Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_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

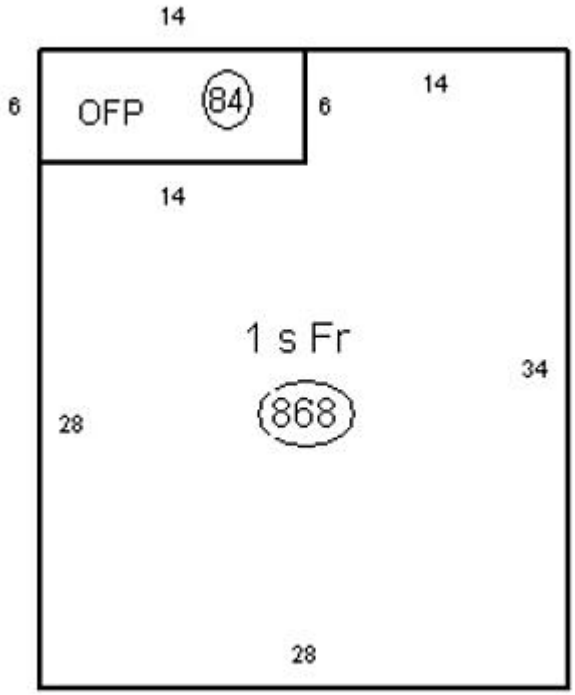
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Padilla House/333 W Manhattan LLC**	**2. Location:** **333 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2587** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

One of several small dwellings along the north side of West Manhattan, the Padilla House is a small modified gable-and-wing dwelling. It sits in the middle of its lots behind a picket fence in a suburban-like setting. Where lawn was once planted is a gravel parking pad and a tall Siberian elm. The house has a medium-pitch roof finished with red tar paper. Its entry stands near the west and holds a non-historic decorative wood door. To the east is a window opening with an aluminum sliding unit. The gable end holds a 4/4 wood sash. The modest façade, like the rest of the house, has a textured stucco finish, painted brown. The side and back elevations are not visible from a public right of way. The 1997 survey recorded the secondary elevations with 2/2 and 4/4 windows and paired 6-light casements on the west façade. The rear includes an enclosed porch, indicated on the first available Sanborn map street in 1930. The house and its enclosed porch contain about 868 square feet.

Lining the west side of the property is a former garage converted into an apartment. It is made of an adobe, positioned on a north-south axis, and has a shed roof. The former bay is filled in with a group of four-light wood casements. The apartment is entered from the east through a wood door painted blue. Adjacent stands a small, fixed-light window.

Historical Overview

Understanding the house's history is difficult, as Sanborn maps didn't cover the area until 1930. The 1912 King's map does indicate a house on the lot, suggesting the dwelling was erected before the 1910s. A newspaper rental advertisement from 1921, linking to the address, may confirm its relative construction period. The first city directory of 1928 recorded Manuel C. Chavez, a baker at Robert's Grocery, and his wife Belle, renting the house. Oliver Padilla, a grocery store clerk, acquired it in the late 1930s, owning the property until he died in 1962. The 1950 census found Oliver and his wife Louise at the home. The household included five children, aged 4 to 24. The oldest child, Louise, worked as a typist for the city clerk's office. Following Business-Capitol District designation, it remained in residential use.

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: **Padilla House/333 W Manhattan LLC**	**2. Location:** **333 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2587**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Illustrations

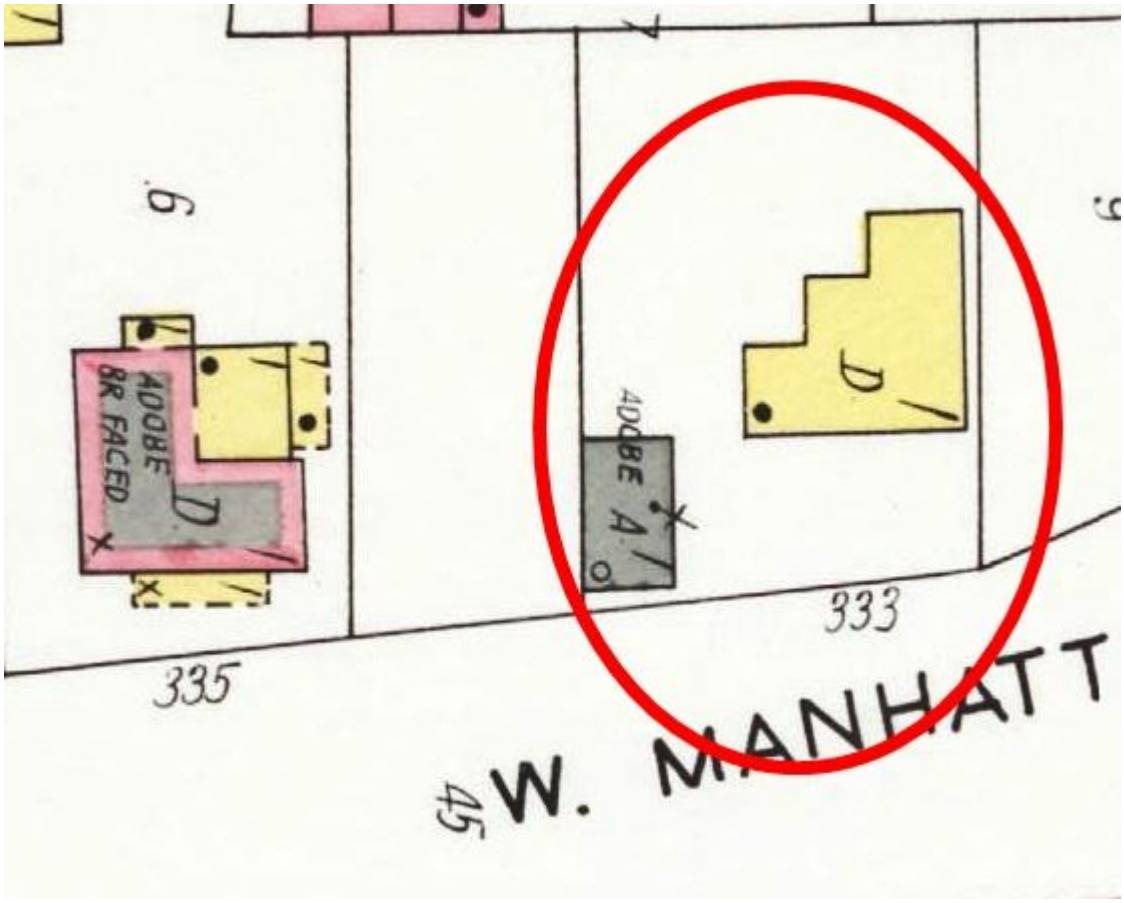

Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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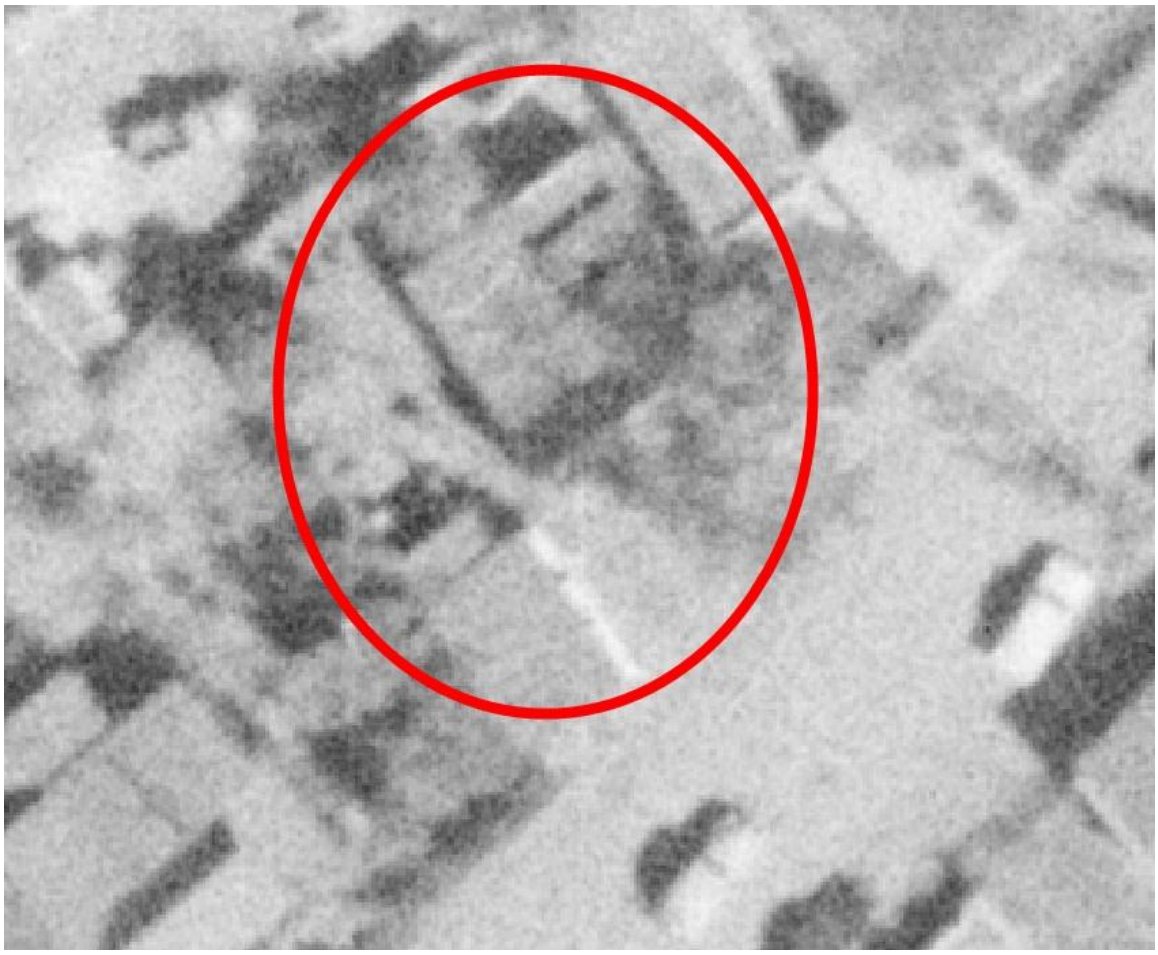

Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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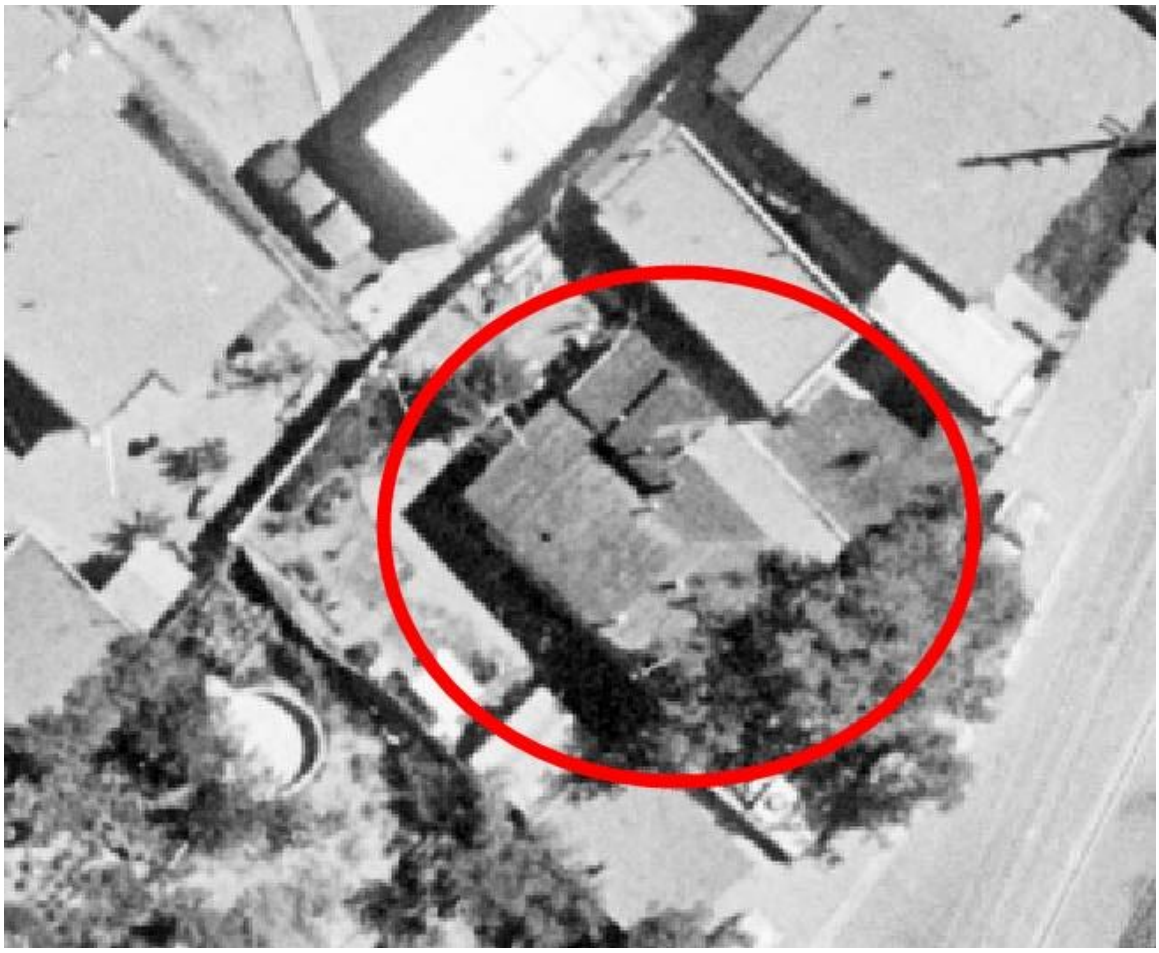

Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by John W. Murphey and Giulia Caporuscio, unless otherwise noted)

Photo 2: South and east elevations
Camera facing northwest.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Padilla House/333 W Manhattan LLC**	**2. Location:** **333 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2587** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: Former garage, second dwelling unit: south and east elevations.
Camera facing northwest.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Conway Duplex/Dan Cron Law Firm**	**2. Location:** **425 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3386** **4. County: Santa Fe** **Parcel # 10977980**

5. Property Type:
_x_Buildings: 1 – duplex
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6836817,-105.944583

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of west (front) elevation, facing east.**

11. Brief Description of the Property:

This adobe duplex represents one of the district's earliest examples of Pueblo Revival architecture. The building's symmetrical plan includes two entries sheltered by identical porches. In its early years, John Conway, a school superintendent, owned the duplex and the neighboring house to the south at 429 Sandoval Street. Following Business-Capitol District designation, it converted into a law office. The duplex is noteworthy for its attached one-bay garage.

Continued on Page 5.

12. Who uses the property? Commercial/Office

13. Construction Date:
Date: c.1910s +
_ _Known _x_ Estimated Source: 1912 King's map

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: PBS Limited Liability Co.

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Conway Duplex/Dan Cron Law Firm

2. Location:

425 Sandoval Street
Historic Transition District
Santa Fe

3. Local Reference Number:
Santa Fe ID # 3386

4. County: Santa Fe

5. Date of Survey: June 24-26, 2022/
September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys __ N/A

One, stuccoed chimney at south wall

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

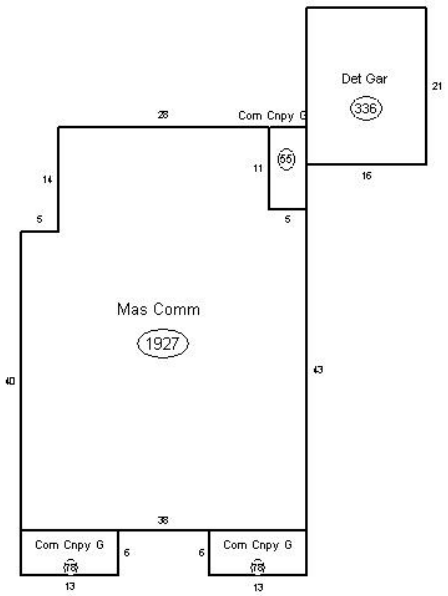
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Conway Duplex/Dan Cron Law Firm**	**2. Location:** **425 Sandoval Street** **Historic Transition District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-3386** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Formed of native adobe, this duplex and its twin to the south represent some of the earliest examples of Pueblo Revival architecture in the district. The building shows to Sandoval Street its simple symmetrical plan of two entries sheltered by porches. In between is a window. The *portales*, added in 1947, are open on three sides and have prominent wood lintels supported by corbels. Concrete steps, framed by a rounded balustrade, approach its landing. Underneath is a 15-panel wood door with a central vision light. Adjacent are paired 10-light wood casements. In the center façade is a separate opening holding a pair of 10-light casements. The side elevations have an asymmetrical arrangement of openings. The north elevation includes various double-hung windows and a wood panel door. Attached to the rear is a lower volume that originally worked as a garage. The south elevation faces a shared driveway. A tapered stuccoed chimney rises from its wall. The elevation includes similar windows, including a grouping of sash and a multi-light casement. Bridging this building and the former house to the south are two garages. Each is a single bay with outswing wood doors with six oversized lights. The building was constructed before 1912 as a single residence and converted into a duplex in the late 1920s. Each unit contained three rooms and one bath. It holds approximately 1,927 square feet.

Historical Overview

This Pueblo Revival building is one of two adobe residences erected in the early 20th century on Block 57, a smaller block wedged between Hancock and future Cerrillos Road outside the original addition. A square building owned by John Conway appears on the 1912 King's map. Conway was a school superintendent, and his ownership of the building was recorded in 1920 when it was addressed as 405 Hancock Street. Originally from Missouri, Conway lived in the home with his wife, Nell, a Kansas native. Two households attached to the address indicate that Conway owned both units and the neighboring house to the south at 429 Sandoval Street.

From advertisements, the duplex units consisted of three rooms and a bath. In 1920, a family from Louisiana rented the other half of the duplex. Conway continued to own the duplex, adding the front porch in 1947.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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For many years, the Gonzales family rented both units, then addressed as 423 and 425 Hancock. Concepcion Gonzales lived in 423; his brother Joe, a meat cutter at Barber's Super Market, and his wife Corinne leased 425.

Following Business-Capitol District designation, it became a law office, which it remains.

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

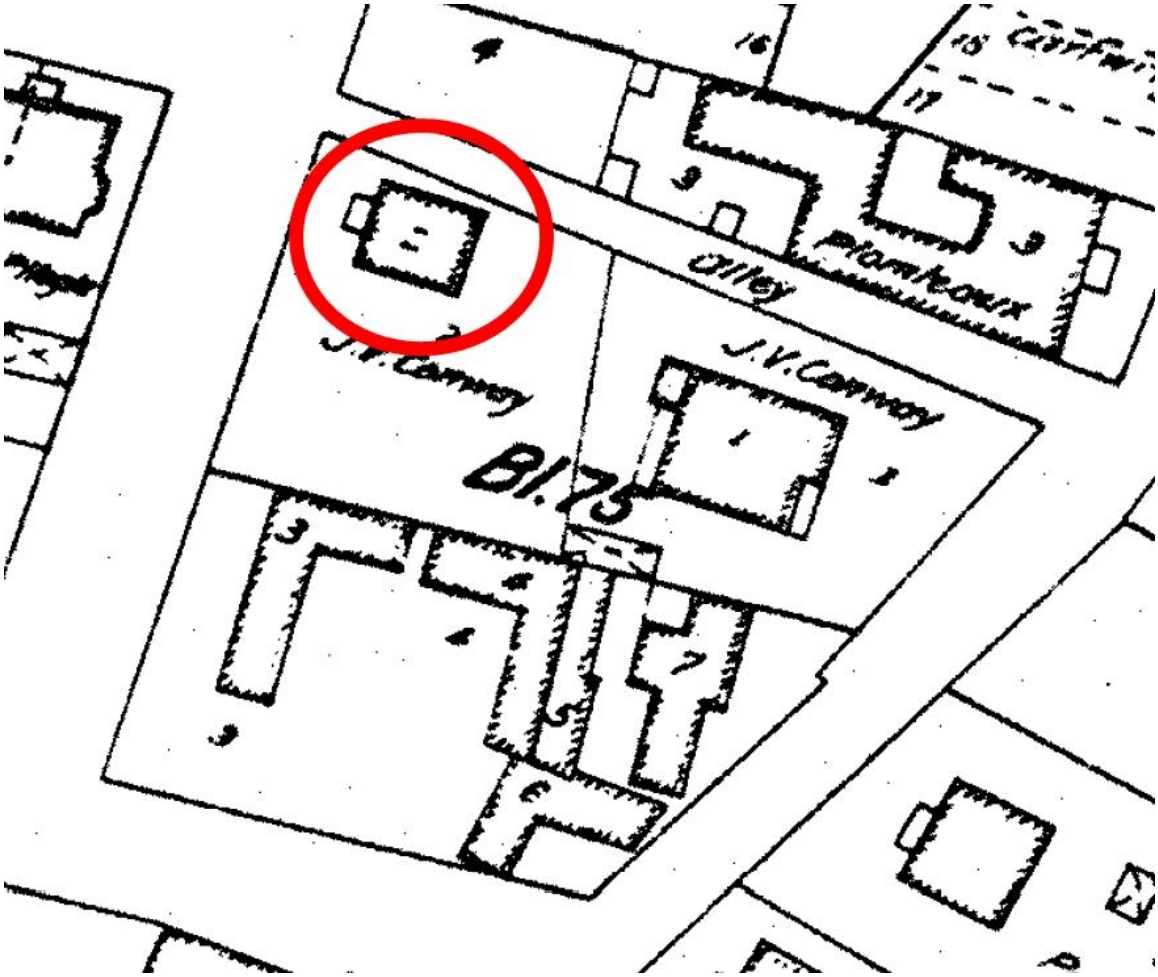

Figure 1: 1912 N. L. King "Map of the City of Santa Fe."
Note under John Conway ownership.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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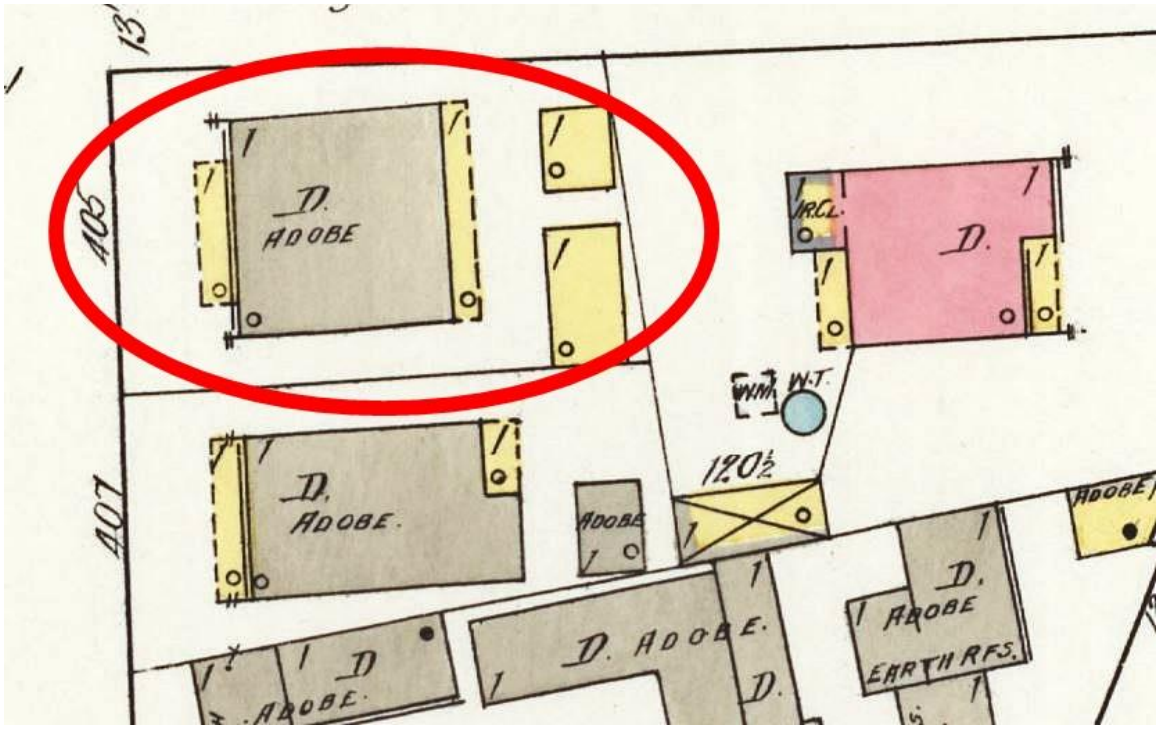

Figure 2: 1913 Sanborn Fire Insurance Map, Sheet 9.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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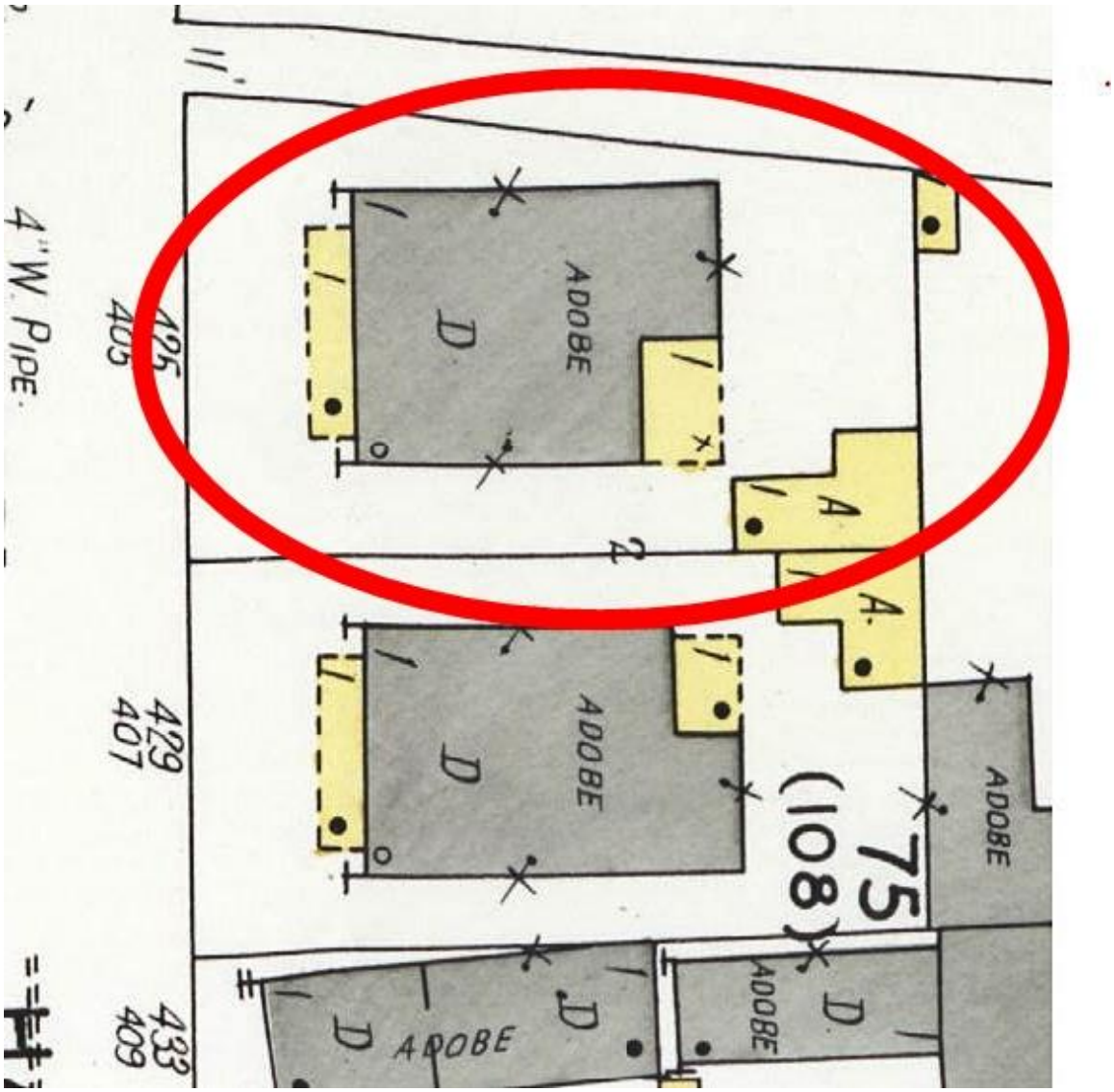

Figure 3: 1930 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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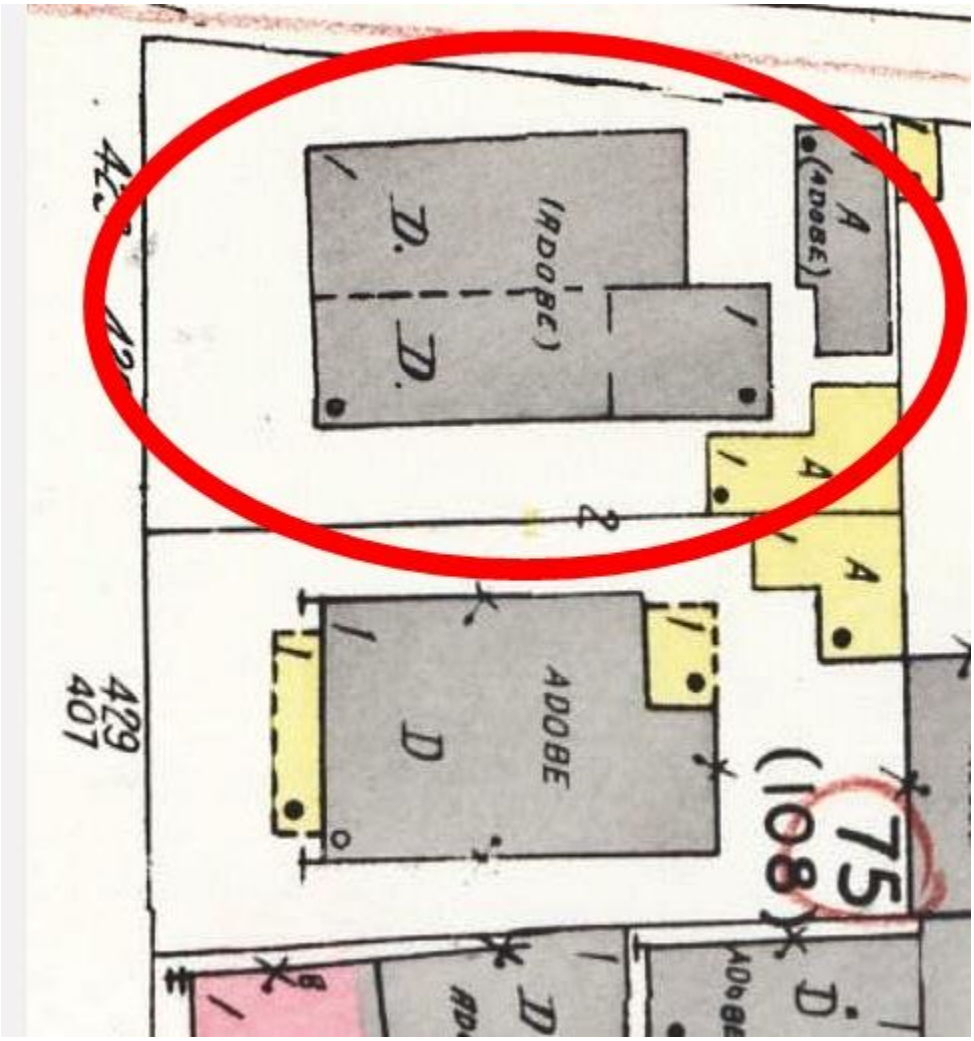

Figure 4: 1948 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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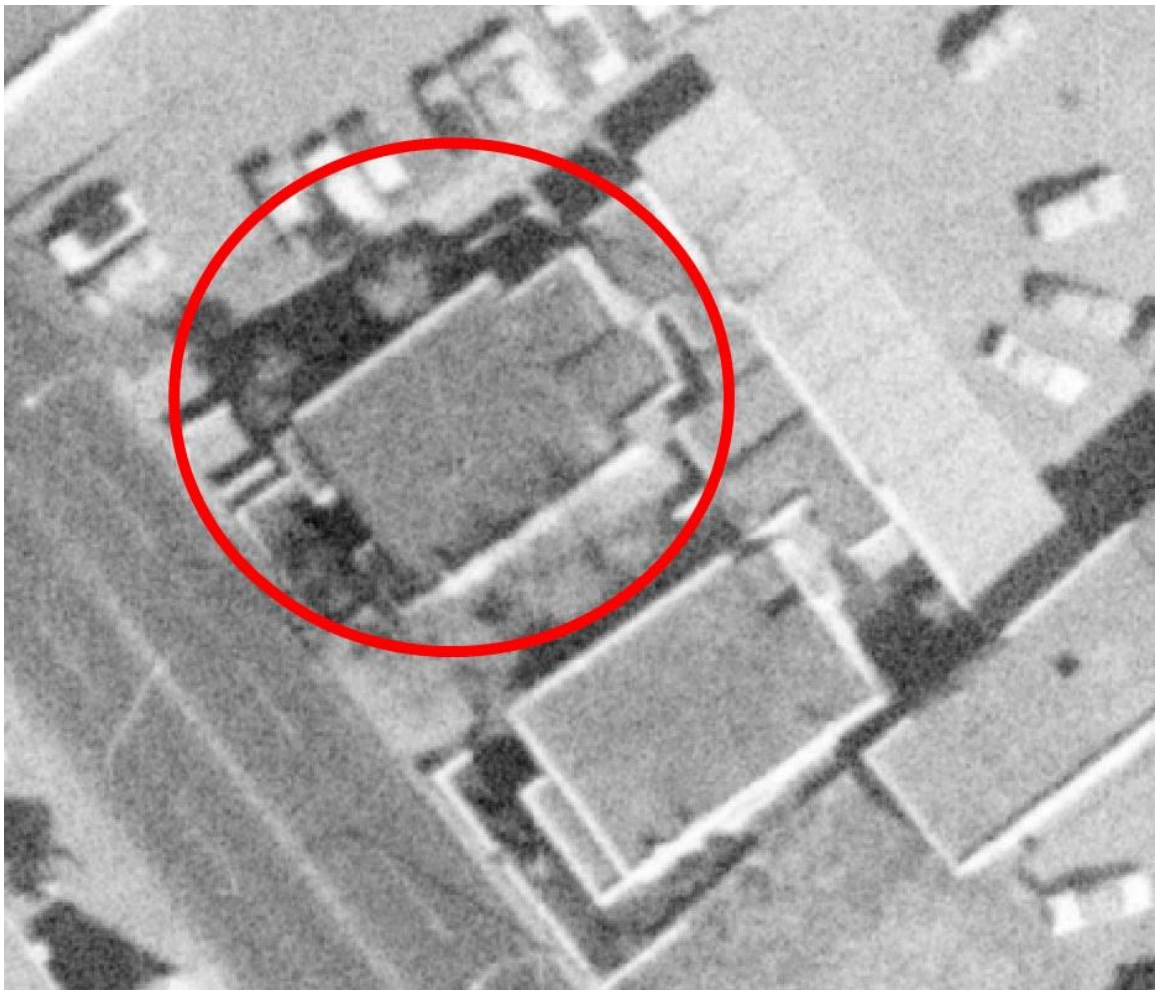

Figure 5: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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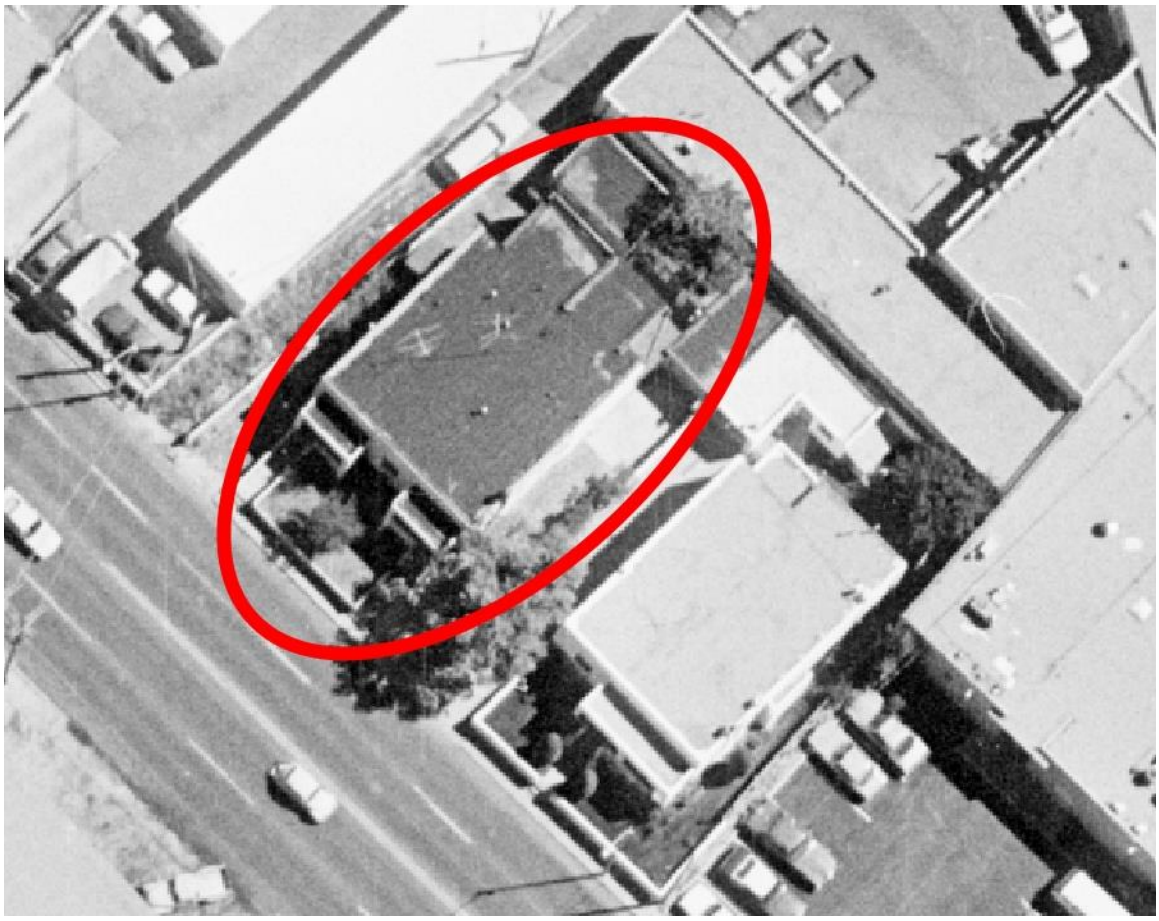

Figure 6: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

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

Photo 2: 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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Conway Duplex/Dan Cron Law Firm**	**2. Location:** **425 Sandoval Street** **Historic Transition District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-3386** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: South elevation, back portion.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Conway Duplex/Dan Cron Law Firm**	**2. Location:** **425 Sandoval Street** **Historic Transition District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-3386** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: West and souths elevations.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Coca-Cola Bottling Company of Santa Fe/Double Take	**321 South Guadalupe Street (320 Aztec Street) Historic Transition District Santa Fe**	**Santa Fe ID #: H-522** **4. County: Santa Fe** **Parcel # 992228622**

5. Property Type:
_x Buildings: 2
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1993
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6854725,-105.9449835

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of west (front) elevation, facing southwest.**

11. Brief Description of the Property:

This two-story concrete frame building, with a 1970s sunburst design at its north entrance, was built in 1940 to house a Coca-Cola bottling plant that moved from the stone warehouse across the street. It is now home to part of the Double Take used clothing store. It was constructed by Albuquerque contractor J. E. Morgan and is a good example of the Territorial Revival style applied to an industrial building.

Continued on Page 5.

12. Who uses the property? Commercial/Retail

13. Construction Date:
Date: 1940, 1950s, 1963
_x _Known __ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban **If Urban: _x_ Commercial __ Industrial __ Residential __Public**

15. Relationship to Surroundings: **_x_ Similar** **_x_ Dissimilar**
Comments: Two-story height, bulk, and massing

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: The Magazine

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Coca-Cola Bottling Company of Santa Fe/Double Take	321 South Guadalupe Street (320 Aztec Street) Historic Transition District Santa Fe	Santa Fe ID # H-522 4. County: Santa Fe 5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: _x_ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: __1 __11/2 _x_ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	_x_Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

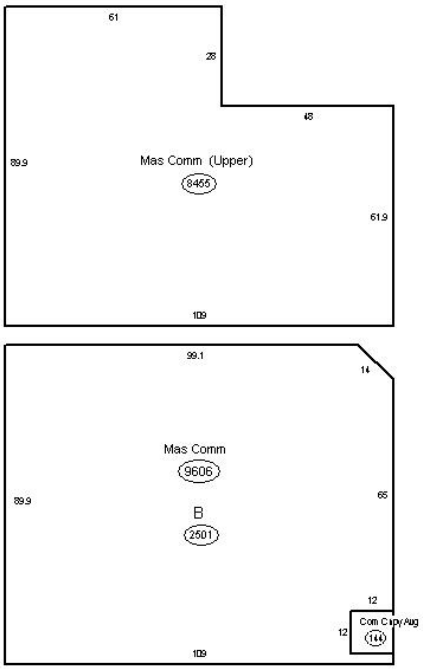
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street (320 Aztec Street) Historic Transition District Santa Fe**	**3. Local Reference Number: Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

Architectural Description

Erected in 1940, with additions made in the 1950s and '60s, the Coca-Cola bottling plant replaced a much smaller facility operating from the stone warehouse across the street.

The new building — two stories in height and including a basement — represents the front half of the structure, facing South Guadalupe. It is made of a concrete frame filled with hollow clay tile. This original portion has a two-story rectangular façade with a lower volume and a clipped corner at the south end. Its ground floor has entries at the north and south extremes. The north entrance, with a 1970s wood sunburst, is recessed; the south is canted and holds a single door with large sidelights. In between are large display windows topped with divided transoms. The windows do not appear to be original.

A regular rhythm of windows marks the upper façade. The vertically oriented openings hold 9-light industrial units, with the top panel having an awning function. Slanted brick sills terminate the openings. A corbel-like brick cornice traces the parapet.

The north elevation along Aztec Street steps up in height, with the taller section representing the 1950s addition. The upper-story windows of the original building have the same pattern as the west façade. The second-story windows of the addition alternate between single and paired units. The ground floor is penetrated with several doors, including two former vehicular bays, now working as display windows and an entry.

The south elevation, running along an alley, is plain. It has a few doors, and the same industrial windows found elsewhere. The east side of the building, representing the 1950s addition, looks onto a parking lot. The ground floor has three bays filled with glass blocks and a single steel door. The upper story is divided into four openings fitted with 12-light industrial windows. Like other units on the building, the upper panels open as awnings. Brick is used at sills and creates the cornice.

Jutting out from the 1950s addition on Aztec Street is a one-story volume erected in the early 1960s. This space, addressed 320 Aztec, worked as a retail shop for the bottling

company. Its façade has a strong Territorial Revival appearance with a flat-roof portal and pronounced brick cornice. In contrast to the original section, its façade is stitched with horizontal-light aluminum windows.

Historical Overview

The 1940 building replaced an earlier Coca-Cola bottling plant located across the street in the stone warehouse.

The franchise began in 1920 when J. A. Hart, an Albuquerque electrician, opened a bottling plant in Santa Fe on Montezuma Avenue. In 1925, the business moved into Henry Krick's old beer depot on Guadalupe Street. At this location, it changed from hand-bottling to a mechanized bottling machine and soon grew to capacity.

Hart acquired three town lots across the street and began planning for a new plant, but the Great Depression thwarted its construction. Work on the new plant began in 1940. It was erected by Albuquerque contractor J. E. Morgan and may have been created by Brittle and Ginner, who designed a similar Coca-Cola bottling plant that opened in Albuquerque the same year.

The first addition came around 1956, and provided additional space for the bottling works. The third, erected in 1963, worked for a short time as a retail shop. It required demolishing a house and a detached garage. By this time, the company was thinking of expanding again and eventually erected a new plant on San Mateo Street.

During this period, separate businesses leased the Guadalupe Street storefronts. In the late 1950s, these held a television sales showroom and an appliance and furniture store.

Following Coca-Cola's removal, Harvey Thiel and Co., a wholesale candy distributor which had previously occupied both the stone warehouse and the Second Ward School, moved in. Thiel, and later a distributing business, kept use of the property through the early 1980s.

Following Business-Capitol District designation, it converted to retail, starting with an art and design business. In 1987, Suzanne Wissman opened Double Take, a used clothing

store on the Aztec side. It has since expanded to three stores, occupying the entire ground floor. The upstairs has been converted to offices.

Evaluation of Status

Upgrade to Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street** **(320 Aztec Street)** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

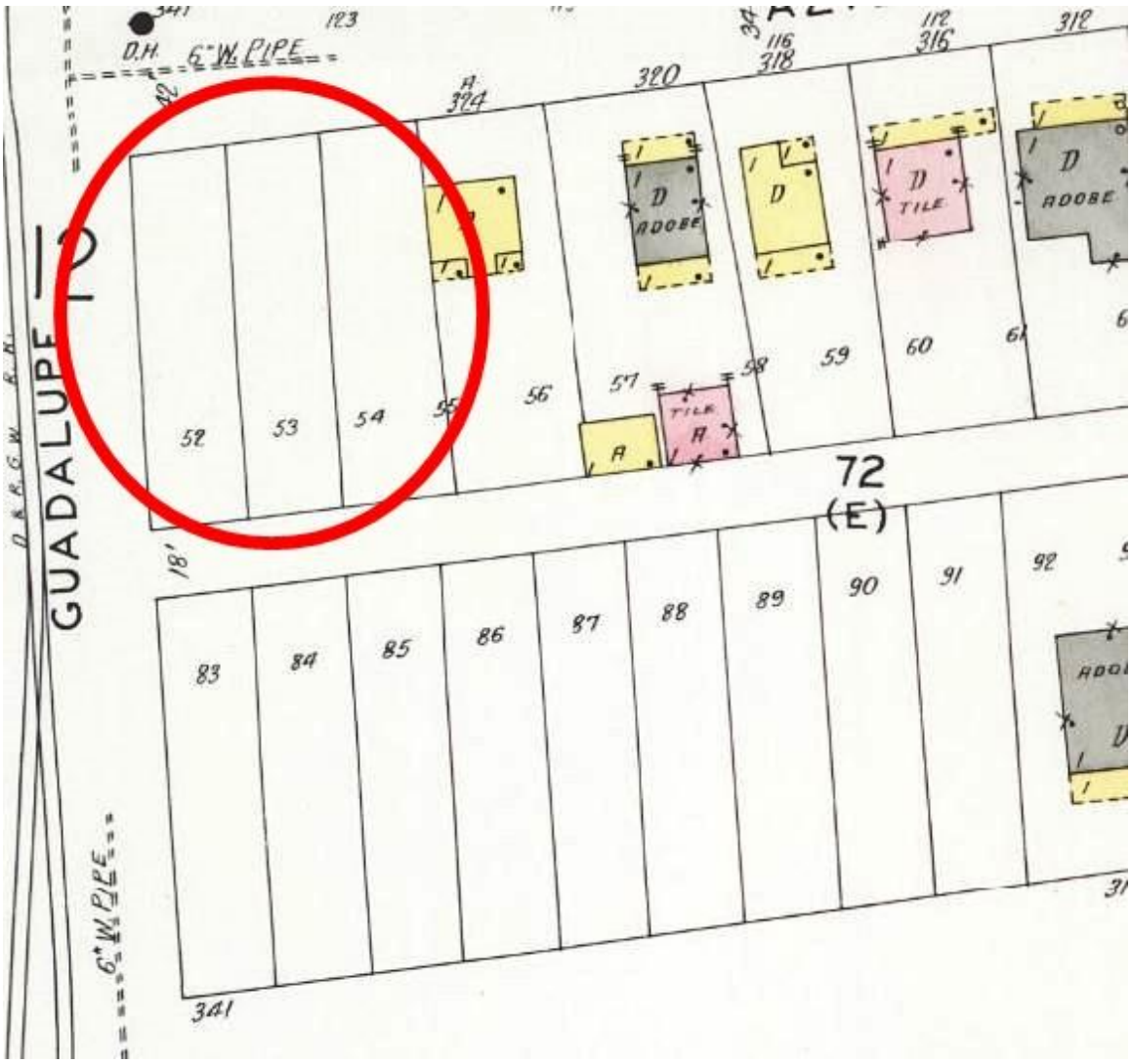


Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 12.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street** **(320 Aztec Street)** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

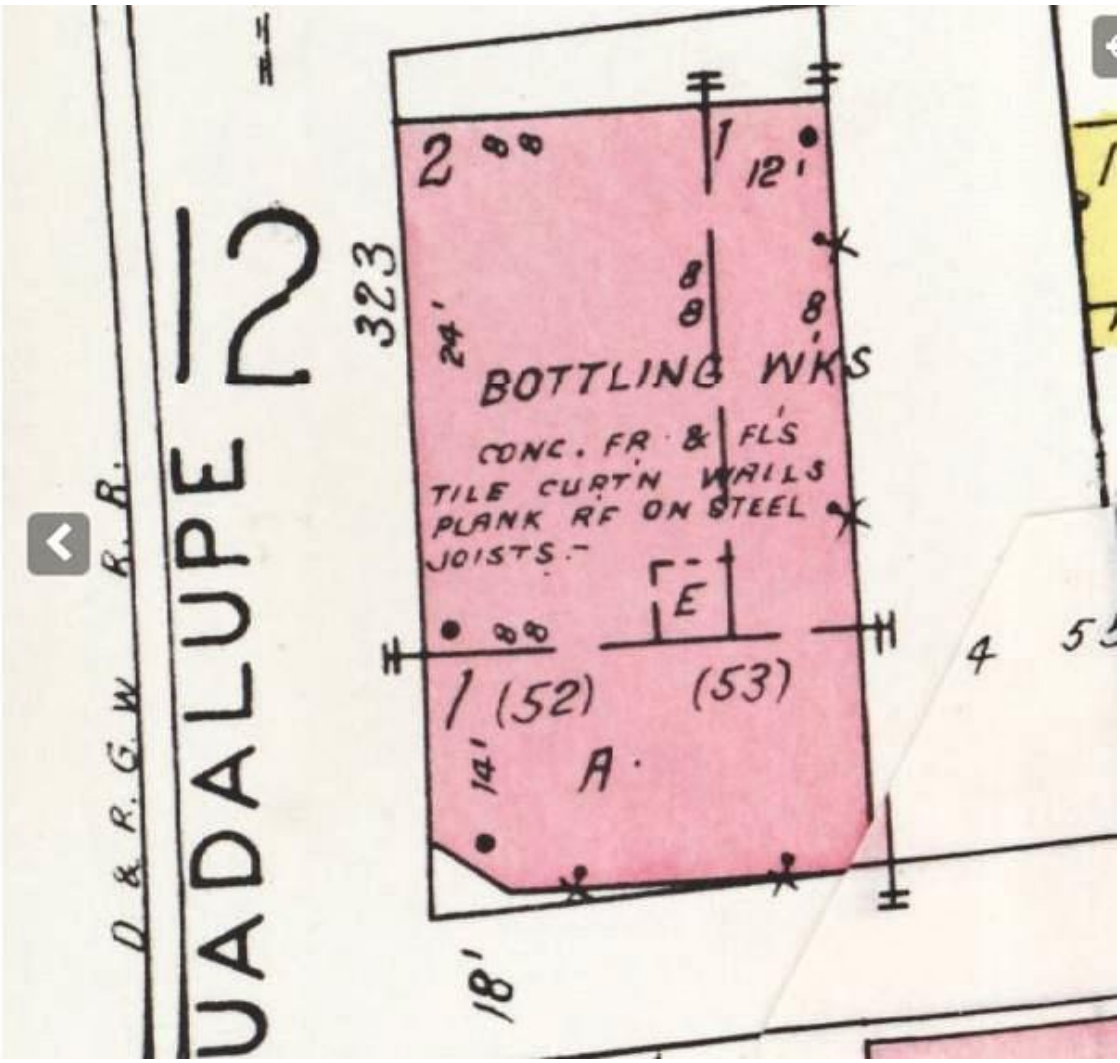


Figure 2: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street (320 Aztec Street) Historic Transition District Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

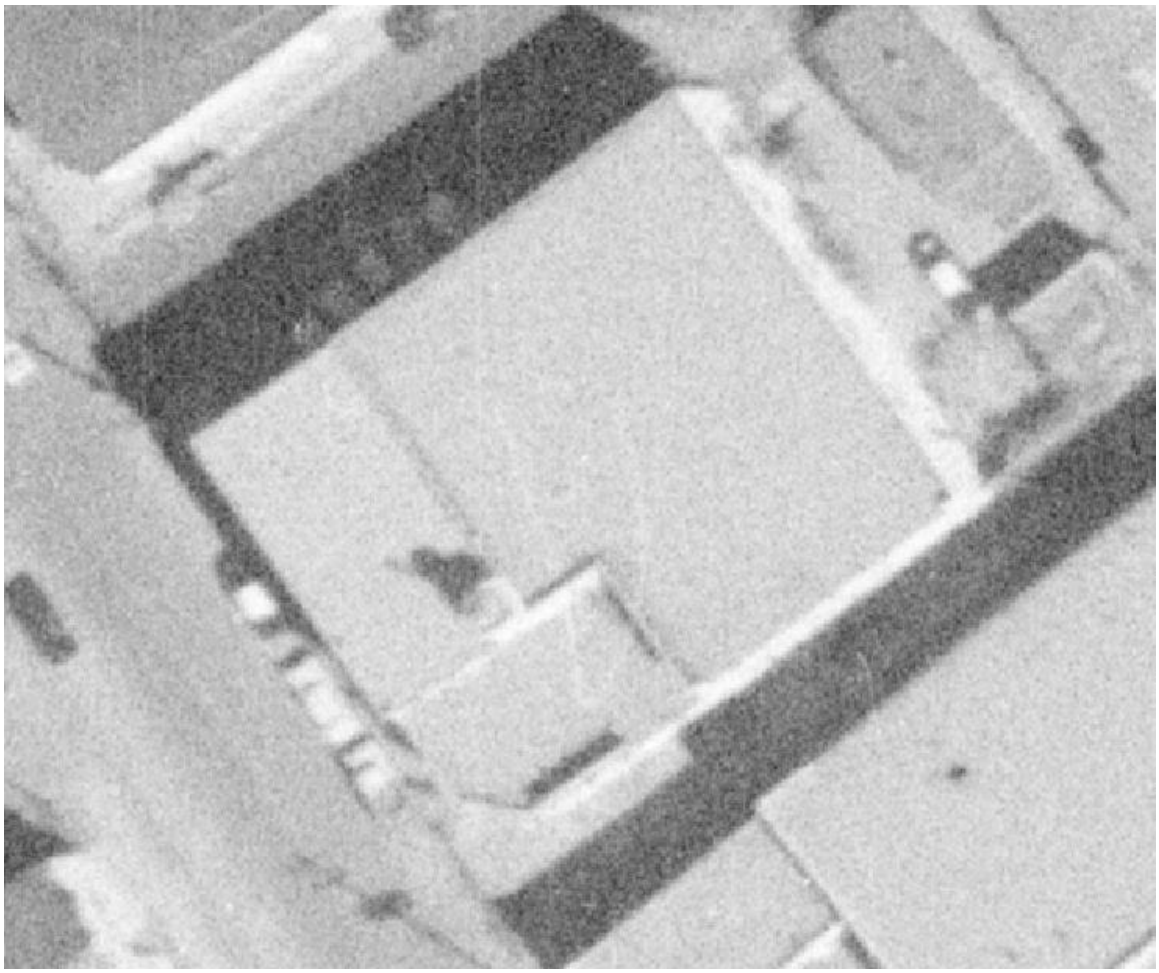


Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street** **(320 Aztec Street)** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street** **(320 Aztec Street)** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: North and west elevations
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street** **(320 Aztec Street)** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: West elevation, south entrance.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street** **(320 Aztec Street)** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: North elevation, detail of store window.
Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street** **(320 Aztec Street)** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

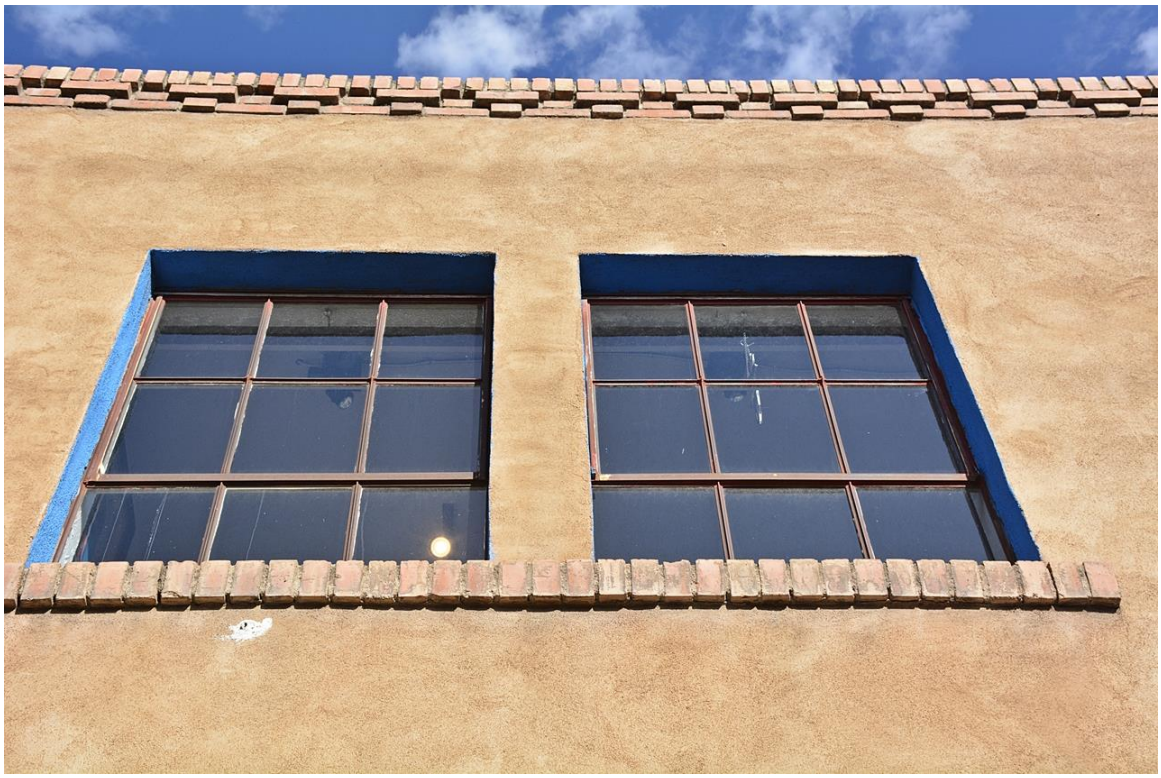


Photo 5: North elevation, industrial awning windows
Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street** **(320 Aztec Street)** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 6: South elevation.
Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street** **(320 Aztec Street)** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 7: North elevation, c.1963 addition.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Coca-Cola Bottling Company of Santa Fe/Double Take**	**2. Location:** **321 South Guadalupe Street** **(320 Aztec Street)** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-522** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 8: South elevation, c.1963 addition.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **A. Walker & Company/ Café Sonder-Vacant**	**2. Location:** **326 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2300** **4. County: Santa Fe** **Parcel # 18901936**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: May 1996
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6855089,-105.9460038

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of the east (front) elevation facing west.**

11. Brief Description of the Property:

Perhaps one of the best examples of a Mission Revival commercial façade in Santa Fe, the former garage presents a distinctive curvilinear parapet referencing historic missions to the street. Originally a brick warehouse, it received its Mission makeover in the 1920s and was converted into an automobile repair shop. Later, following Guadalupe Street's rise as a gourmet ghetto, it became a trendy diner

Continued on Page 5.

12. Who uses the property? Commercial/Restaurant (Not in use at time of survey)

13. Construction Date:
Date: pre-1902
_ Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: WestWatch LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **__ Unknown __ None __ Low __ Moderate _x_ High**
Describe: New Mexico State Register of Cultural Properties designation

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 _x_ No __Yes
If yes: _x_ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: _x_ Significant __ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Westside-Guadalupe Historic District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
A. Walker & Company/ Café Sonder-Vacant	326 South Guadalupe Street Westside-Guadalupe Historic District Santa Fe	Santa Fe ID # H-2300
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_ Medium __ Steep
Features: __ Eave:
_x_ Parapets – Mission Revival false front
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: Metal

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: _x_ __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

_x_ Other: Commercial with Mission Revival façade

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

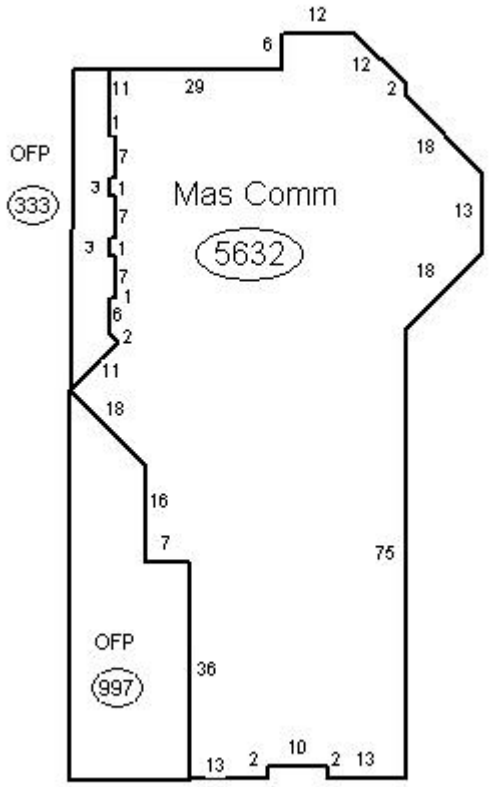
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **A. Walker & Company/ Café Sonder-Vacant**	**2. Location:** **326 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-2300** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

The original rectangular building faces the street with a Mission façade. At the sidewalk is an entry holding glass doors. This was originally a bay door to the shop. Above are three industrial windows with awning functions. These are set back from the wall and are terminated with heavy stuccoed sills. The upper façade, historically displaying signage, is blank. The façade is coated with a rough-cast stucco, painted pink.

The north elevation reveals the building's gable roof form. It has a line of clerestory windows recessed into the wall. There is one door near the middle of the elevation. At the west end begins a number of accretions added to the building in the 1980s, when it became Zia Diner. These include a mechanical room and other operations of the kitchen. These have obscured the original elevation.

The south side of the building includes an attached storefront and outdoor dining area. These attachments have mostly affected the west end. The east end retains original fenestration, including clerestory units and industrial windows at ground level. In total, the original construction and its additions hold 5,632 square feet.
From the street, aside from the alteration of the bay entry, the building reads as a 1920s façade.

Historical Overview

The origin of the site is unclear. Based on Sanborn maps and newspaper accounts, it likely started as the D. Miller & Co. Cracker Factory, one of the first buildings erected in the Valuable Building Lots addition. This building appears on the 1883 Sanborn map as a rectangular adobe structure with a frame box shop appended to its south side.

The subject building, roughly in its current form, shows on the 1902 fire map as occupied by the A. Walker & Company, wholesalers. Walker was born in Missouri. He worked as a grocery merchant, first with Fred Muller (forming the firm of Muller & Walker). Later, he bought out another partner and led the company under the A. Walker name. It sold wholesale vegetables, fruits, and groceries and its location next to the railroad was strategic. Walker dissolved the business in 1921.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **A. Walker & Company/ Café Sonder-Vacant**	**2. Location:** **326 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-2300** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

H.B. Cartwright and Brother, a successful wholesale grocery business, took over the warehouse. The firm was headed by Hiram B. Cartwright and his brother, Samuel, both Iowa natives. It began as a bakery and grocery store on the Plaza, expanding into a wholesale operation.

Occupying the warehouse, the business sold vegetables, alfalfa, hay, and grains. Following a trend of auto services moving into the area in the late 1940s, the building was converted to a repair shop. In 1960, it held Roy Auto Electric, which had moved from Montezuma Avenue. At this point, it took on the 326 Guadalupe Street address.

Its last automobile use was the Supreme Body Shop, which opened in 1973.

Following the Business-Capitol District designation, it turned into a restaurant. Opened in 1987 as Zia Diner, with the New Mexican describing its interior as “pueblo deco, Neo yuppie.” The popular eatery remained in the old warehouse until it closed in 2016.

Evaluation of Status

Maintain Significant status**.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **A. Walker & Company/** **Café Sonder-Vacant**	**2. Location:** **326 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-2300** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

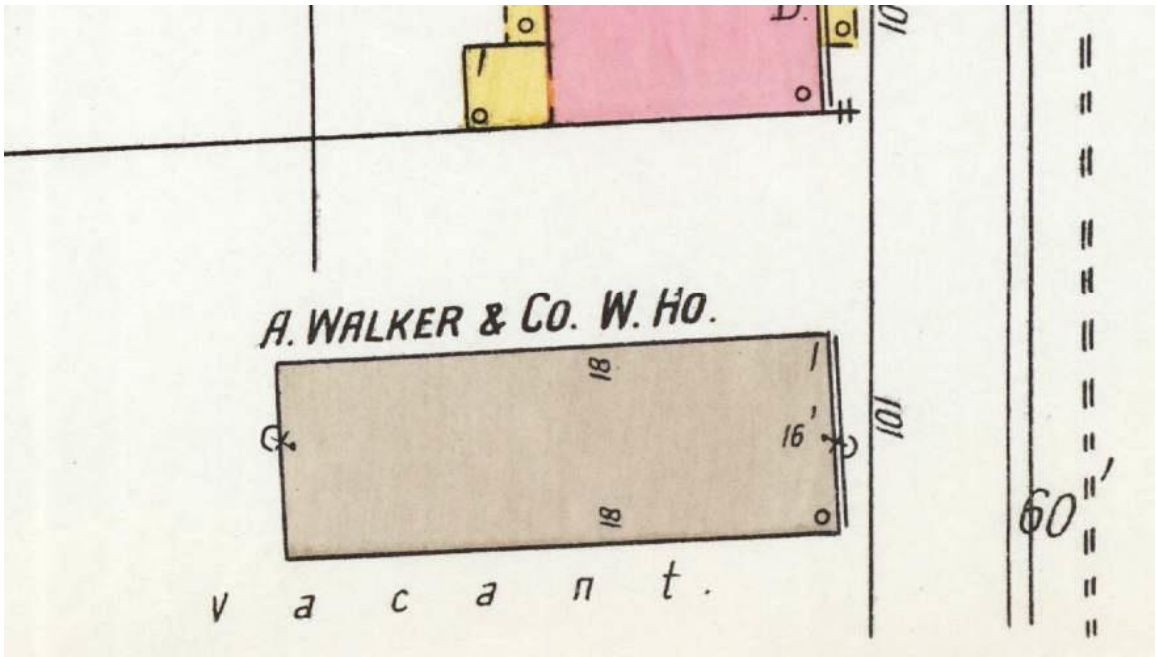


Figure 1: 1902 Sanborn Fire Insurance Map, Sheet 2.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **A. Walker & Company/** **Café Sonder-Vacant**	**2. Location:** **326 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-2300** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 2: 1908 Sanborn Fire Insurance Map, Sheet 10.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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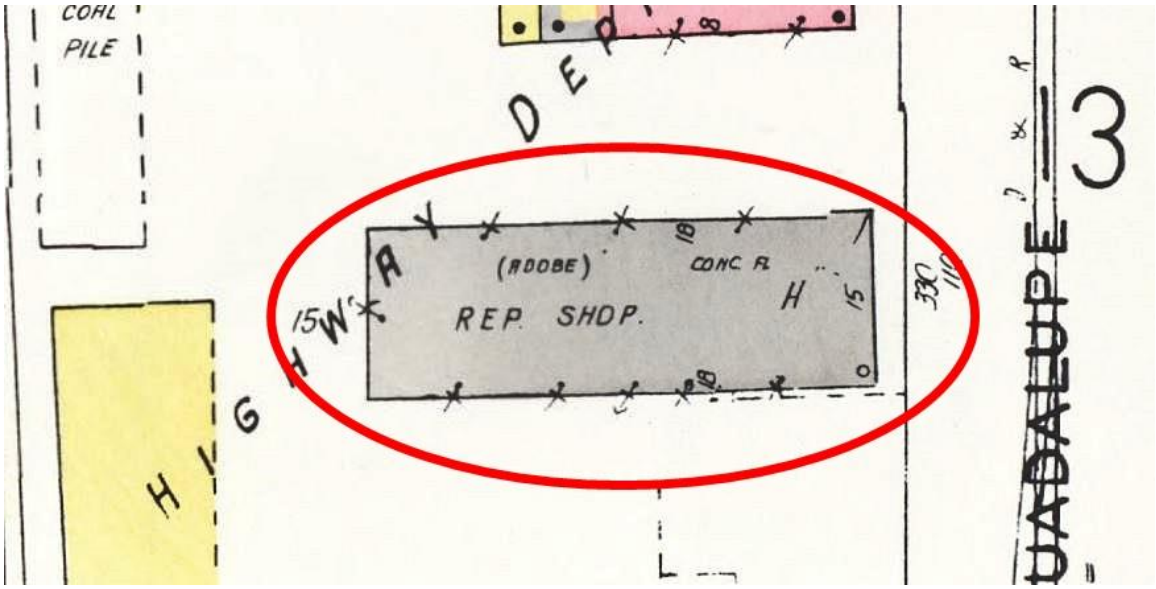

Figure 3: 1948 Sanborn Fire Insurance Map, Sheet 12.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **A. Walker & Company/** **Café Sonder-Vacant**	**2. Location:** **326 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-2300** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

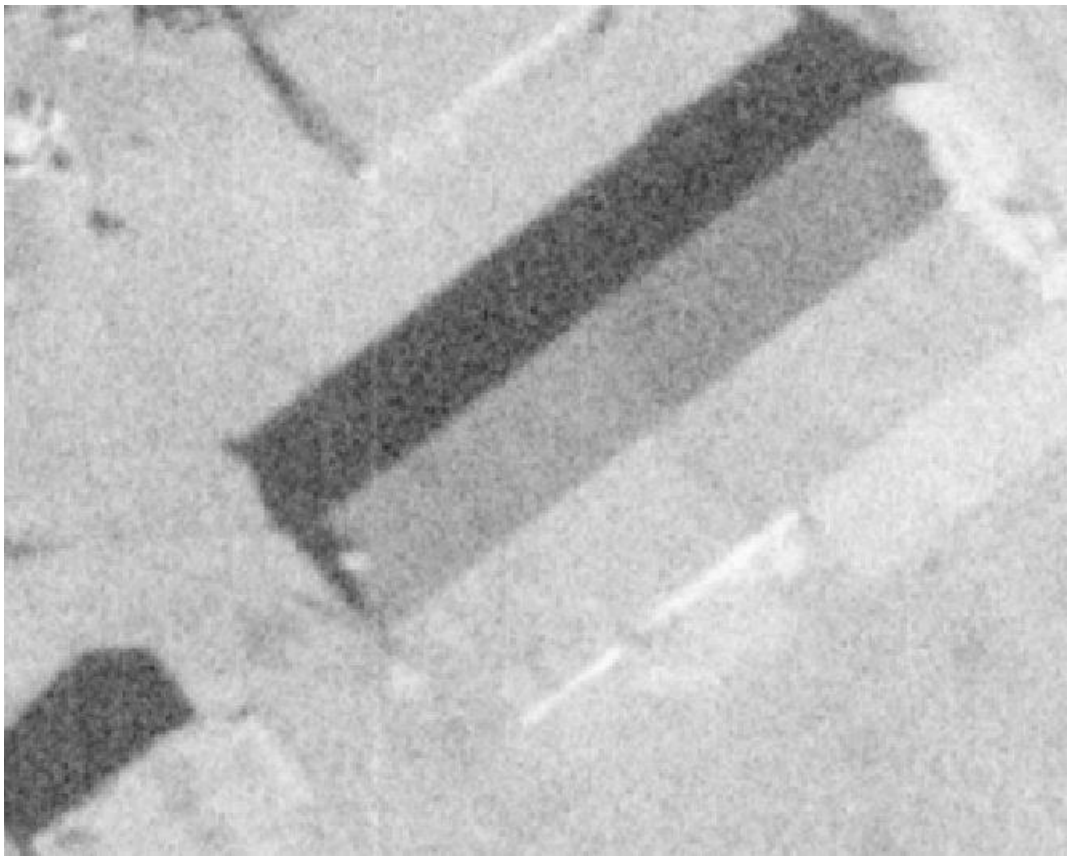

Figure 4: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **A. Walker & Company/** **Café Sonder-Vacant**	**2. Location:** **326 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-2300** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 5: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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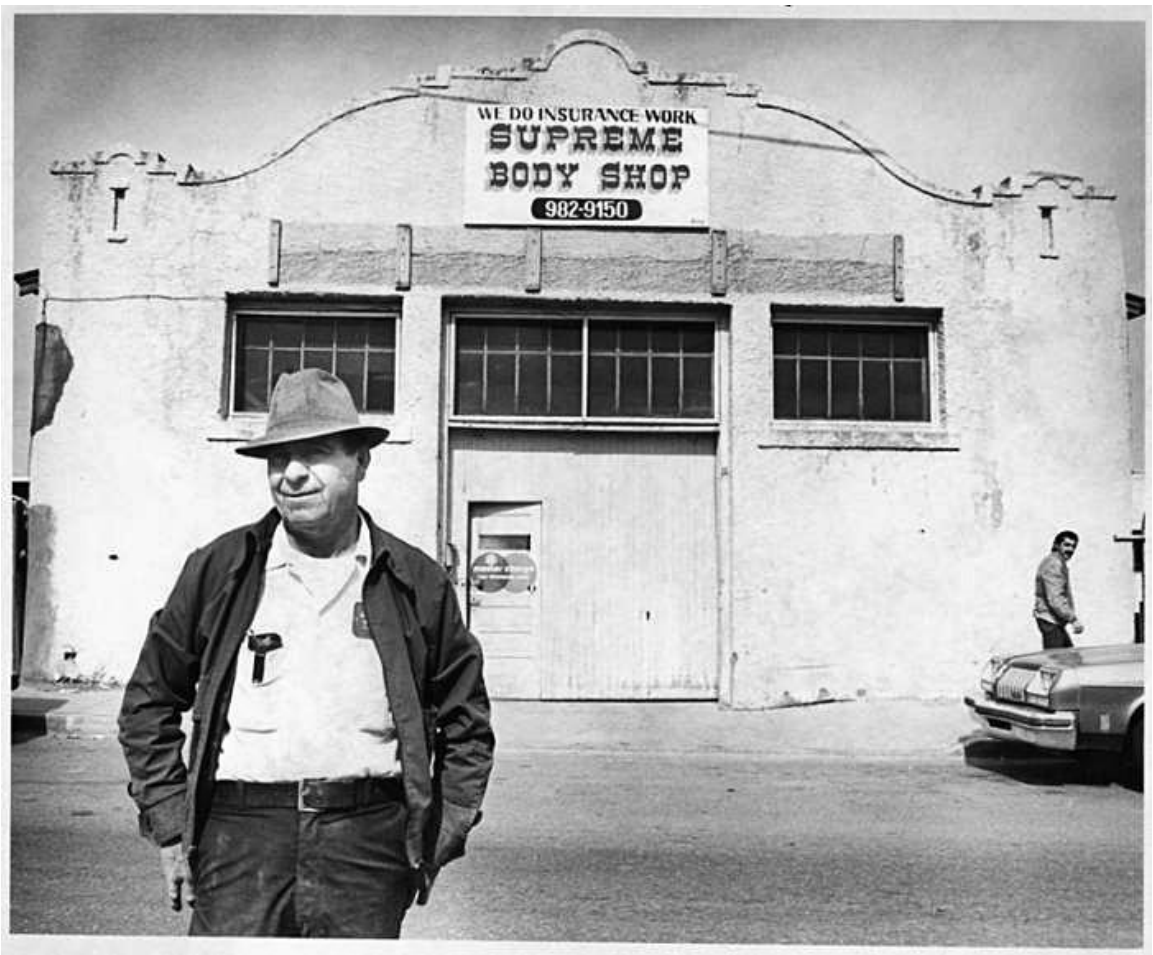

Figure 6: c.1980s photo of Max Vialpondo and the Supreme Body Shop.
Negative HP.2014.14.1501
Courtesy Palace of the Governors Photo Archives, New Mexico History Museum.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
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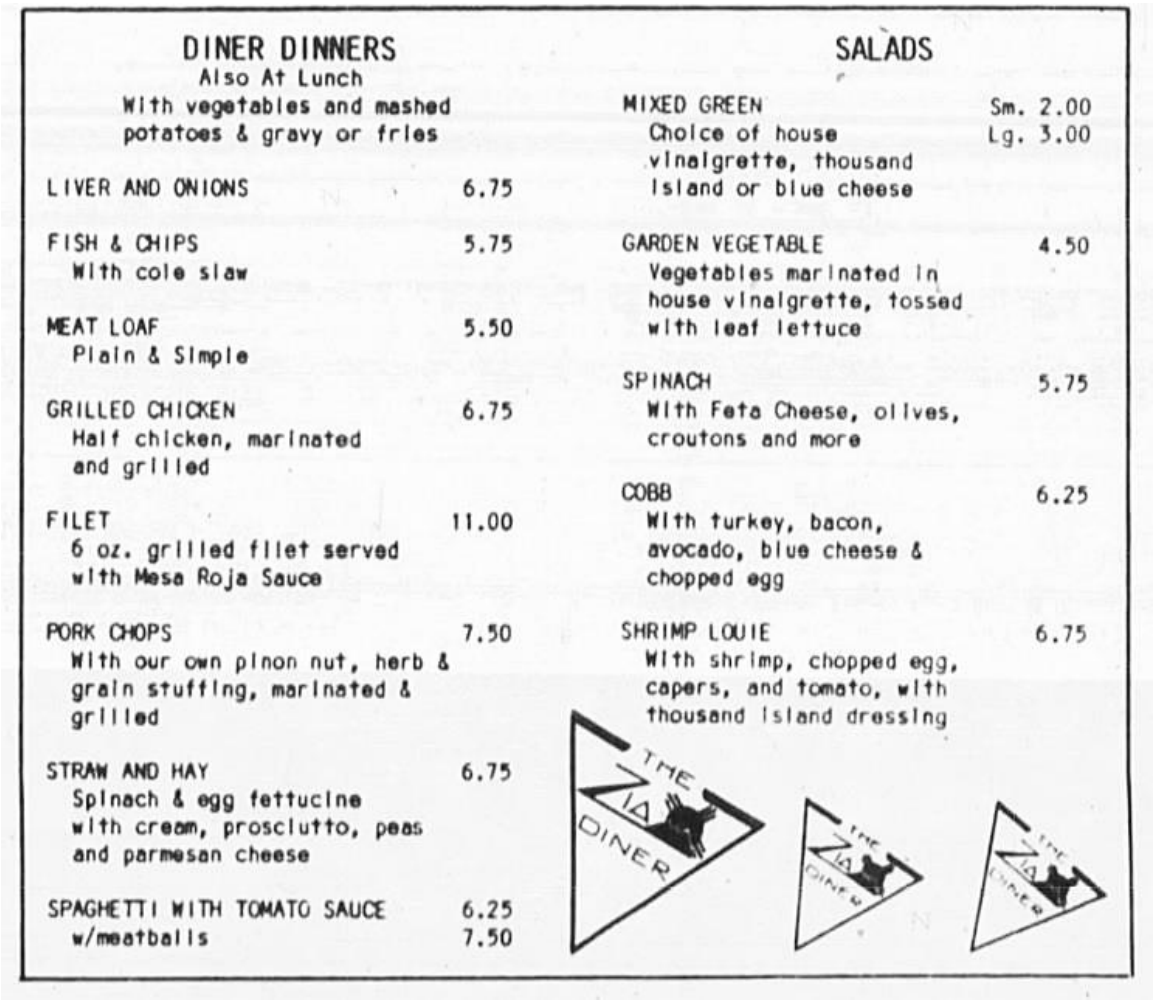

DINER DINNERS
Also At Lunch
With vegetables and mashed potatoes & gravy or fries

LIVER AND ONIONS 6.75

FISH & CHIPS 5.75
With cole slaw

MEAT LOAF 5.50
Plain & Simple

GRILLED CHICKEN 6.75
Half chicken, marinated and grilled

FILET 11.00
6 oz. grilled filet served with Mesa Roja Sauce

PORK CHOPS 7.50
With our own pinon nut, herb & grain stuffing, marinated & grilled

STRAW AND HAY 6.75
Spinach & egg fettucine with cream, prosciutto, peas and parmesan cheese

SPAGHETTI WITH TOMATO SAUCE 6.25
w/meatballs 7.50

SALADS

MIXED GREEN Sm. 2.00 Lg. 3.00
Choice of house vinaigrette, thousand island or blue cheese

GARDEN VEGETABLE 4.50
Vegetables marinated in house vinaigrette, tossed with leaf lettuce

SPINACH 5.75
With Feta Cheese, olives, croutons and more

COBB 6.25
With turkey, bacon, avocado, blue cheese & chopped egg

SHRIMP LOUIE 6.75
With shrimp, chopped egg, capers, and tomato, with thousand island dressing

THE ZIA DINER

Figure 7: 1986 menu for Zina Diner.
Courtesy Santa Fe New Mexican.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: East elevation.
Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 3: North elevation.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **A. Walker & Company/** **Café Sonder-Vacant**	**2. Location:** **326 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-2300** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: West elevation.
Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **A. Walker & Company/** **Café Sonder-Vacant**	**2. Location:** **326 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-2300** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 5: South elevation, restaurant addition.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **A. Walker & Company/** **Café Sonder-Vacant**	**2. Location:** **326 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-2300** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 6: South elevation, restaurant addition.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **A. Walker & Company/** **Café Sonder-Vacant**	**2. Location:** **326 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**Local Reference Number:** **Santa Fe ID #: H-2300** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 7: South elevation, unaltered area.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Seligman-Daniels House	**429 Sandoval Street** **Historic Transition District** **Santa Fe**	**Santa Fe ID #: H-3384** **4. County: Santa Fe** **Parcel # 10556830**

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: August 30,1993
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6836033,-105.9444904

10. Photo Information: John W. Murphey, photographer. Photo 1: View of west (front) elevation, facing east.

11. Brief Description of the Property:

Constructed before 1912 and likely updated in the 1920s, the house is an excellent example of the Pueblo style applied to a city lot home, with its battered columns, projections, and shaped parapet lines. In the 1920s, it was home to Lucile Seligman Daniels, part of the family who ran the Adolf Seligman Dry Goods Company store. It is noteworthy for its attached one-bay garage.

Continued on Page 5.

12. Who uses the property? Commercial/Office

13. Construction Date:
Date: 1913
_x _Known __ Estimated Source: 1912 King's Map, Sanborn Fire Insurance Maps, newspaper accounts, city directories, property records

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: William Andrew Spitler and Donna Lewis

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: _x_ Significant __ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Seligman-Daniels House	429 Sandoval Street Historic Transition District Santa Fe	Santa Fe ID # 3384
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys __ N/A

Two, stucco chimney, south side

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

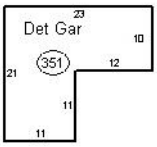
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

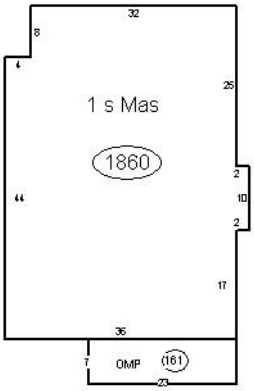
S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan





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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Seligman-Daniels House**	**2. Location:** **429 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3384** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

One of two surviving residences along Sandoval, the former Seligman-Daniels House exhibits an early interpretation of the Pueblo Revival style. In many respects, it is a mirror of the building to the immediate north. The adobe-built house encloses roughly 1,860 square feet in its rectangular footprint. A large portal dominates its west-facing façade. The structure, working as a porch, has two openings bridged by wood lintels and corbels. Columns, with a slight batter, support the structure. The house is entered through a solid wood door with eight lights. Adjacent to the entry is paired 3/1 wood sash windows. A separate opening to the north has an opening with a single 5/1 sash. Both types of windows are found on the other elevations. The south side of the house, facing a parking lot, has a stuccoed, tapered chimney rising off the wall by a few inches. Square wood casements flank the structure. Moving east is a projection holding grouped sash windows and an opening filled with 6-light wood casements. The rear has a separate entry. The north elevation looks onto a shared driveway with only two windows, suggesting an opening may have been filled in. Like its neighbor, it has a one-bay garage with wood tongue-and-groove outswing doors topped with oversized lights.

Historical Overview

The house was likely constructed in 1912 and originally owned by John V. Company, who owned and lived in the adjoining duplex to the north. The 1920s census recorded Clementine Salizoni (or Salizonie), a Hungarian speaker, leasing the house. Born in the Austro-Hungarian Empire, Clementine lived in the home with her three children, Louisa, Antonia, and Charles, all of whom were born in Louisiana. Clementine, who immigrated to the United States in 1882, was widowed. The household spoke Hungarian, and all but mother could converse in English. Given that their neighbor at 425 Sandoval was also from Louisiana, they may have known each other and moved to Santa Fe around the same time. Soon after the family relocated to Watsonville, California, where they established a family hearth.

Later in the 1920s, Lucile Seligman Daniels acquired the property. Born in 1885, Lucile (sometimes Lucia, Luz, or Lucy) Gorman had married into the Seligman family, prominent German-Jewish merchants whose offspring would go into politics. Her husband, Adolf, worked in the family business, managing the Adolf Seligman Dry Goods

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Seligman-Daniels House**	**2. Location:** **429 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3384** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Company store. Seligman died in 1920, leaving Lucy a widow. She later remarried Frank C. Daniels, a carpenter and homebuilder. The Daniels family lived in the home through the 1970s. Lucy's daughter, Minnie Seligman, died in the home in 1971 at age 68.

With Business-Capitol District designation, the house converted to commercial use, starting with an interior decorating business and later becoming an art gallery.

Evaluation of Status

Maintain Significant status.

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		4. County: Santa Fe
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Illustrations

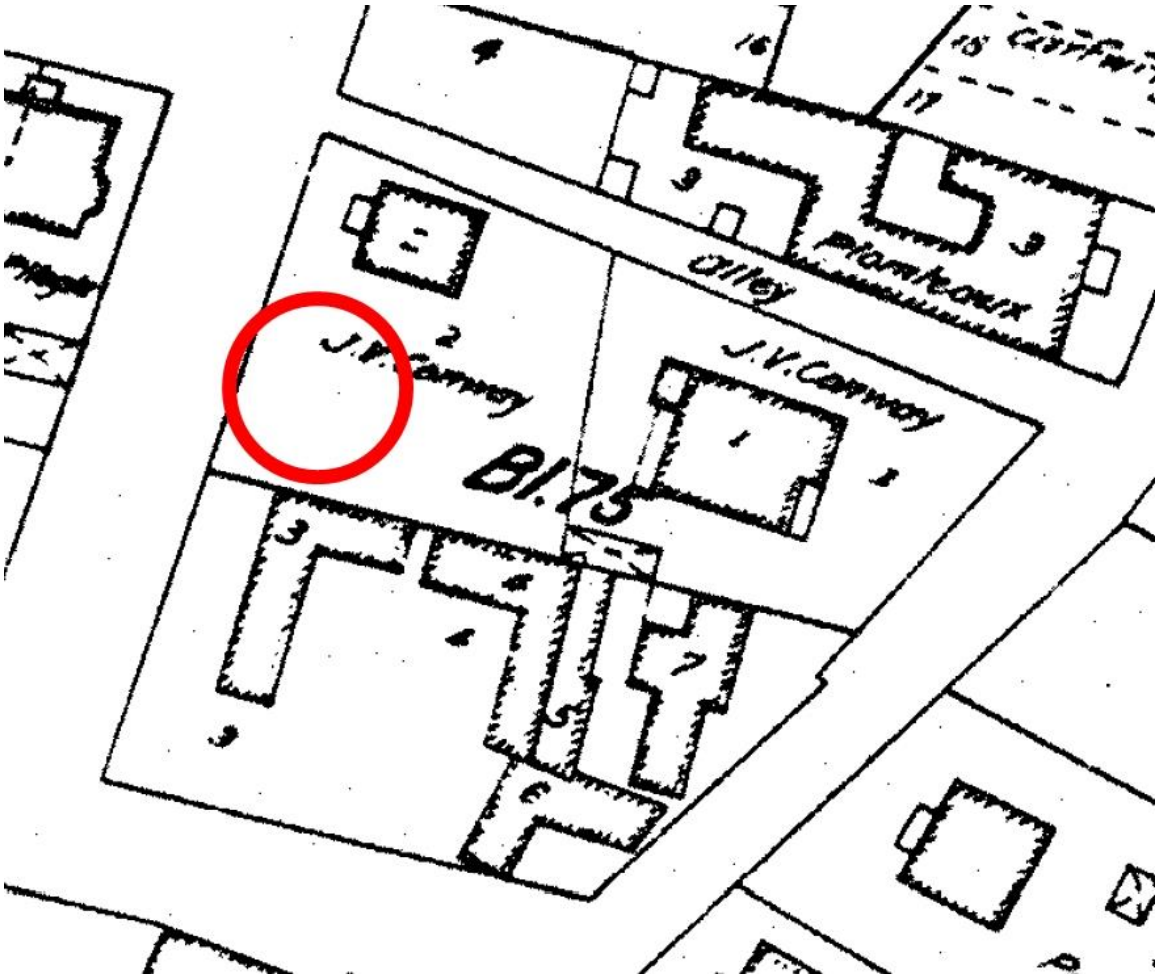

Figure 1: 1912 N. L. King "Map of the City of Santa Fe."
Note under John Conway ownership.

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

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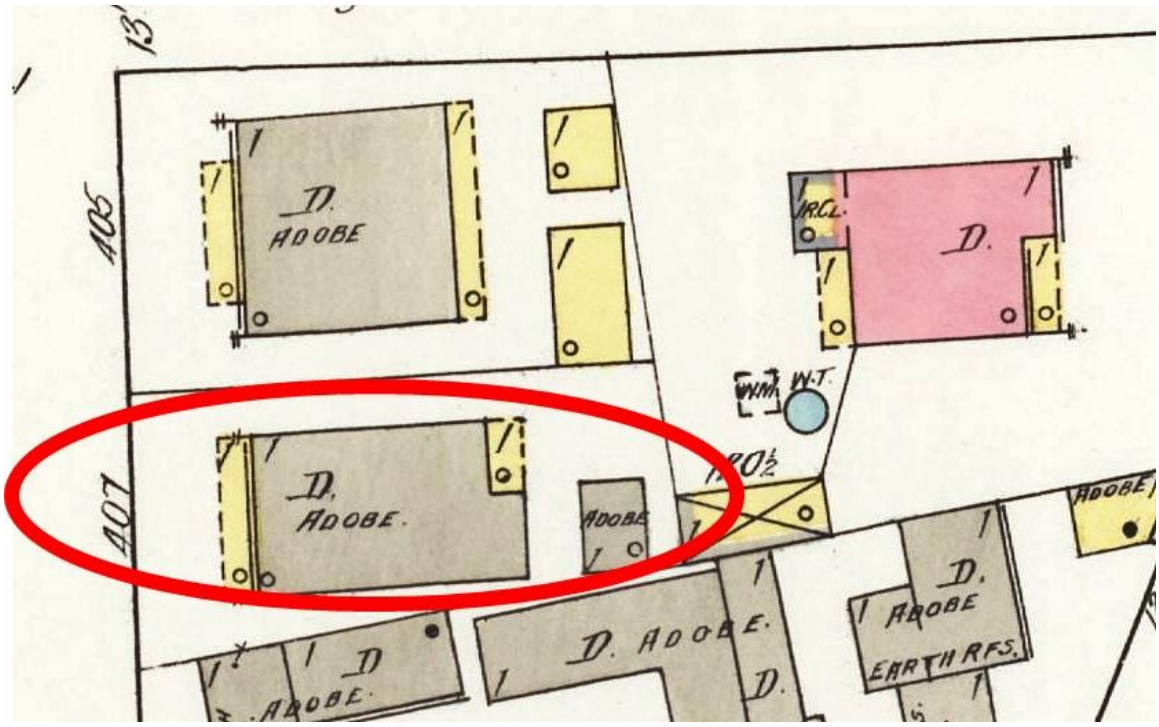

Figure 2: 1913 Sanborn Fire Insurance Map, Sheet 9.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
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Figure 3: Figure 3: 1930 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
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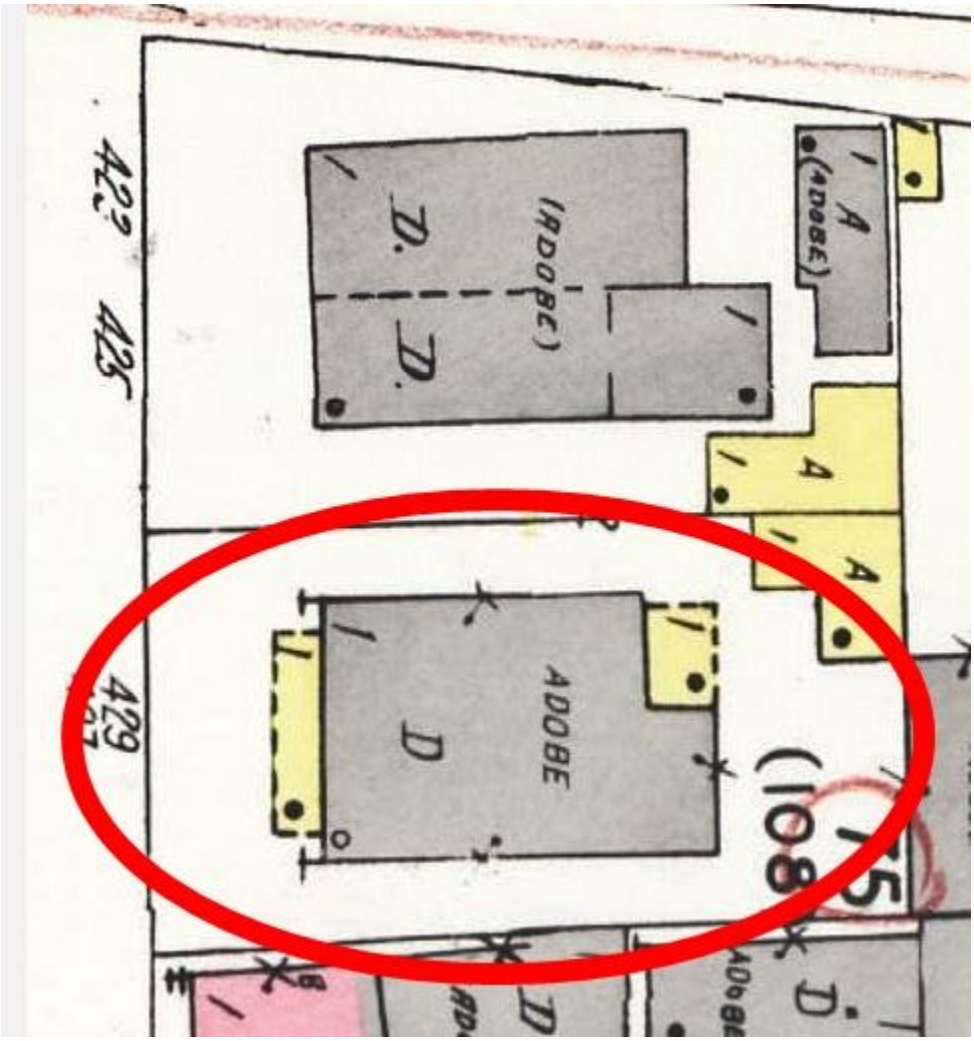

Figure 4: 1948 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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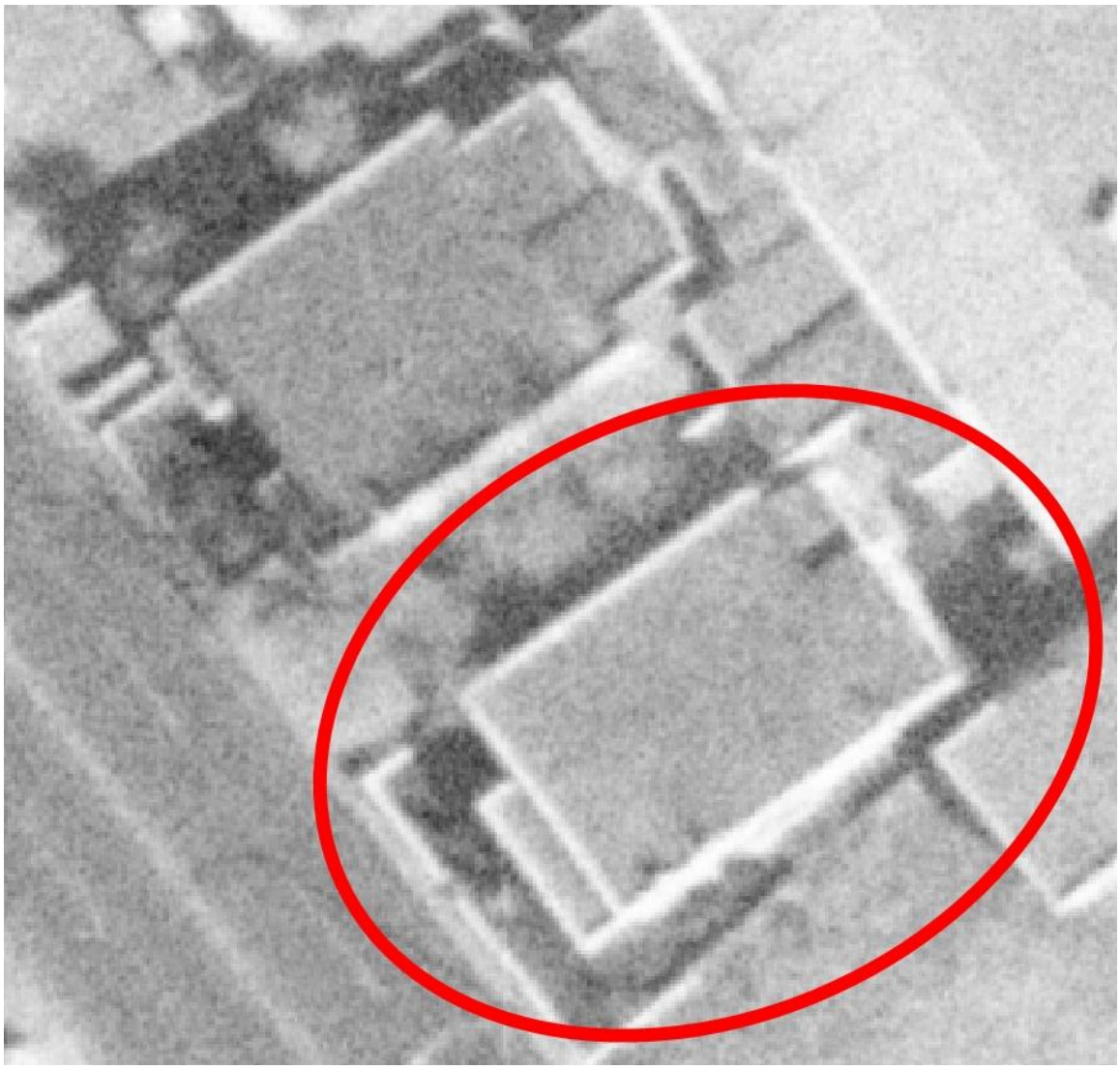

Figure 5: November 10, 1958, Aerial Photograph, Image 4.

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Figure 6: September 11, 1978, Aerial Photograph, Image 60.

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Survey Photographs

(All images taken by John W. Murphey or Giulia Caporuscio, unless otherwise noted)

Photo 2: North and west elevations.
Camera facing southeast.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: North elevation and garage.
Camera facing east.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: South elevation.
Camera facing north.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Santa Fe Motor Company/** **Design Center Santa Fe**	**2. Location:** **418 Cerrillos Road** **(419 Sandoval Street)** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3385** **4. County: Santa Fe** **Parcel # 019212046**
5. Property Type: **_x_Buildings: 1** **__ Structures:** **__ Site __ Object**		
6. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**		
7. Previous Survey Date(s): **_x_Yes: August 30,1993** **__ No:**		
8. Name of Project: **City of Santa Fe CLG Grant Agreement #35-20.10018**		
9. Lat/Long: **35.6839405,-105.9441891**		

10. Photo Information: John W. Murphey, photographer. **View of west (front) elevation of Sandoval Street facade, facing northeast.**

11. Brief Description of the Property:

Erected in 1930 as the new location for the Santa Fe Motor Company, the building was unusual for its size and dual frontage. It also began the trend of automobile-related businesses moving off the Plaza and Water Street to the south side of the Santa Fe River, a lightly developed area ripe for commercial use. It started another movement in the 1980s when it was renovated as a festival marketplace. This innovative project highlighted its past use, and draped the massive structure in an Industrial Trend/Postmodern style.

Continued on Page 5.

12. Who uses the property? Commercial/Retail

13. Construction Date:
Date: 1930
_x _Known __ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban **If Urban: _x_ Commercial __ Industrial __ Residential __Public**

15. Relationship to Surroundings: **__ Similar _x_ Dissimilar**
Comments: Block-long footprint

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Diane Dupree

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Santa Fe Motor Company/ Design Center Santa Fe	418 Cerrillos Road (419 Sandoval Street) Historic Transition District Santa Fe	Santa Fe ID # H-3385 **4. County:** Santa Fe **5. Date of Survey:** June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: _x_ __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

_x_ **Other: Industrial Trend/Postmodern**

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

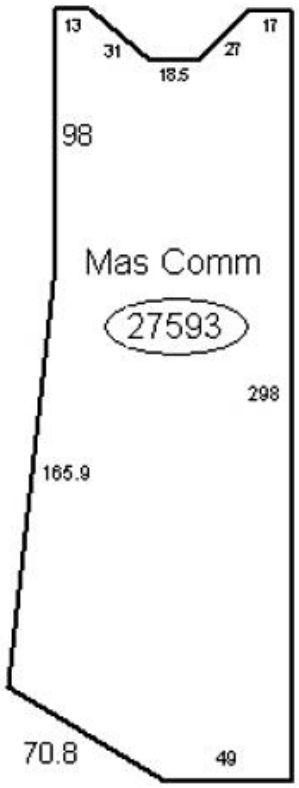
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description

Representing a former car dealership — and redeveloped in 1986 into a festival marketplace — the Design Center Santa Fe building spans between Cerrillos and Sandoval as a long rectangular mass with angular ends. Its Cerrillos elevation, the more altered and less attractive façade, is filled with blue storefront assemblies where a filling station once stood. This façade is new. The Sandoval side has a concave design, representing its original design from 1930. At the center of the five-bay design is a red oxide-colored storefront. The adjacent bays hold tall window walls once opening onto showrooms. The outer bays, historically also filled with showroom windows, are now windowless voids. The façade has been reworked, lessening its original Pueblo Revival appearance. The long south elevation, facing a parking lot, has a pattern of bays, filled window walls, and entries in the same red tone. The north elevation, along an alley, is the truest to its original appearance but has little architectural significance. A short, gabled roof rises from the center of the building. Red coping trims its parapets and gable ends. The interior, organized along a central concourse, calls attention to its former industrial use, with exposed steel trusses, a concrete floor, and wide staircases. Flanking the concourse are modern storefronts containing individual shops. In total, the building holds approximately 28,000 square feet.

Historical Overview

Erected in 1930 as the new home of the Santa Fe Motor Company, it was the first automobile-related business to relocate south of Santa Fe River into the future Historic Transition District. Decorated with Pueblo Revival trim, the huge building held a Chevrolet dealership and a service and repair shop. A September 1930 advertisement for the “larger and better” building emphasized its location across from the capitol. It was marketed as a one-stop automobile service, including repairs, bodywork, and nighttime road service. With its location adjacent to Cerrillos, it served customers traveling U.S. Highways 66 and 85.

The dealership later evolved into selling reconditioned cars and carrying popular tire and battery brands. In 1941, the dealership remodeled the showrooms, installing fluorescent lighting and red tile flooring. It remained the only dealership in the area until 1947 when

the Dodge-Plymouth showroom moved into a new building on Montezuma Avenue. Santa Fe Motor Company remained in this location until the mid-1980s.

In 1984, real estate developer Sol Sylva purchased the empty building with the idea of converting it into a "festival marketplace" — a 1970-80s revitalization trend which often consisted of redeveloping an industrial building into small shops of non-chain merchants. The $6 million marketplace, dubbed Las Tres Gentes, opened in the summer of 1986. By 1987, the development had 14 businesses, including Kempf's of Santa Fe, a high-end greengrocer, and many food-related vendors responding to the area's growth as a gourmet ghetto.

After several tenants vacated, reducing the occupancy rate to 36%, Sylva filed for bankruptcy. The marketplace was rebranded in 1989 as the Design Center, with the festival aspect dropped. The transition included additional design work and alteration of the exterior. The new concept hoped to replicate design centers in Dallas and Los Angeles which attracted interior and home furnishing businesses. The building has been remodeled several times since then, and retains a mix of restaurants and designer tenants.

Evaluation of Status

Maintain Noncontributing status, but consider for the future, potential Contributing status as a good example of an adaptive reuse project, dressed in the Industrial Trend style.

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Illustrations

Figure 1: c.1930s view of Sandoval Street façade, facing southeast. Author's personal collection.

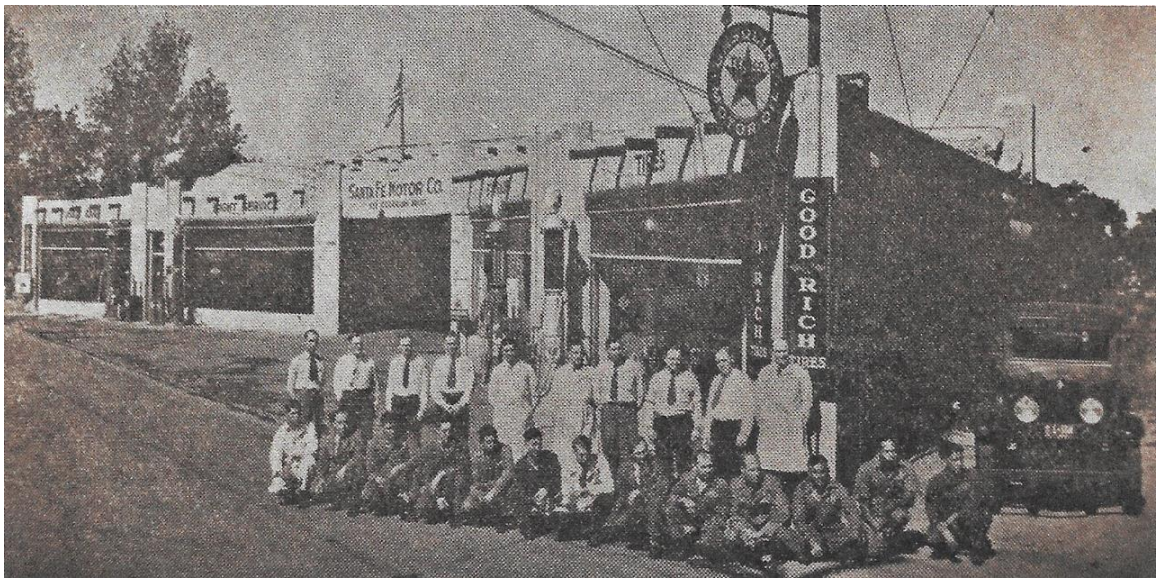

Figure 2: c.1930s view of Sandoval Street façade, facing northeast. Author's personal collection.

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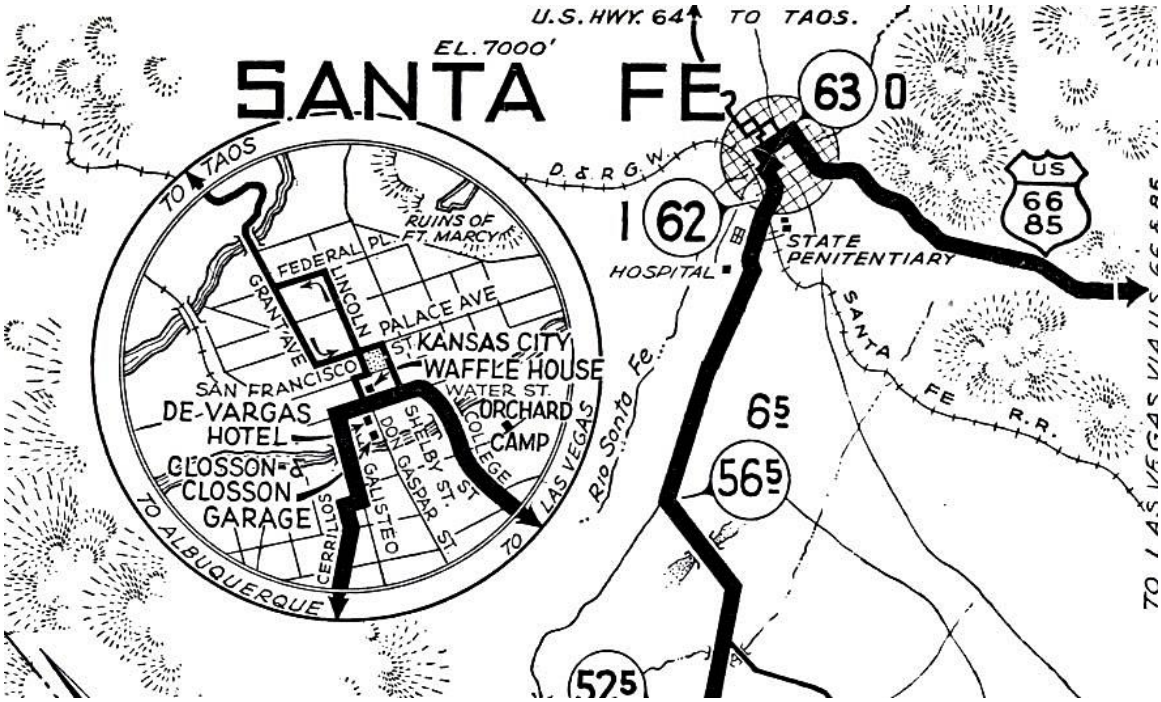

Figure 3: 1934 routing of U.S. Highway 66/85 in Santa Fe.

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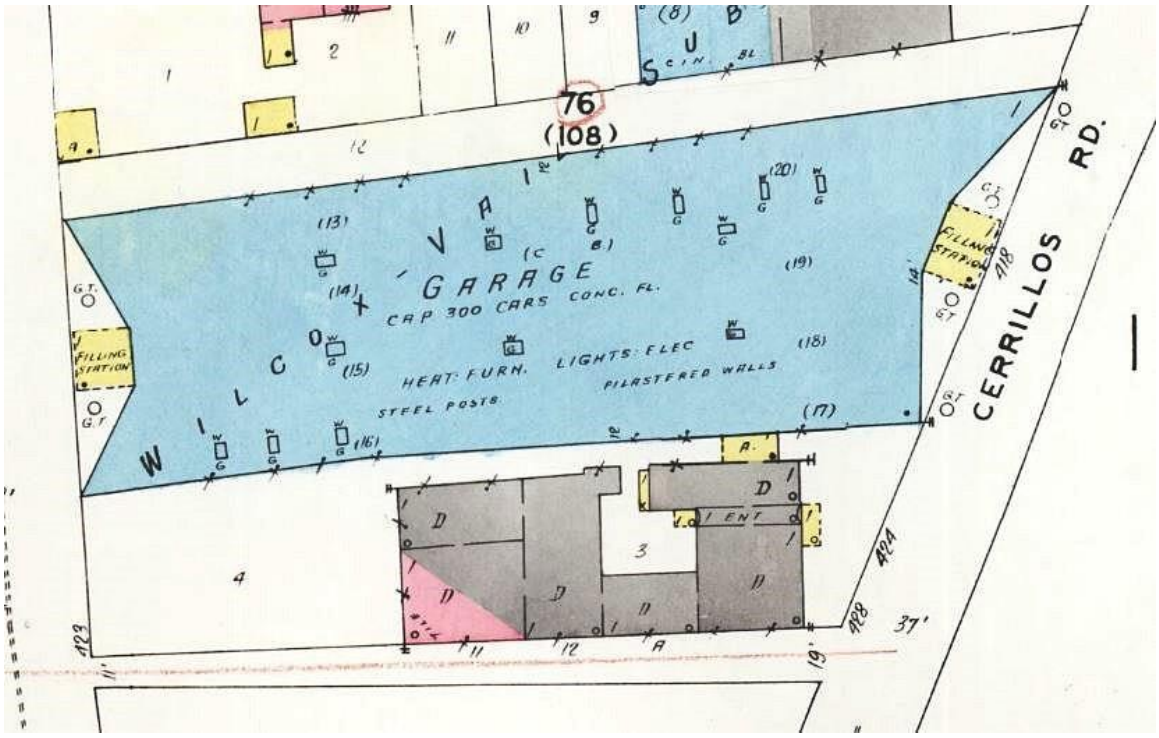

Figure 4: 1948 Sanborn Fire Insurance Map, Sheet 13.

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Figure 5: November 10, 1958, Aerial Photograph, Image 4.

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Figure 6: September 11, 1978, Aerial Photograph, Image 60.

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Figure 7: May 1986 advertisement for Las Tres Gentes.
Courtesy Santa Fe New Mexican.

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Figure 8: c.1989 photograph of Sandoval Street façade.
Note center bay door still extant.
Courtesy City of Santa Fe Historic Preservation Division.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Santa Fe Motor Company/ Design Center Santa Fe**	**2. Location:** **418 Cerrillos Road (419 Sandoval Street) Historic Transition District Santa Fe**	**3. Local Reference # H-3385** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: North, alley elevation.
Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Southwestern Investment Company/High Desert Angler	**460 Cerrillos Road** **Historic Transition District** **Santa Fe**	**Santa Fe ID #: H-2199** **4. County: Santa Fe** **Parcel # 11488128**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6830497,-105.9450841

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of east (front) elevation, facing southeast.**

11. Brief Description of the Property:

This one-story Pueblo-style commercial building facing Cerrillos Road was constructed in 1953 on the site of a service station. It incorporated an older adobe structure, which now forms the south end. For years it held the Southwestern Investment Company, a regional loan and insurance business. With its portal and battered elements, it's a good example of the Pueblo idiom applied to a mid-century commercial building.

Continued on Page 5.

12. Who uses the property? Commercial/Retail

13. Construction Date:
Date: 1953
_x_Known _ Estimated Source: newspaper accounts

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Dolores C. Lawrence

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Southwestern Investment Company/ High Desert Angler	460 Cerrillos Road Historic Transition District Santa Fe	Santa Fe ID #: H-2199
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

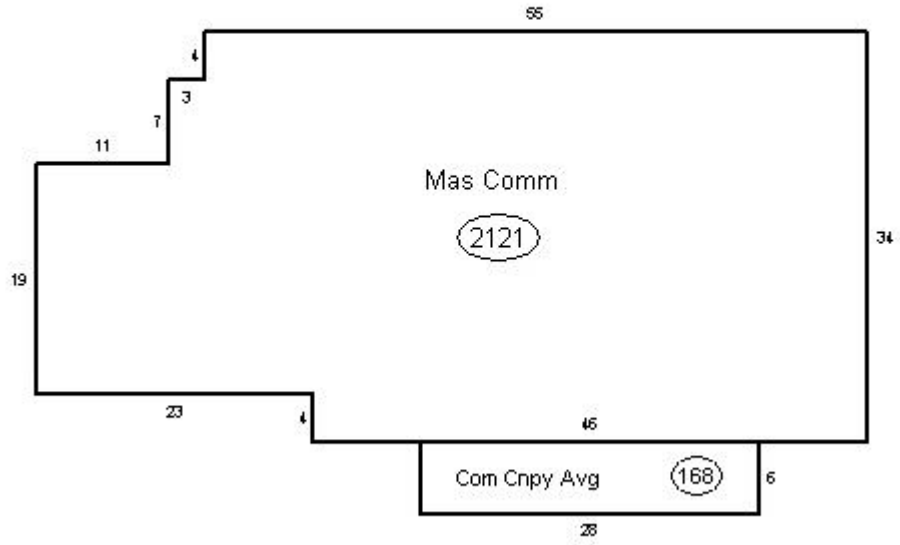
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Southwestern Investment Company/High Desert Angler**	**2. Location:** **460 Cerrillos Road** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2199** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Situated on an unusual triangular lot, this one-story Pueblo-style commercial building was constructed in 1953 on the site of a service station. Roughly rectangular in shape, it faces southeast onto Cerrillos Road. Working as the principal entry, the façade is sheltered by a portal with flared supports. A line of narrow vigas stitches its stuccoed parapet. The building is entered through a small divided glass door flanked by metal windows with a center awning panel. Similar windows, with horizontal lights, are found throughout the building. The north elevation along Sandoval Street has a band of horizontal light windows. The west elevation, working as a second entry, has the greatest amount of fenestration, including a glass door and wood and metal windows with horizontal lights. As evidenced by its different roof heights, the building incorporated an older structure, which now forms the south end. The south elevation, mostly hidden by a row of juniper bushes, is marked by offsets and angles. In total, it encloses 2,121 square feet of retail space. In total, it encloses 2,121 square feet of retail space. Aside from the junipers, the site is without landscaping and is surrounded by asphalt.

Historical Overview

In the 1940s, the triangular lot held a Skelly service station and later a truck transfer and storage business. The Southwestern Investment Company, a regional loan and insurance business, moved into one of the existing buildings in the late 1940s. In 1953, the loan company, now shortened to S.I.C., christened a new building on the site. An announcement boasted that it offered a "[c]omfortable air conditioned-office where you can sit and talk privately." Reincorporated locally in 1956 as SIC Credit Company, the business stayed in the building until the late 1970s. It later became a florist shop, which, in 1984 involved a building permit to change a window into a door. Aspen Florist leased the property through the late 1980s, after which it housed the Land and Sun, Century 21 office. It currently holds High Desert Angler, a fly-fishing specialty store.

Evaluation of Status

Upgrade to Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Southwestern Investment Company/High Desert Angler**	**2. Location:** **460 Cerrillos Road** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2199**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

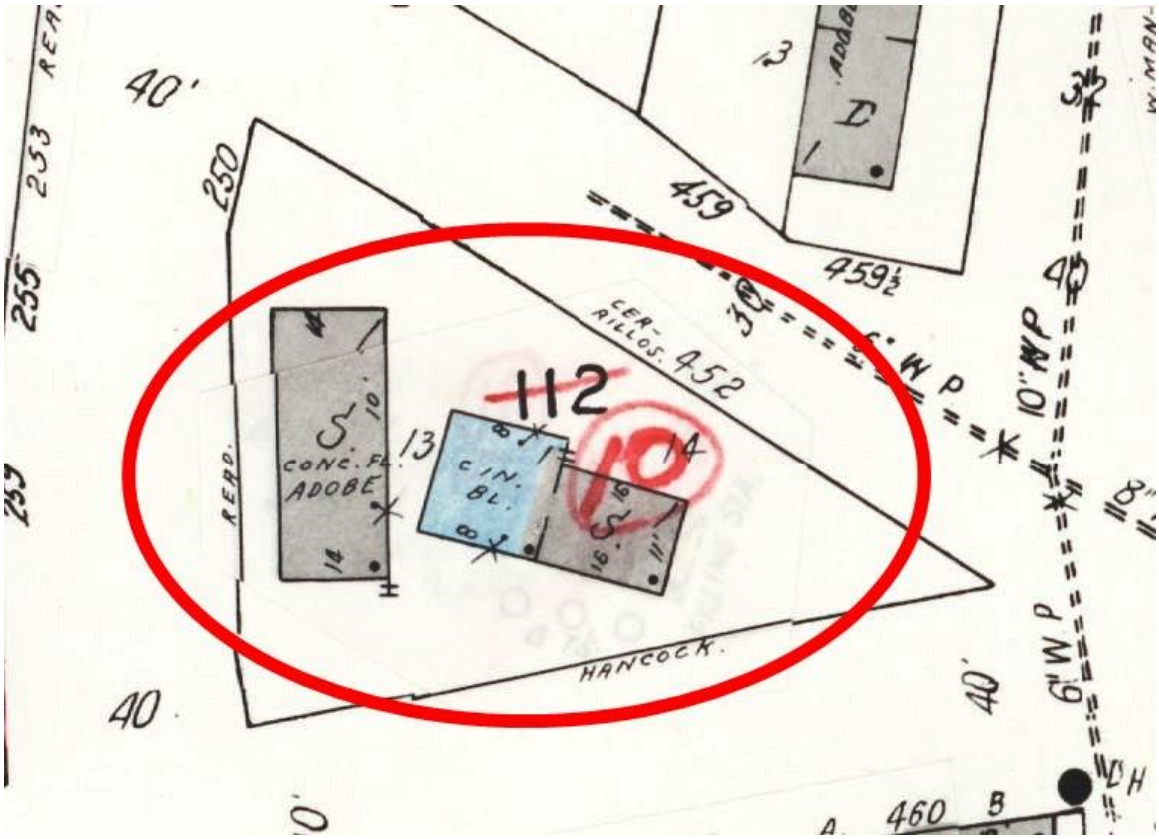


Figure 1: 1948 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Southwestern Investment Company/High Desert Angler**	**2. Location:** **460 Cerrillos Road** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2199** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 2: 1953 rendering.
Courtesy Santa Fe New Mexican.

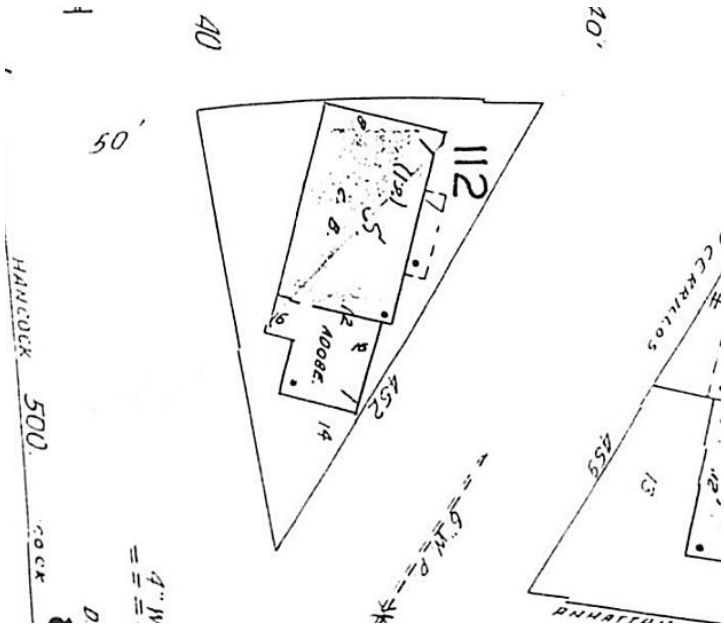


Figure 3: 1968 Sanborn Fire Insurance Map, Sheet # Unknown.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Southwestern Investment Company/High Desert Angler**	**2. Location:** **460 Cerrillos Road** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2199** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 4: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Southwestern Investment Company/High Desert Angler**	**2. Location:** **460 Cerrillos Road** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2199** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 5: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Southwestern Investment Company/High Desert Angler**	**2. Location:** **460 Cerrillos Road** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2199** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken Giulia Caporuscio, unless otherwise noted)

Photo 2: East (front) façade.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Southwestern Investment Company/High Desert Angler**	**2. Location:** **460 Cerrillos Road** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2199** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: East and south elevations.
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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Southwestern Investment Company/High Desert Angler**	**2. Location:** **460 Cerrillos Road** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2199** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: North and west elevations.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Southwestern Investment Company/High Desert Angler**	**2. Location:** **460 Cerrillos Road** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2199** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 5: West and south elevations.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Southwestern Investment Company/High Desert Angler**	**2. Location:** **460 Cerrillos Road** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2199** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 6: South elevation.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3385** **4. County: Santa Fe** **Parcel # 10133120**

5. Property Type:
_x_Buildings: 1 (originally 2)
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: August 30,1993
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.683057,-105.9464636

10. Photo Information: Giulia Caporuscio, photographer. **Photo 1: View of south (front) elevation, facing north.**

11. Brief Description of the Property:

This adobe building, mostly restored along its pubic elevations, is a good example of accretive construction — representing the growth of a large extended family — that was later fussed over by architects. The more substantial portion, previously numbered 339, was owned by law enforcement official Bernardo Baca and his family.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: by 1912
_ _Known _x_ Estimated **Source:** 1912 King's map

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Nestor Nestor LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing: two buildings as one __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Baca House/House of Ancestors	339 and 343 West Manhattan Avenue Historic Transition District Santa Fe	Santa Fe ID #: H-3385
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: __ Entry __Partial-Width __x Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	_x_Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

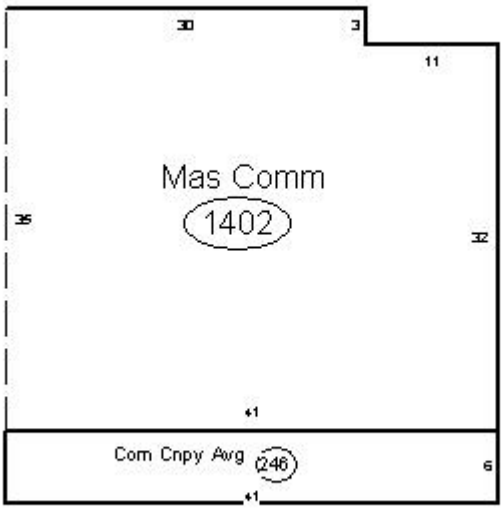
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Carrying over two lots is an adobe building once representing two separate houses. The more substantial is 339, a side-gabled dwelling set back from the street. The front portion of the house has a shed roof slanting to the south. The back part, a second shed roof, slopes in the opposite direction. A full-width porch runs along its façade. Appearing to be reconstructed, the porch is supported by square chamfered wood posts, resting on concrete bases. Corrugated metal siding covers its roof. Near the center is an entry holding a 4-light wood replacement door, topped with an original transom. Flanking the entry are tall 2/2 double-hung wood replacement windows in original casings. Beyond the public right of way, the side and rear elevations are not visible. A rectangular adobe box, historically a second dwelling, is attached to this building. This flat-roof structure faces the street with a single door and a sash window. Both units appear to be replaced. A contrapared runs along the bottom of the elevation. Its west side, tracing an alley, has two grilled windows toward its north end. Based on Sanborn maps, these windows align with an addition to the small house by 1930. A short lean-to addition appends to the north elevation.

Historical Overview

Understanding the house's history is difficult, as Sanborn maps didn't cover the area until 1930. Part of the building may appear on the 1886 Hartmann map, but its shape at the time was simpler. Two residences in this location show on the 1912 King's map and are indicated to be owned by the Baca family.

The first city directory of 1928 identifies Bernardo Baca as the owner of 339, A. A. Sanchez as a tenant of 341, and Inez Alarid owning 343. Baca, a onetime U.S. Marshall and county deputy had previously resided on Read Street. The 1920 census recorded Baca, then a guard at the state penitentiary, living at the 339 house with his wife, Josefita. The household included their three children aged between two and five. By the next census, the family had expanded to nine. During this period, the 341 and 343 addresses appear to be separate residences in rental use, and in other instances, part of the 339 property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

The 1940 census again records Bernardo as the head of household for 339. In addition to his wife, the household now had 15 members, including children and grandchildren, several with the Garcia surname. Based on the number of people, the family likely occupied both homes.

The Bacas continued to live on the property for another three decades, with Josefita passing in 1974 at age 84. A year later, the architectural firm of Johnson-Nestor acquired the building. The architects partially restored 339, removing aluminum windows and replacing them with wood sash.

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

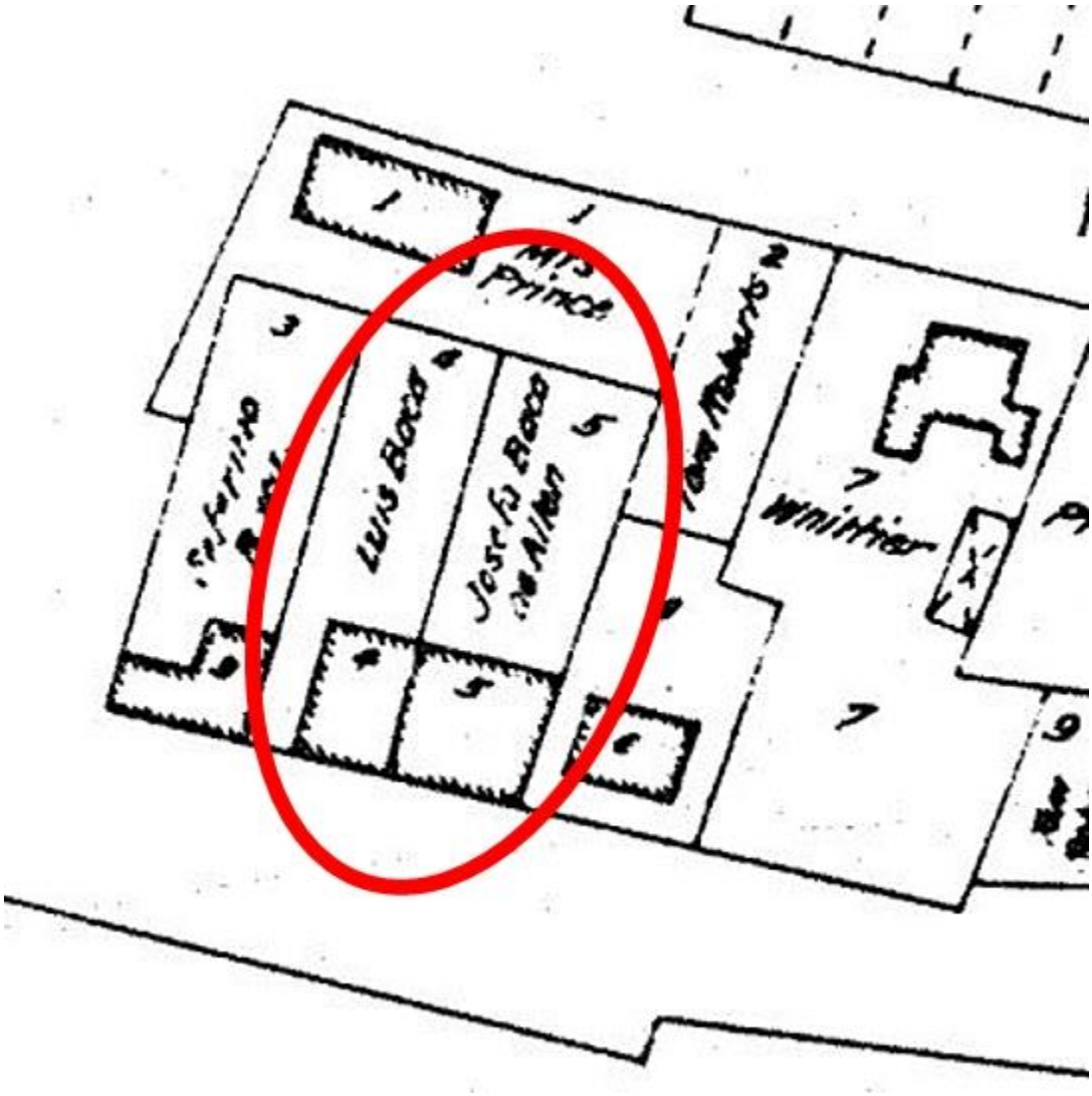


Figure 1: 1912 N. L. King "Map of the City of Santa Fe."

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

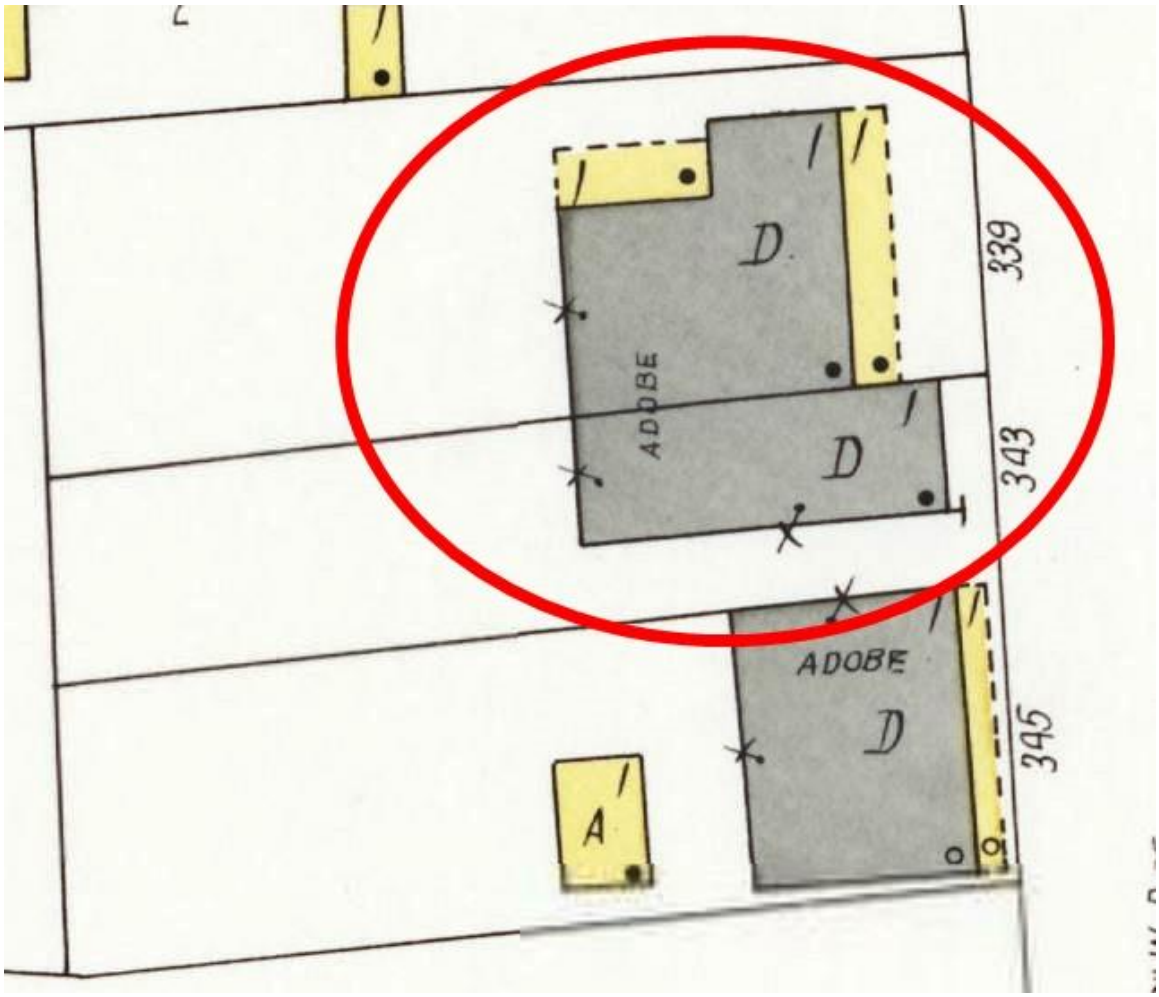


Figure 2: 1930 Sanborn Fire Insurance Map, Sheet 16.

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: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

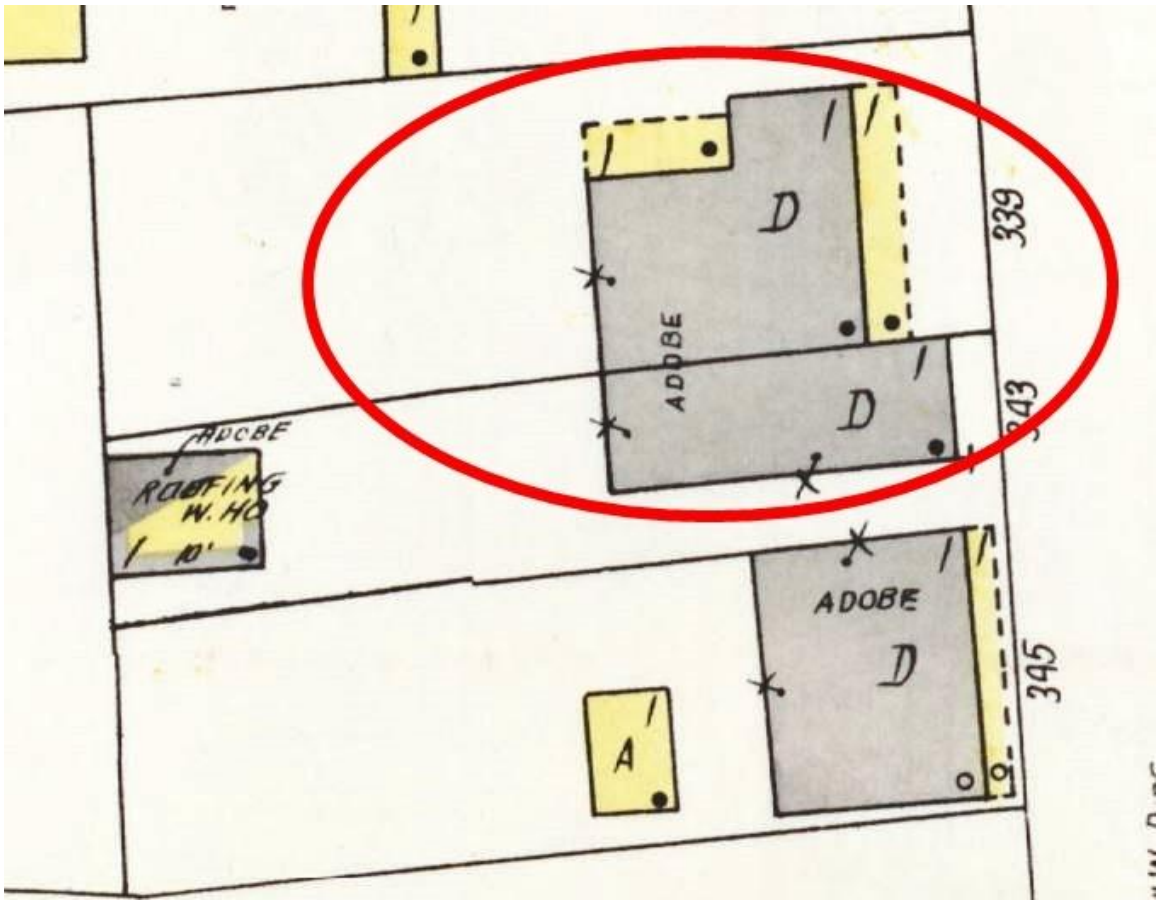


Figure 3: 1948 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: 339 West Manhattan, south elevation.
Camera facing west, facing northwest.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: 339 West Manhattan, south elevation, porch.
Camera facing north.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: 339 West Manhattan, south and east elevations
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 5: 343 West Manhattan, south elevation.
Camera facing north.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 5: 343 West Manhattan, west elevation.
Camera facing northeast.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baca House/House of Ancestors**	**2. Location:** **339 and 343 West Manhattan Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company**	**2. Location:** **407-411 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2306** **4. County: Santa Fe** **Parcel # 12411776**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: August 30,1993
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6844352,-105.9456515

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of west (front) elevation, facing southeast.**

11. Brief Description of the Property:

This long and narrow 1950s building functioned as the U & I Laundry, which may have been the first self-serve laundry in the city. In the 1970s, it served as a methadone clinic under several different names. It now holds two art galleries and a trading post.

Continued on Page 5.

12. Who uses the property? Commercial/Retail

13. Construction Date:
Date: 1950
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural x_ Village __ Urban **If Urban: _x_ Commercial __ Industrial __ Residential __Public**

15. Relationship to Surroundings: **_x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: J.M. Willie Sanchez

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company	407 and 409 South Guadalupe Street Historic Transition District Santa Fe	Santa Fe ID # H-2306 4. County: Santa Fe 5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_Raised
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

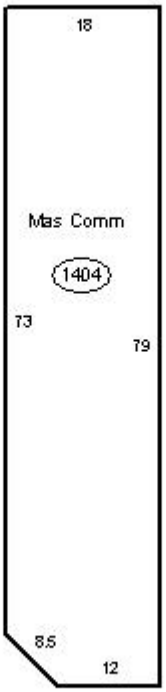
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company**	**2. Location:** **407-411 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #: H-2306** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

Architectural Description

Like its neighbor to the north, this slender building — shoehorned onto a single town lot — started as a laundry, eventually converting to retail use. Constructed around 1950, it is made of concrete block and faced with stucco. The flat-roof structure holds approximately 1,404 square feet. A raised concrete base runs along its perimeter. Its long street elevation is divided into three storefronts. The southernmost storefront, along Garfield, is the original entrance to what was then the U & I Laundry. Its canted corner holds a single 15-light wood door approached by concrete steps. Adjacent is a large fixed window set in a wood frame. Rowlock bricks, flush with the wall, surround the opening. The same type of window repeats along the South Guadalupe Steet elevation. The two entries along this façade are set deep into the wall. Concrete steps from the sidewalk lead to the entries, holding full-light doors. The short north elevation includes one window. An overhang above it carries a gutter. The rear of the building, not visible from a public right of way, has a single door and a few windows. The building is finished with textured stucco painted tan.

Historical Overview

Constructed in the 1950s, this was one of two slender buildings situated between Montezuma Avenue and Garfield Street working as laundries. It was erected over a single lot of the original Valuable Building Lots addition. U & I Laundry, with an earlier address of 331 Garfield, moved into the new building around 1950. (It is unclear where this original business stood). The self-serve laundry probably represented the first of its type in Santa Fe. It offered customers Maytag automatic washers. The town at the time had 15 laundries, but they were all drop-off facilities. It closed in the mid-1950s, with various businesses passing through thereafter, including an engine repair shop, cabinetry studio, and Duran's TV and Radio Service. For a time, it was used as a residence.

Its most controversial tenant arrived in the 1970s with El Vicio, a methadone maintenance program. It joined several other rehabilitation programs in the area, starting in the late 1960s. An offshoot of the Model Cities program, El Vicio came under scrutiny after 17 of its employees, including the director, were arrested in 1972 for distributing heroin. The clinic changed names several times through the 1970s, ending

with La Clinica Communidad. Anand Subodh, a grey-bearded follower of Rajneesh, directed the last clinic. Besides methadone, it offered instruction in weaving, astrology, and Kundalini yoga.

After Business-Capitol District designation, the building changed use. The individual storefronts held several boutiques: a deli, a gourmet food and coffee shop, and a women's accessories shop. Today, it continues in the same vein, with two art galleries and a tourist trading post.

Evaluation of Status

Upgrade to Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

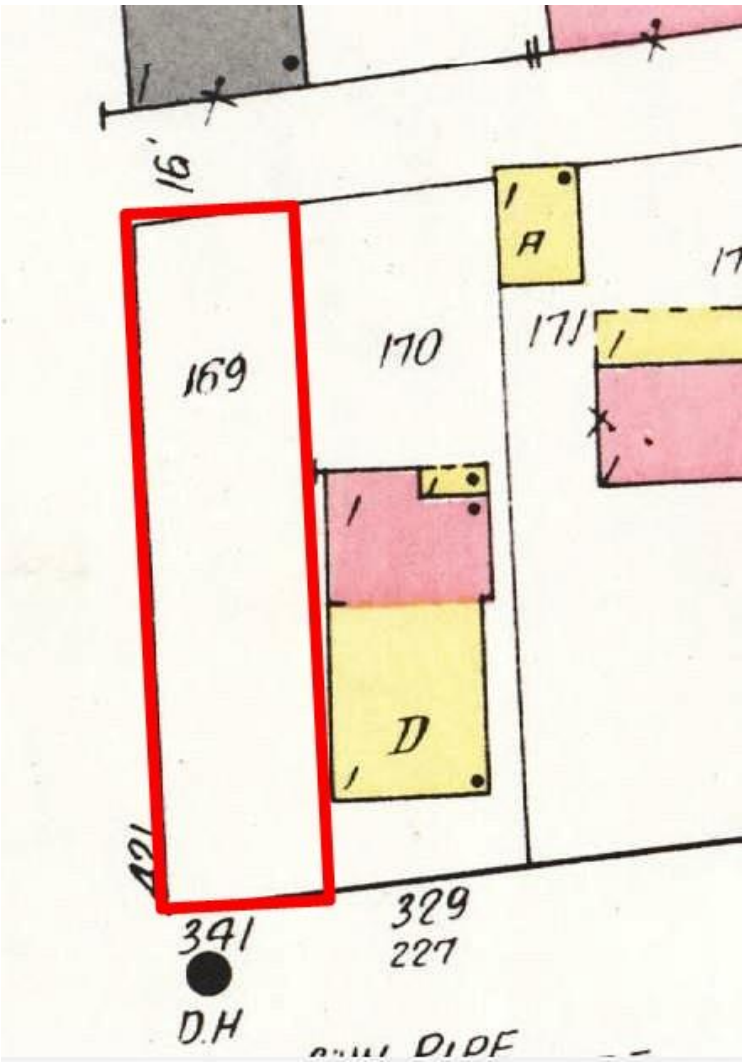

Figure 1: 1948 Sanborn Fire Insurance Map, Sheet 13.

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: **U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company**	**2. Location:** **407-411 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #: H-2306** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

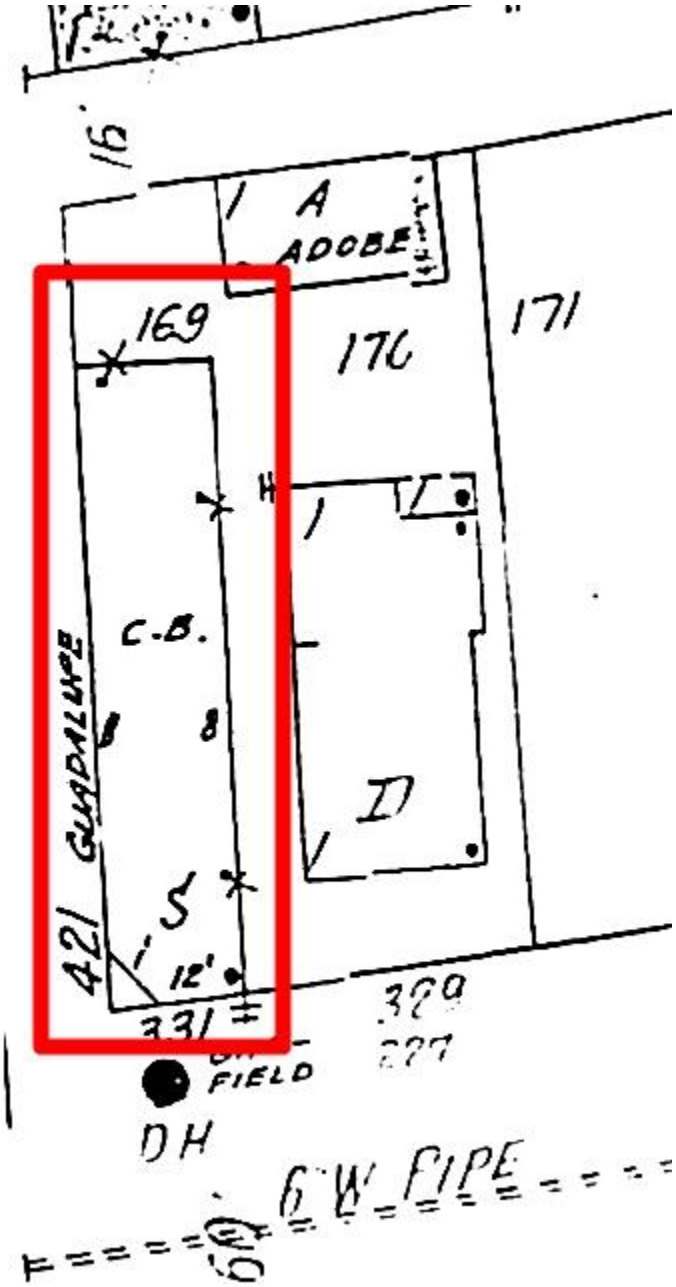


Figure 2: 1968 Sanborn Fire Insurance Map, Sheet Unknown.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company**	**2. Location:** **407-411 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #: H-2306** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

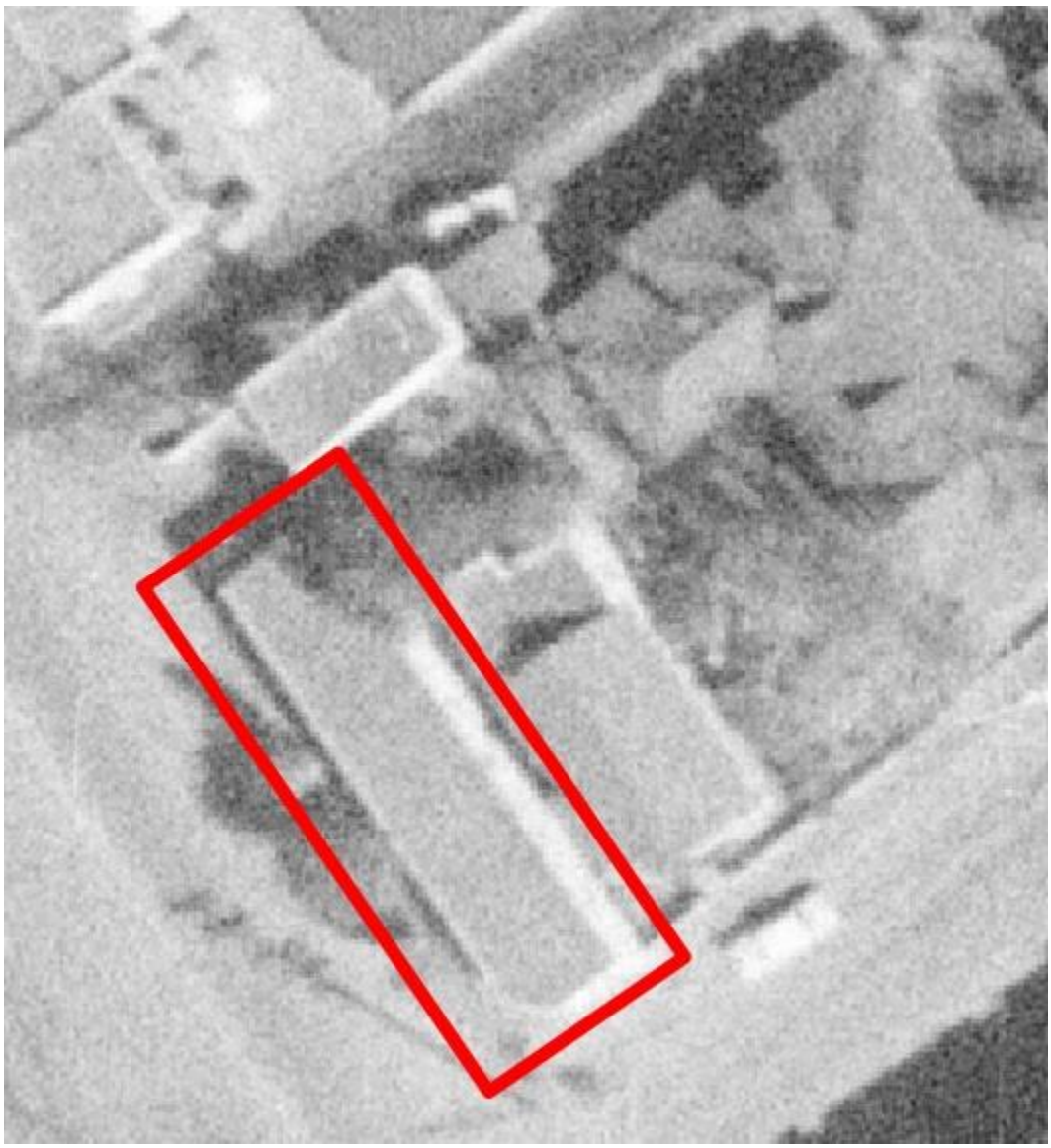


Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company**	**2. Location:** **407-411 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #: H-2306** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property:	**2. Location:**	**3. Local Reference #: H-2306**
U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company	**407-411 South Guadalupe Street Historic Transition District Santa Fe**	**4. County: Santa Fe**
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

Added

To My Regular Service

Automatic Maytag Washers, new drying equipment. One day service. Open each morning at 8 a.m. Also Tuesday and Thursday nights.

U&I LAUNDRY

331 Garfield St. Phone 3857

El Vicio chief caught in raid

16 others arrested for drugs

By B. RONALD GALLEGOS

Seventeen persons, including the director and seven participants in El Vicio Drug Rehabilitation Program, were arrested in a county-wide narcotics raid by more than 60 law enforcement officers this morning.

The arrests were the result of a six-week investigation by Santa Fe Police narcotics agents, in cooperation with the New Mexico State Police narcotics bureau.

The law enforcement officers, which included teams from the Santa Fe County Sheriff's Office, State Police and more than 35 Santa Fe Police officers, struck at several locations within the city, shortly after 6 a.m.

Two teams of officers struck at the El Vicio Drug Rehabilitation Center, 331 Garfield Street, and arrested Frank Quintana, the program's director, and Larry Montano, a staff member. Six other El Vicio Program participants were also

Figure 5: November 1950 advertisement for U & I Laundry (left); December 7, 1972, front page headline of El Vicio drug bust.
Courtesy Santa Fe New Mexican.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company**	**2. Location:** **407-411 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #: H-2306** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: South and west elevations.
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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company**	**2. Location:** **407-411 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #: H-2306** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

Photo 3: South elevation, detail of window.
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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company**	**2. Location:** **407-411 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #: H-2306** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

Photo 4: South and east elevations.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Danks House/** **Bee Hive Books**	**2. Location:** **328 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2713** **4. County: Santa Fe** **Parcel # 992231559**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6847096,-105.9454232

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of north (front) elevation, facing southeast.**

11. Brief Description of the Property:

This little bungalow was erected in the 1920s for Chester Boyd Danks, who operated an automobile shop on the property. Tenants have included the families of Victoriano Ulibarri, a state auditor, Roland Siler, an automobile repairman, and Robert Moore, a meat cutter. It currently holds a children's bookshop. It is remarkable in the district for retaining a front yard enclosed by a white picket fence.

Continued on Page 5.

12. Who uses the property? Commercial/Retail

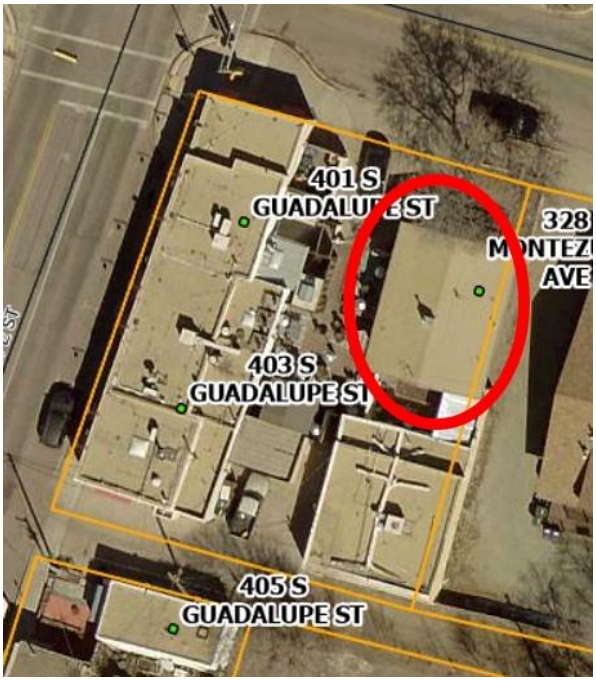
13. Construction Date:
Date: 1920s
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: **_x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Natasha Santa Fe, Art and Fashion

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Danks House/ Bee Hive Books	328 Montezuma Avenue Historic Transition District Santa Fe	Santa Fe ID # H-2713
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys __ N/A

One, stucco-clad, center of roof

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
_x_Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

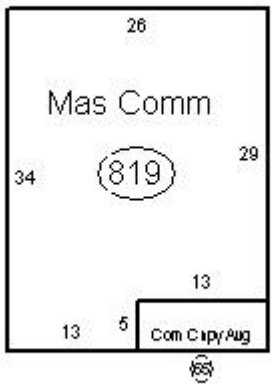
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Danks House/** **Bee Hive Books**	**2. Location:** **328 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2713** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

A humble building, when compared to its neighbor to the east, the small former residence is a vernacular interpretation of the bungalow. Its form is a simple rectangle capped with a medium-pitch gable roof. It is made of adobe. A porch was cut in at the façade, creating a recessed entry. A single step leads to its concrete landing. The front entry is fitted with a replacement 15-light door. One tapered column supports the structure, which is trimmed with classical molding and topped with a simple frieze. The windows at the porch and along the side elevations are standard 1/1 wood sash. A few are grouped in the Bungalow fashion; all terminate with stuccoed lug sills. A stuccoed privacy wall encloses the rear of the former residence. The house was erected in the 1920s for Chester Boyd Danks, who operated an automobile shop in a building on the property, which is now part of 403½ South Guadalupe. The Danks house is remarkable, in one way, for retaining a front yard. A low white picket fence encloses this space. The house holds 819 square feet.

Historical Overview

This house was erected in the early 1920s, and Chester Boyd Danks, who operated the Capital City Garage, appears to be its first owner. Danks sold his business in 1926 and left for Colorado. The house then moved into rental use. The 1930 census found Victoriano and Franscisquita Ulibarri renting it for $45 a month. Victoriano was a New Mexico native who served as a state auditor. The household included three daughters aged between 7 and 14 — Maria Estella, Maria Consuela, and Filomena. It was later leased by Roland Siler, who operated an automobile repair shop at 320 Sandoval Street. Robert Moore, a meat cutter at the Batrite Food Store, owned the house in the 1940s. In 1947, he received a permit to construct a garage and storeroom. This structure likely represents the back unit at 403½ South Guadalupe. With Business-Capitol District designation, the house, which had been in rental use through the 1970s, was converted into retail space. In 1980, La Villa Antiques occupied the house, followed by several hair salons. Its current tenant, Bee Hive Books, took over in 2011.

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Danks House/** **Bee Hive Books**	**2. Location:** **328 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2713** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

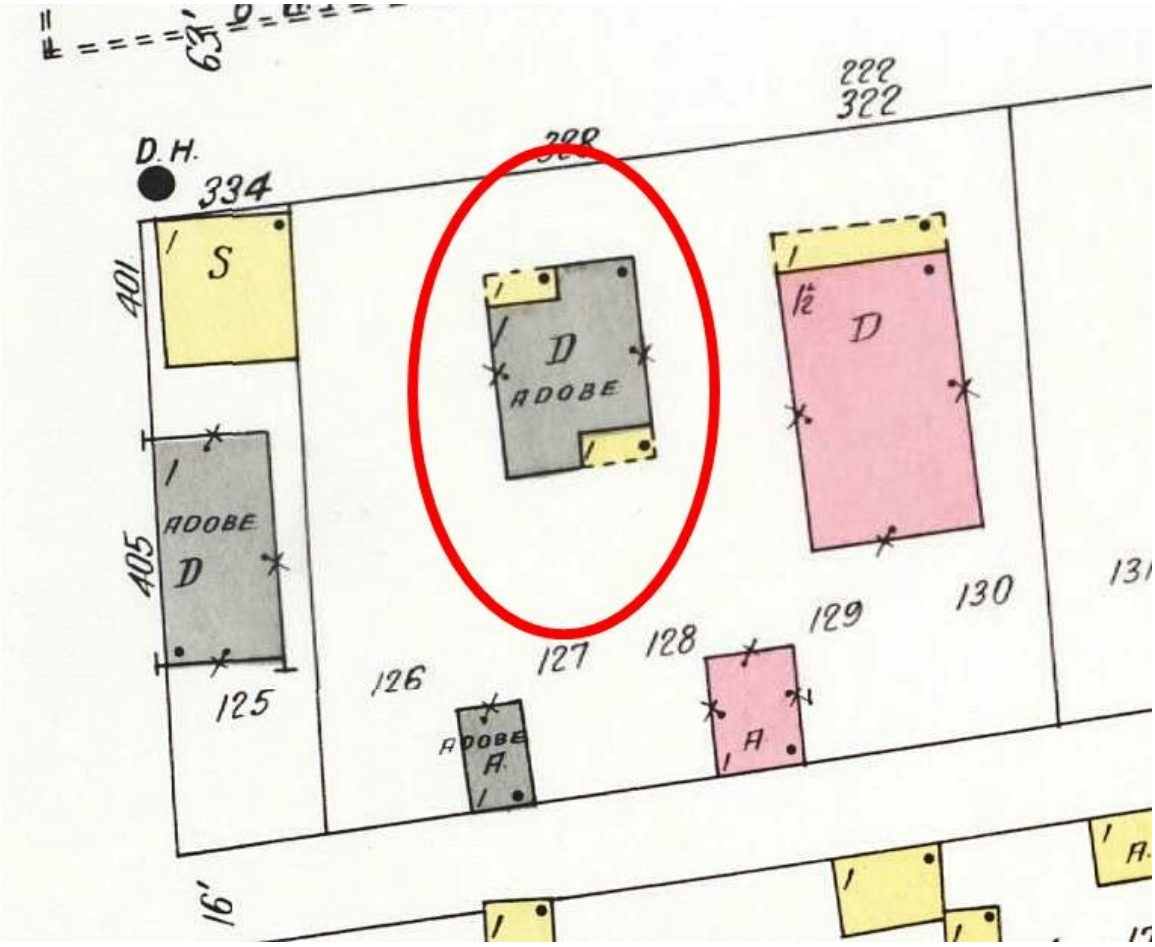


Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Danks House/** **Bee Hive Books**	**2. Location:** **328 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2713** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/** **September 12 & 17, 2022**

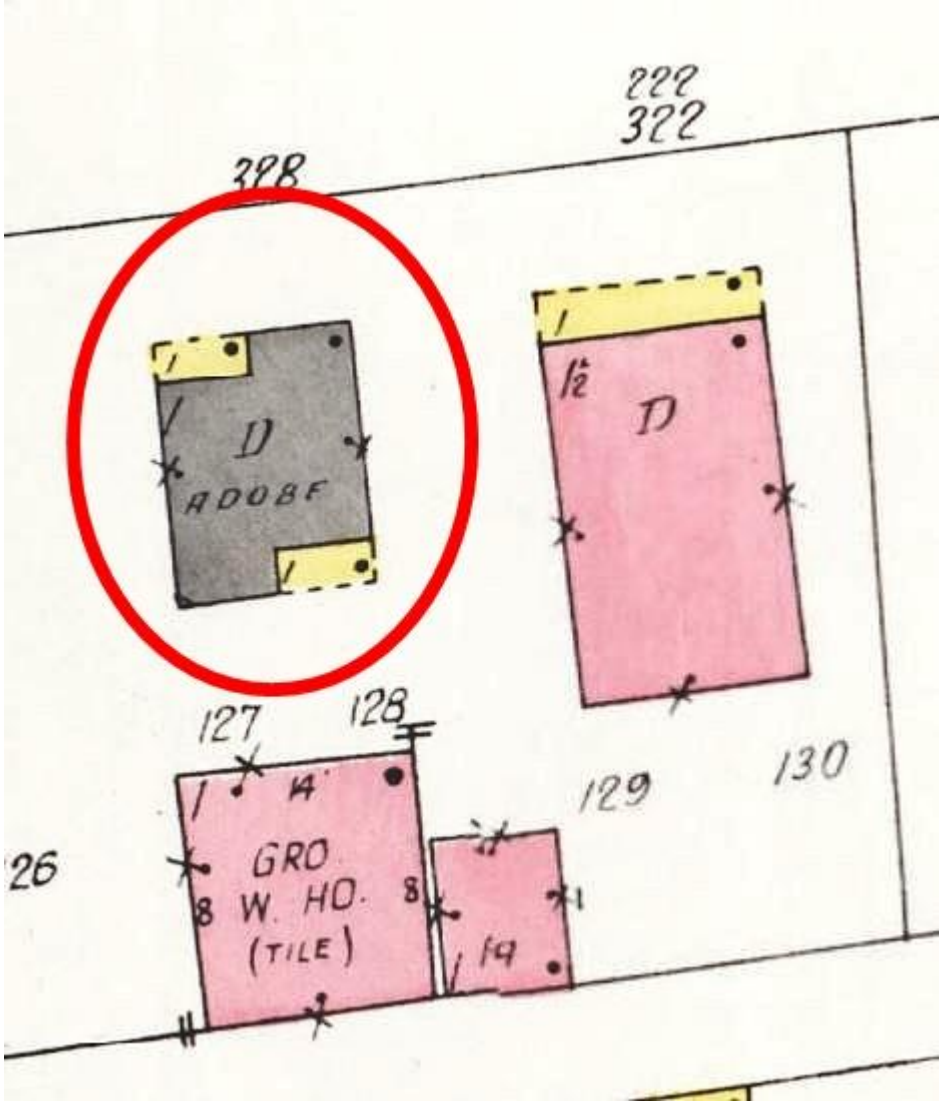


Figure 2: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Danks House/** **Bee Hive Books**	**2. Location:** **328 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2713** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/** **September 12 & 17, 2022**

Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Danks House/** **Bee Hive Books**	**2. Location:** **328 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2713** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/** **September 12 & 17, 2022**

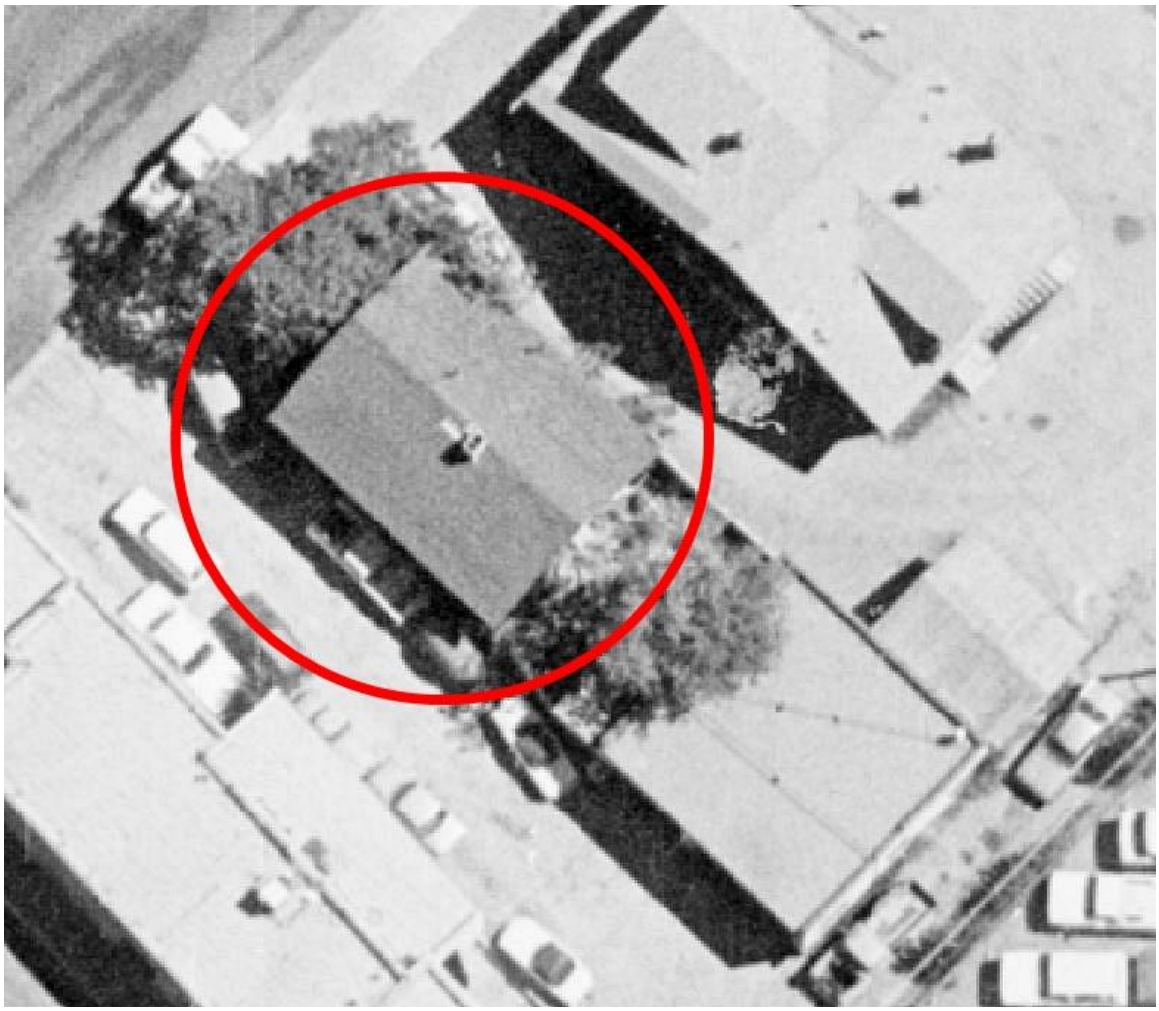


Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Danks House/** **Bee Hive Books**	**2. Location:** **328 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2713** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: Front (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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Danks House/** **Bee Hive Books**	**2. Location:** **328 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2713** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: East and north elevations.
Note former garage at 403 ½ South Guadalupe Steet visible in back.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Danks House/** **Bee Hive Books**	**2. Location:** **328 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2713** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: Partial west elevation.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **The Body Shop/Array-Home**	**2. Location:** **322 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2299** **4. County: Santa Fe** **Parcel # 18902036**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: March 1999
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6856946,-105.9455458

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of east (front) elevation, facing northwest.**

11. Brief Description of the Property:

This altered building served as an automobile repair shop and possibly a duplex before becoming part of the Cookworks retail shop. Its façade has been modified, as has its fenestration.

Continued on Page 5.

12. Who uses the property? Commercial/Retail

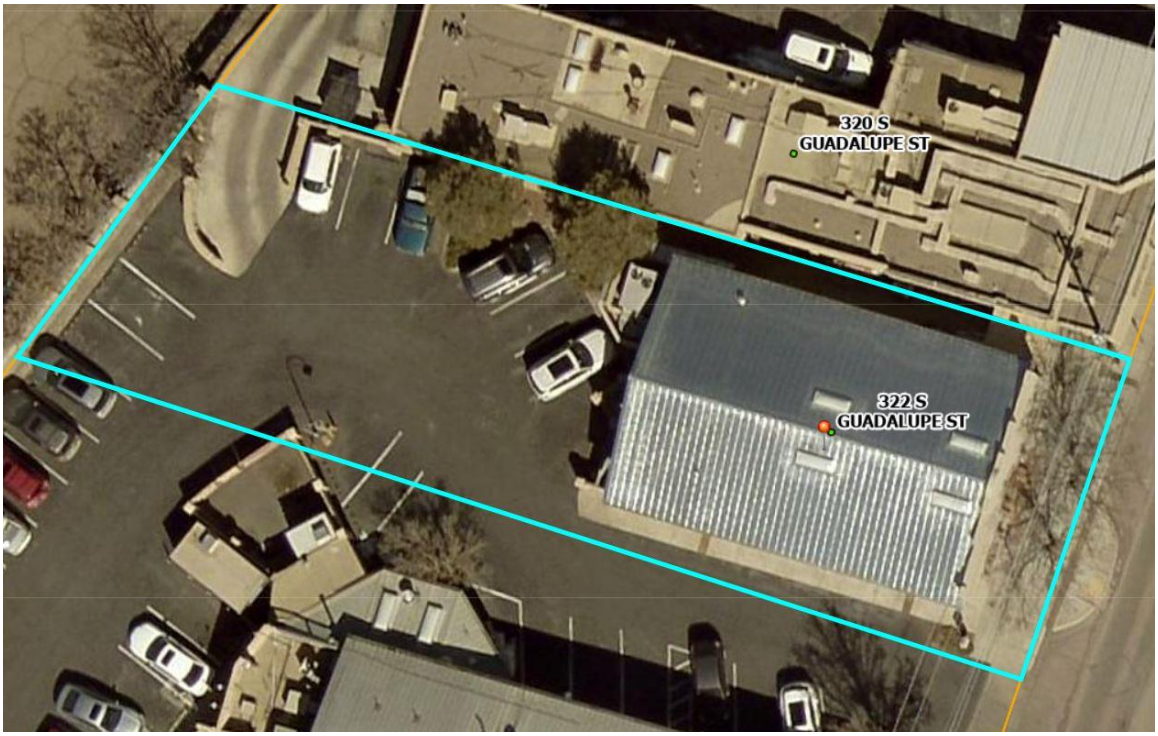
13. Construction Date:
Date: Unclear; c.1920s
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: WestWatch LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Westside-Guadalupe Historic District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
The Body Shop/Array-Home	322 South Guadalupe Street Westside-Guadalupe Historic District Santa Fe	Santa Fe ID # H-2299
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: _x_Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: __ Eave:
_x_ Parapets – false front
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: Metal

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

__ **Other: Commercial with Mission Revival parapet**

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

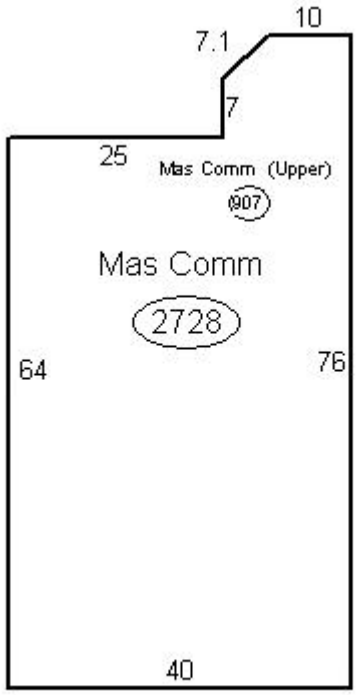
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Body Shop/Array-Home**	**2. Location:** **322 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2299** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Representing a modified façade, this building was changed in the late 1980s when the Transition District experienced widespread redevelopment. True to its original design is a tall, false-front parapet rendered in a Mission Revival manner. Its metal panel roof extends over the sides with exposed wood rafters. At ground level, where once stood a vehicular entry, are double wood pedestrian doors arranged in an arched opening. Flanking the entrance are rounded arch similar openings, holding 20-light windows of the same shape. Bands of light-tan bricks surround the windows, with a keystone at the top. The plain side elevations have retained their clerestory windows; the lower windows and doors have been filled in with stucco. The rear (west) elevation is altered by attachments, including walled areas hiding a chiller and a trash enclosure. Constructed before 1902, of brick, this material was visible along the north elevation during the 1997 survey. It has since been covered with stucco, and the alley closed. The building and its chiller enclosure contain roughly 2,728 square feet.

Historical Overview

Last working as an automobile trim shop, the building was renovated in the late 1980s, and became part of the Guadalupe corridor gourmet ghetto, first holding one of the Cookworks locations. A structure at this location appears on the Sanborn map of 1883 as a one-story dwelling constructed of brick. By the 1913 map, it had evolved into a duplex. It is unclear whether that building is connected with the subject structure.

The configuration of the current building is apparent in the 1930 Sanborn, which shows a brick warehouse with an enclosed frame porch or loading dock at the rear. Following a trend of auto shops moving into the area in the late 1940s, it held the Body Shop, a dent repair business, followed by the Santa Fe Auto Repair Shop, which offered body repair and painting, and finally, by B & M Trim Shop. By the early 1980s, the old brick building stood empty.

With Business-Capitol District designation, the old warehouse was converted to retail use.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Body Shop/Array-Home**	**2. Location:** **322 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2299** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Body Shop/Array-Home**	**2. Location:** **322 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2299**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

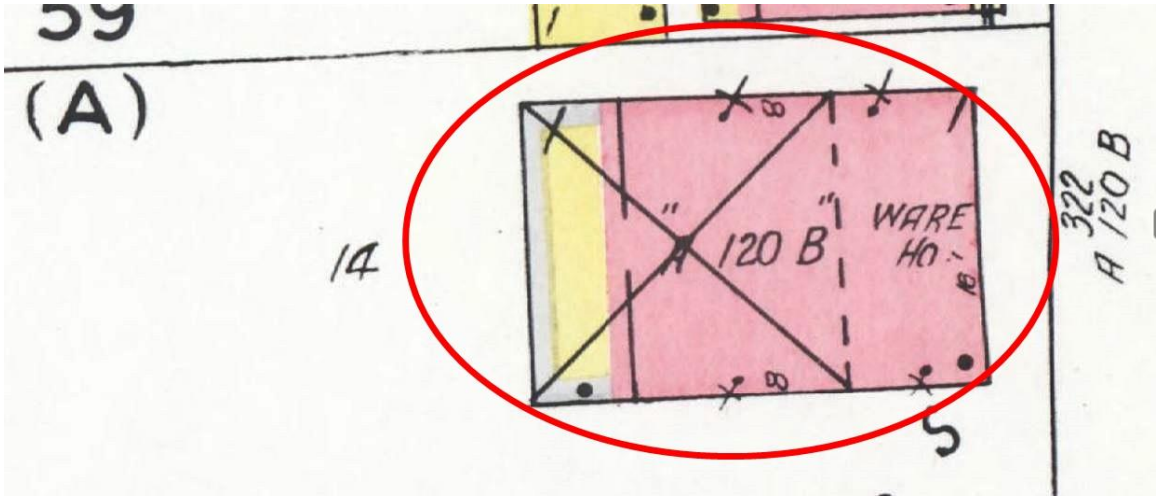


Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 12.

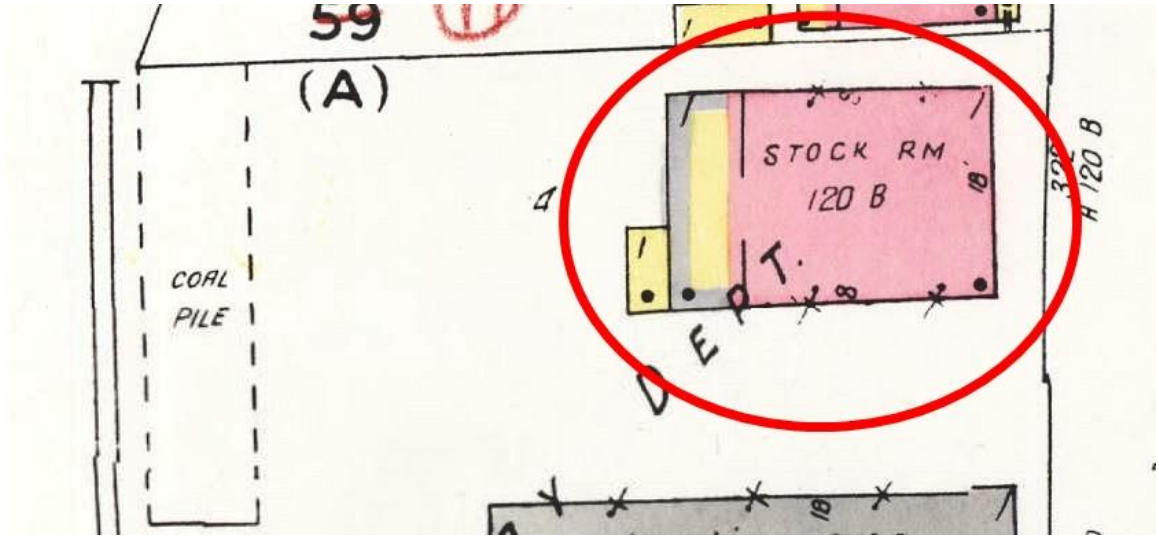


Figure 2: 1948 Sanborn Fire Insurance Map, Sheet 12.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Body Shop/Array-Home**	**2. Location:** **322 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2299** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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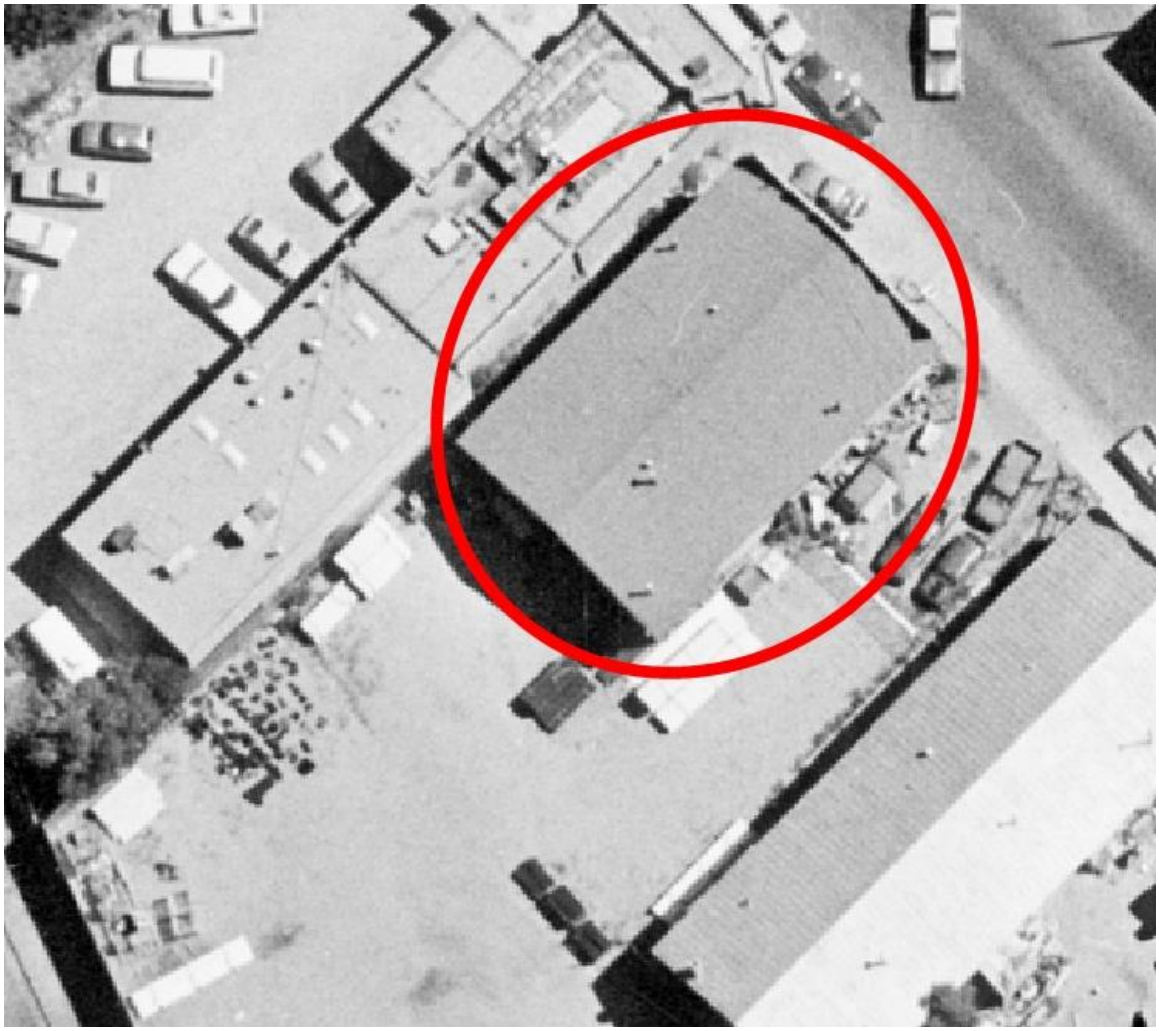

Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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1. Name of property: **The Body Shop/Array-Home**	**2. Location:** **322 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2299** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 5: Copy of photograph from 1984 Historic Building Inventory Form.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **The Body Shop/Array-Home**	**2. Location:** **322 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2299** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: East elevation, detail of display window.
Camera facing west.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **The Body Shop/Array-Home**	**2. Location:** **322 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2299** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: South elevation.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Body Shop/Array-Home**	**2. Location:** **322 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2299** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: West elevation.
Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Kirby's Cleaners/Paloma Santa Fe**	**2. Location:** **401 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-23010** **4. County: Santa Fe** **Parcel # 992231559**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

5.6846905,-105.9461923

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of partial east (front) elevation, facing west.**

11. Brief Description of the Property:

This building, which likely incorporates parts of several older structures, was erected in 1948 and has served as a drycleaners, the Church of Scientology, a restaurant. It is adobe, with a flat roof and subtle Pueblo Revival features.

Continued on Page 5.

12. Who uses the property? Commercial/Restaurant

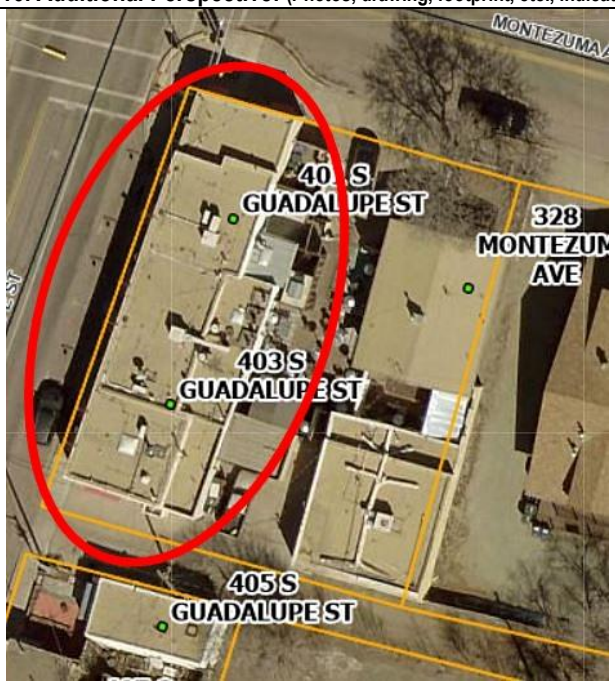
13. Construction Date:
Date: current configuration, 1948
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Natasha Santa Fe, Arts and Fashion

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing _x_ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Kirby's Cleaners/Paloma Santa Fe	401 South Guadalupe Street Historic Transition District Santa Fe	Santa Fe ID # H-23010
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: __ Other:

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

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Kirby's Cleaners/Paloma Santa Fe**	**2. Location:** **401 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-23010** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

The building, stretching 100' along South Guadalupe, may have started as two separate structures. They were joined together in the late 1940s to create a dry-cleaning plant. This business was addressed 330 Montezuma Avenue and faced that street with a small storefront. This north elevation reveals the relict storefront with its glass entry door and divided light transom. Flanking the door are fixed-light windows, large enough to have worked as displays. The east window has a stuccoed lug sill; the west window is without one. This modest façade no longer serves as the main entry. The long side, facing Guadalupe, has a flat façade enlivened by a centered recessed entry, holding double wood doors leading to a restaurant. The façade's parapet line steps up, reaching its apex over the entry. The elevation has six windows of different sizes and orientations, yet all have fixed glass. A rectangular opening at the north end has been filled in. A full-light glass door gives entry at the south elevation to a different business. Adjacent is a large fixed pane of glass. The east (back) side of the building is obscured by fencing. Aerial photographs show several minor accretions, likely tied to its use as a restaurant. Made of adobe, with a flat roof and subtle Pueblo Revival features, the building holds roughly 2,884 square feet and is painted tan with red trim.

Historical Overview

Based on Sanborn maps, the lot started as a freestanding store fronting Montezuma Avenue and a separate adobe dwelling to the south (oriented to Guadalupe Street). In the early 1930s, the store was occupied by a machine shop.

In the summer of 1948, Muralter's Cleaners, a laundry business on San Francisco Street, moved to the site into a new building that likely incorporated the older structures. As shown on the 1948 Sanborn, the three-part adobe building stretched from Montezuma to the alley.

Rebranded Kirby's Cleaners, it advertised its ample parking, which must have been in short supply on San Francisco Street. During this period, the cleaners had an Aztec Street address. The business occupied the building until the 1970s, when it moved to the Cordova Center, representing a move towards suburbia.

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		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Afterward, it housed the Church of Scientology. Only in the 1990s, following Business-Capitol District designation, did it get a South Guadalupe Street address. It went through several iterations, including a kilim importer, an antique shop, and a bakery, and it currently holds an Oaxacan restaurant.

Evaluation of Status

Upgrade to Contributing status.

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		4. County: Santa Fe
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Illustrations

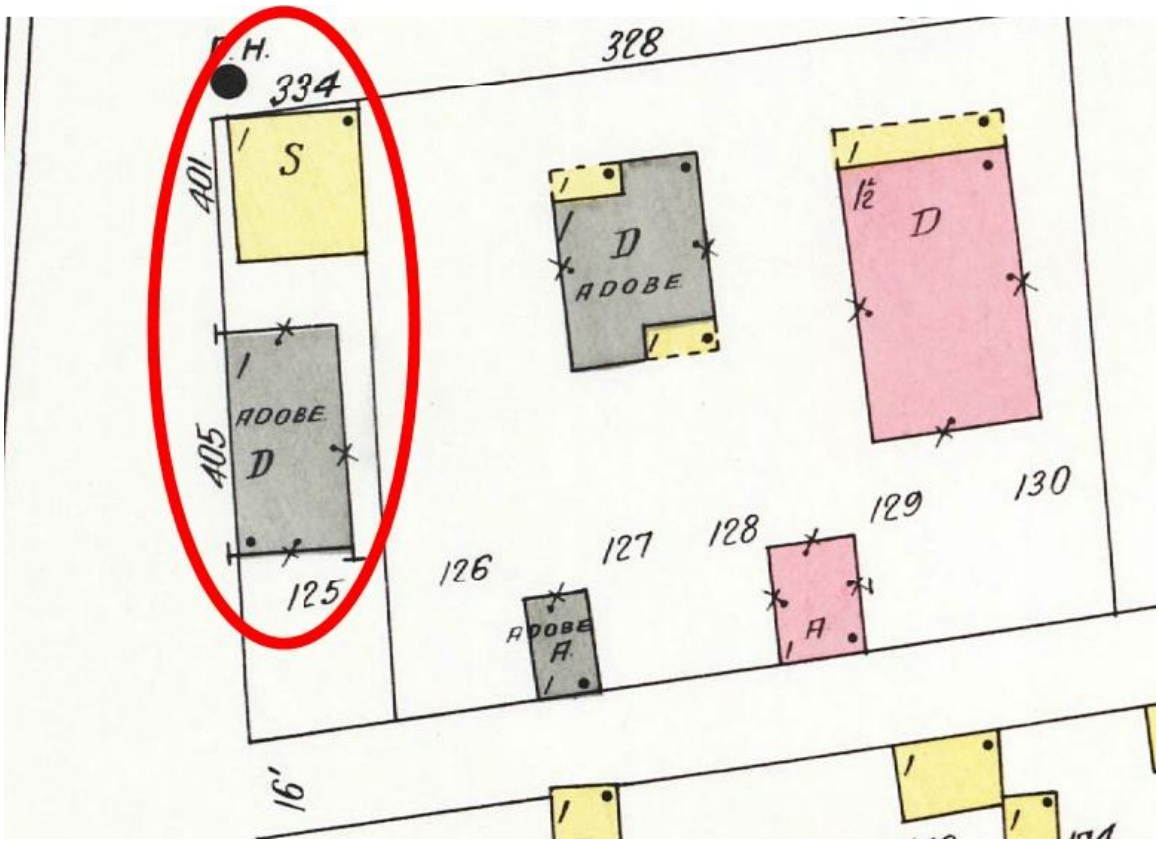

Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 16.
Note: These earlier structures may have been incorporated into current building.

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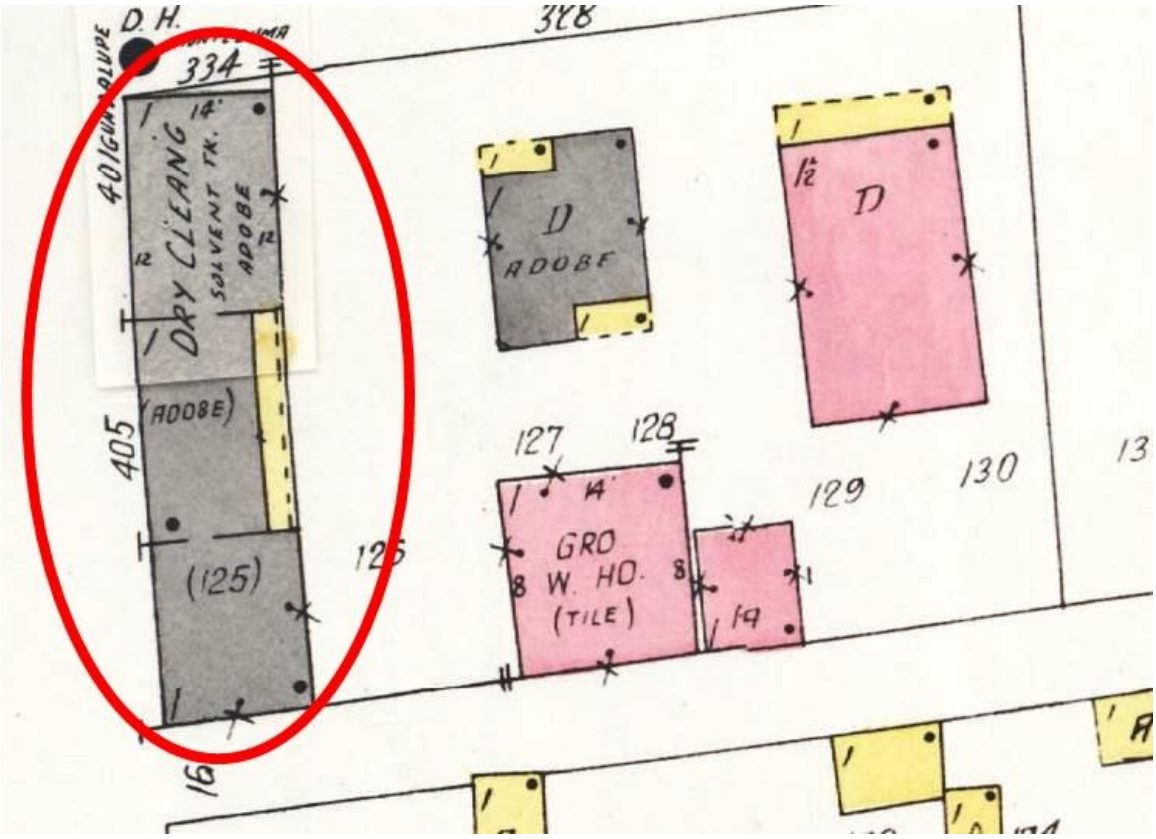

Figure 2: 1948 Sanborn Fire Insurance Map, Sheet 13.

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Figure 3: April 1948 advertisement and undated matchbook cover.

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Figure 4: November 10, 1958, Aerial Photograph, Image 4.

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Figure 5: September 11, 1978, Aerial Photograph, Image 60.

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

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Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: North elevation, representing original storefront.
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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Photo 3: West and south elevations.
Camera facing northeast.

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

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Photo 4: East elevation.
Camera facing northwest.

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1. Name of property: **Kirby's Cleaners/Paloma Santa Fe**	**2. Location:** **401 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-23010** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 5: East elevation.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Garage/Not in Use**	**2. Location:** **405 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-1190** **4. County: Santa Fe** **Parcel # 12411776**

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: August 30,1993
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6845087,-105.9458676

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of west (front) elevation, facing east 2021.**

11. Brief Description of the Property:

This box-like building first appears on the 1968 Sanborn map as an adobe garage, potentially associated with the house at 329 Garfield Street. Later, it housed a bookshop and craft store. It gained its Guadalupe Street address in the early 1980s. Its uncomplicated cubic massing and alley position point to a time when small garages were found throughout the district.

Continued on Page 5.

12. Who uses the property? Commercial/Not in Use

13. Construction Date:
Date: 1950s
_ _Known _x_ Estimated Source: aerial photographs

14. Setting:
__ Suburban __ Rural _x_ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: J.M. Willie Sanchez

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Garage/Not in Use	405 South Guadalupe Street Historic Transition District Santa Fe	Santa Fe ID # H-2302
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_ Raised: contrapared, north side
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ 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

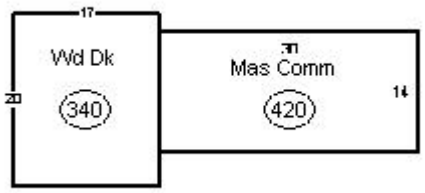
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Garage/Not in Use**	**2. Location:** **405 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #: H-2302** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

This small, shoebox-like building originally worked as a garage, being converted in 1983 into retail use. It was constructed in the 1950s and is made of adobe. It sits above South Guadalupe with a wood deck at its front. Its façade, likely originally the garage opening, has a door and a window. Standing behind a steel grate is a six-light door, and adjacent, a fixed-light. The north alley side contains a single fixed light window. A built-up contrapared runs along a portion of the elevation, stopping just before a telephone pole. Two metal canals penetrate the top of its wall. The south elevation is not visible, but from aerial imagery appears to have a door and a few windows. The east elevation has no openings.

Historical Overview

The building appears on a 1958 aerial photograph, potentially associated with the house at 329 Garfield Street. In the early 1980s, following Business-Capitol District designation, into converted into a small retail shop, first holding the Shanti Book Shop. It later housed several crafts stores, which likely resulted in the alteration of the façade. It was during this period that it gained its South Guadalupe Street address.

Evaluation of Status

Maintain Noncontributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

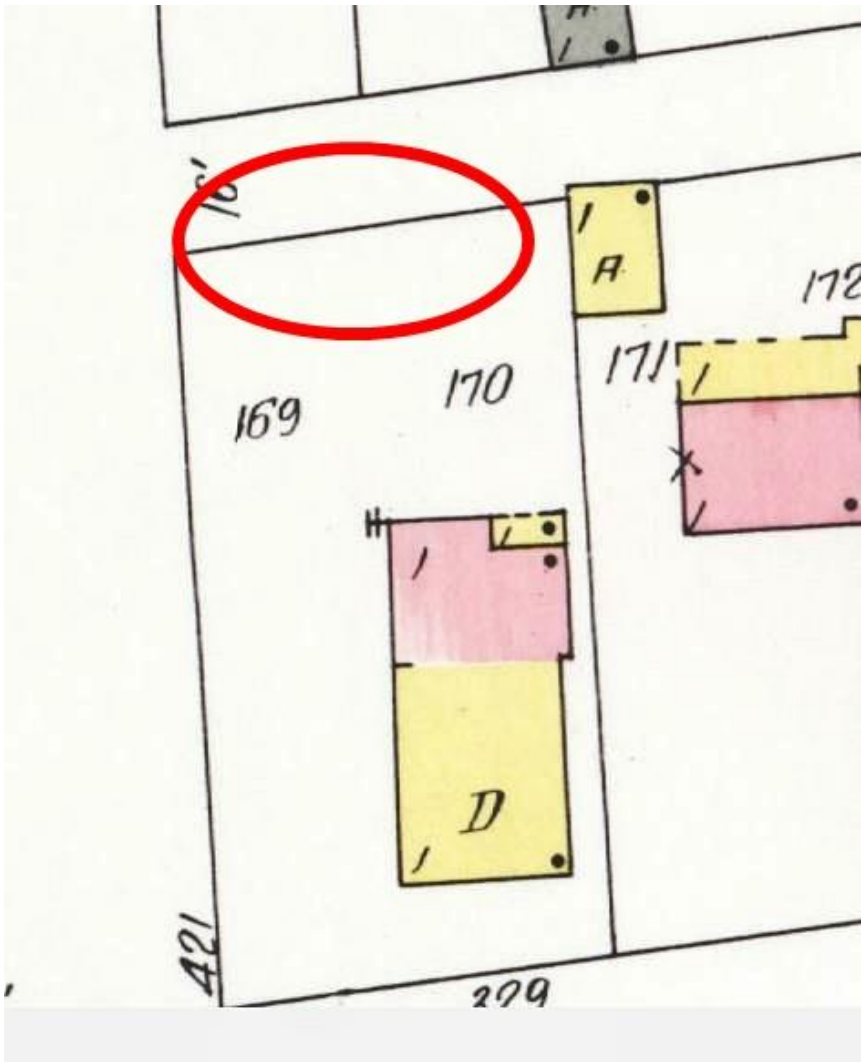

Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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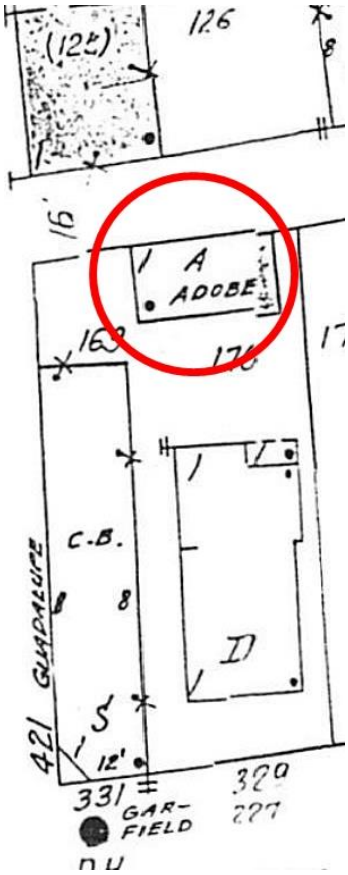

Figure 2: 1968 Sanborn Fire Insurance Map, Sheet Unknown.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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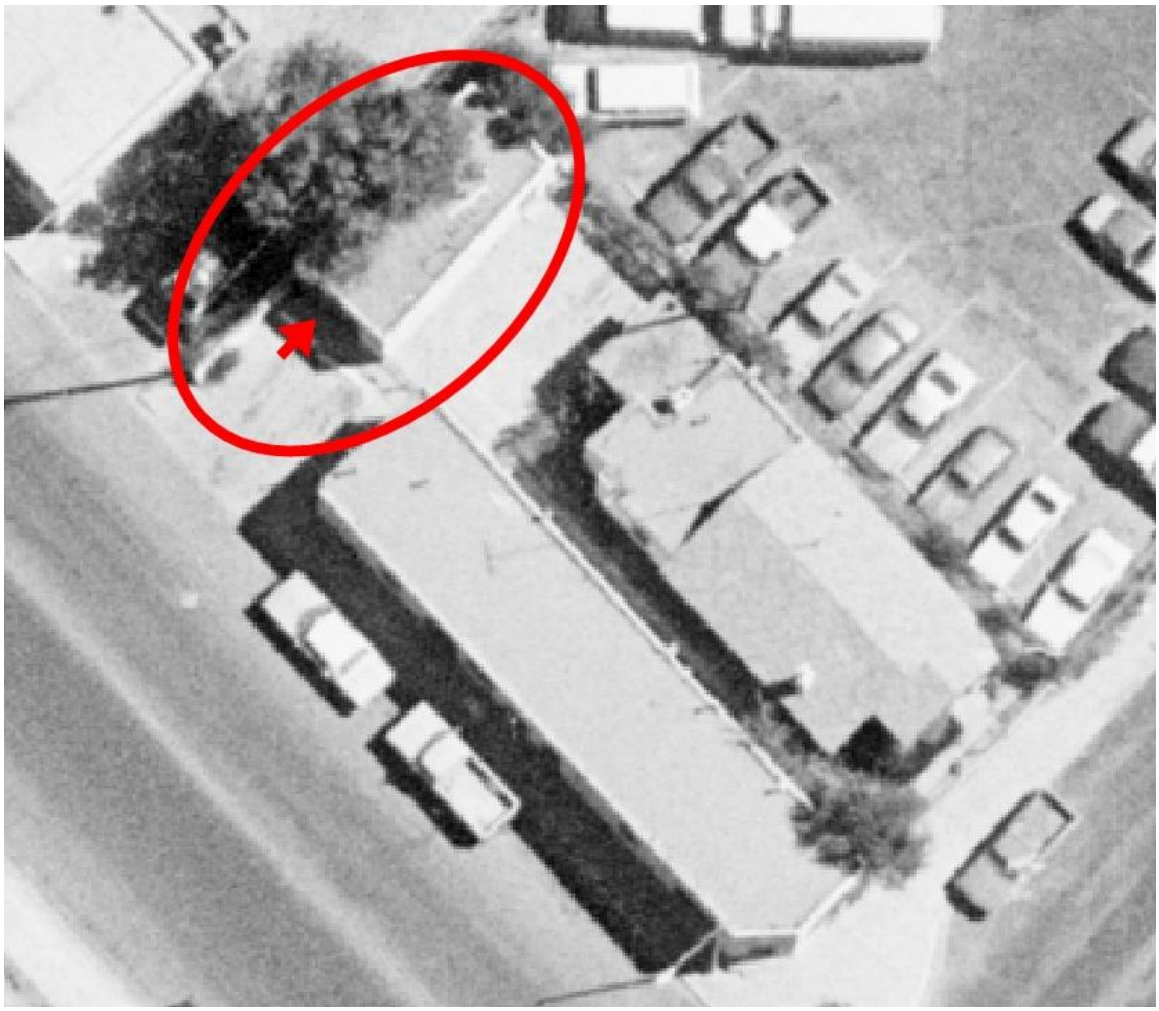

Figure 4: September 11, 1978, Aerial Photograph, Image 60.
Arrow indicates probable garage bay opening.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by John W. Murphey or Giulia Caporuscio, unless otherwise noted)

Photo 2: North and west elevations.
Camera facing southeast.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 3: East elevation.
Camera facing west.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Philip Hesch House**	**2. Location:** **326 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: Unknown** **4. County: Santa Fe** **Parcel # 12852096**

5. Property Type:
_x Buildings: 2
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: Date Unknown
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.683235,-105.9459259

10. Photo Information:_Giulia Caporuscio, photographer. Photo 1: View of north (front) elevation, facing south. House was behind fence at both points of the survey.

11. Brief Description of the Property:

This 1888 two-story square building with a mansard roof is one of the most eccentric homes in the district. It was built by German immigrant Philip Hesch, who ran a planing mill and contributed to several notable buildings in the city as a contractor. The attention-drawing house was likely a showcase of his mill products. It was later converted from a single-family dwelling to apartments. The Ulibarri family owned the house for several decades and received a Santa Fe Historic Foundation plaque in 1974.

Continued on Page 5.

12. Who uses the property? Residence/Not in Use

13. Construction Date:
Date: 1888/1910s+
_x_Known __ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Hesch House LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **__ Unknown __ None __ Low __ Moderate _x_ High**
Describe: Historic Santa Fe Foundation Plaque

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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: _x_ Significant: house and garage __ Contributing __ Non-contributing: House __ No Status:
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Philip Hesch House	**326 Read Street** **Historic Transition District** **Santa Fe**	**Santa Fe ID # Unknown**
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove _x_ Other: wood, jigsaw and trim

7. Number of Stories: __ N/A
Number: __1 __11/2 _x_ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed _x_Other: Mansard
Pitch: __ None __ Low
__ Medium __ Steep
Features: _x Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

One, small stack, center

13. Porches __ N/A
Type: __ Entry __Partial-Width _x Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

__Other: Second Empire; 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

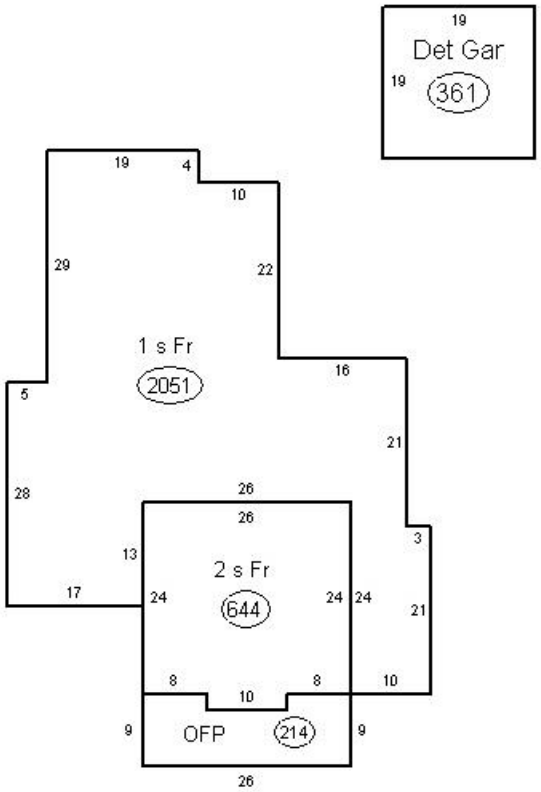
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description

One of the most eccentric homes in the district is the two-story, mansard-roof Hesch house. Erected in 1888, by the German-born contractor and planing mill owner Philip Hesch, it originally showed off its wood construction. Through later stuccoing and additions, it took on more of a vernacular expression. The original frame building was a two-story square with a pronounced mansard roof cut with dormers. The house presents its original (and introduced rigid) symmetry to the street with the three-bay porch. Likely introduced in the 1910s, the rectangular structure is made of frame and cut with stiff rectangular openings. A dentil frieze with jigsaw brackets crowns the structure. Behind are three original door openings covered with decorative screens. The far west opening holds double glass doors opening to the foyer and staircase. Each is topped with a transom and framed by molded surrounds. Above the porch are three windows poking through the roof. These are original 2/2 single-hung windows. Multiple flat-roof additions attach to the house. The east and immediate southwest addition predate 1930. They have a variety of windows, including steel casements and combination wood awing and hopper units. The windows of the east appendage are crowned with wood pediments. At the end of the drive stands a small single-bay brick garage with an attached shed. The shed initially worked as a second garage.

Historical Overview

Born in 1832 in Bavaria, Germany, Philip August Hesch immigrated to Ontario, Canada, with his family, taking up residence in Preston. He relocated to the United States in 1867 to the oil-boom town of Titusville, Pennsylvania, where he worked as a carpenter and contractor.

Hesch came to Santa Fe in 1881, following the railroad. He established the first planing mill, a three-story, steam-powered plant which stood where De Vargas Park is located today. The mill produced doors and windows, blinds, and trim. Hesch built a successful contracting business, installing many storefronts on San Francisco Street and erecting the Catron Block and several St. Catherine's Industrial Indian School campus buildings.

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

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Constructed in 1888, Hesch's house on then Metropolitan Avenue was likely a showcase of his mill products. It included an unusual mansard roof finished with shingles. The mansard form, found initially with the St. Michael's College building, was later used to ornament commercial buildings, most expressively with the first Palace Hotel. This roof form was used domestically in Santa Fe with only one other residence: the c.1882 Hayt House. Hesch applied it here, oddly, with its sides penetrated by tall, classically influenced window dormers.

In 1913 Hesch relocated to Riverbank, California, where he built a store. He died the following year of a heart attack while applying varnish to a Catholic church he had just completed. He was 82.

Before his death, he deeded the property to his wife, Catherine. Arthur G. Whittier, a notary public, acquired it in 1912. Whittier likely reworked the porch and added the first additions. The house was divided into a duplex and then three apartments. During this period, it had three addresses 324, 324½, and 326 Read Street. The Ulibarri family, who owned the house since the 1950s, received a Santa Fe Historic Foundation plaque in 1974. More recently (2020-2021), the house has gone through several owners, each with different remodeling schemes. Its future is unknown.

Evaluation of Status

Despite severe alterations, maintain Significant status for house; consider downgrading later additions and garage which do not associate with original construction.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

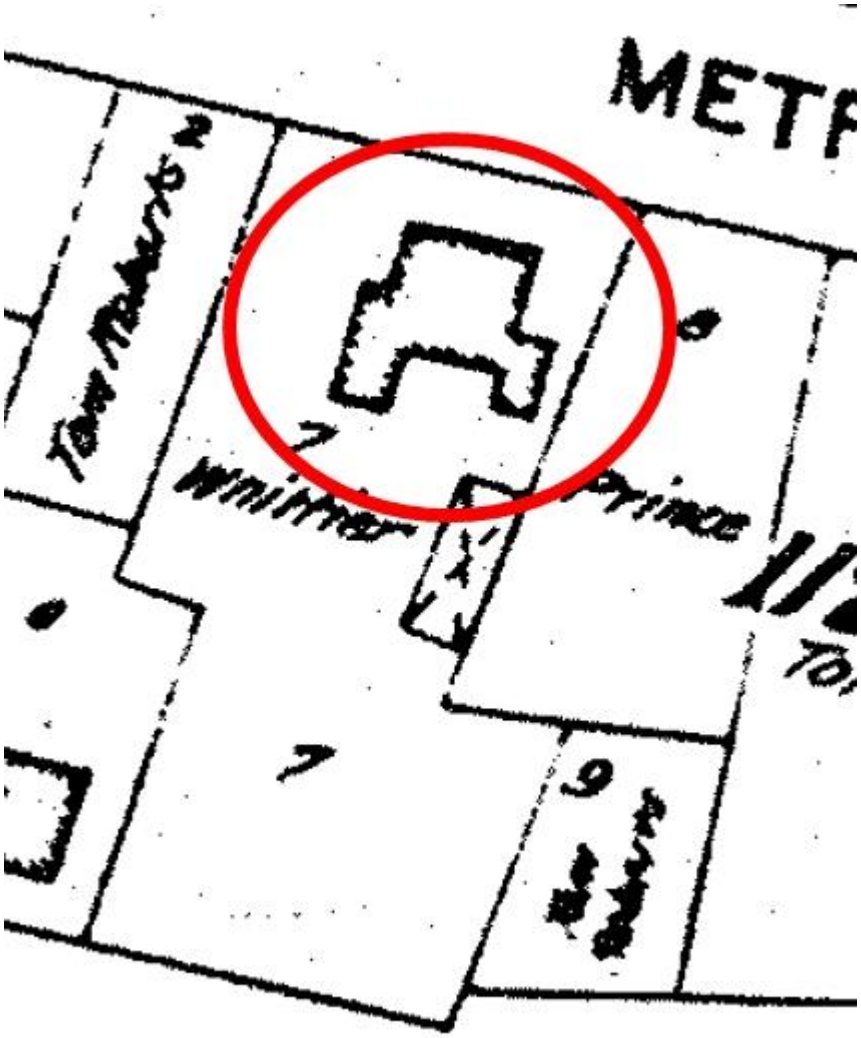

Figure 1: 1912 N. L. King "Map of the City of Santa Fe."
Property shown under Arthur G. Whittier ownership.

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

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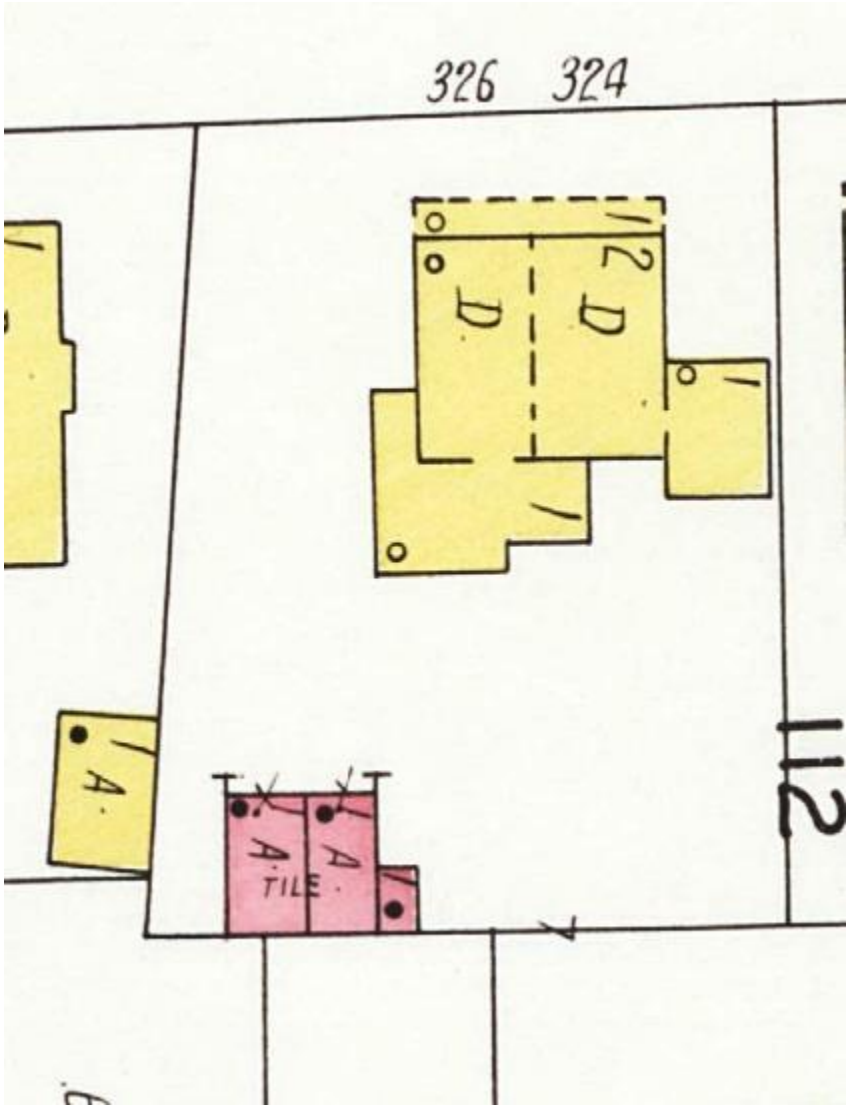

Figure 2: 1930 Sanborn Fire Insurance Map, Sheet 16.

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Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

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Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: North and south elevations.
Camera facing southeast.
Courtesy Google, May 2022.

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

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Photo 3: North elevation.
Camera facing southwest.
Courtesy Samuel Escobedo, Barker Realty, Inc., November 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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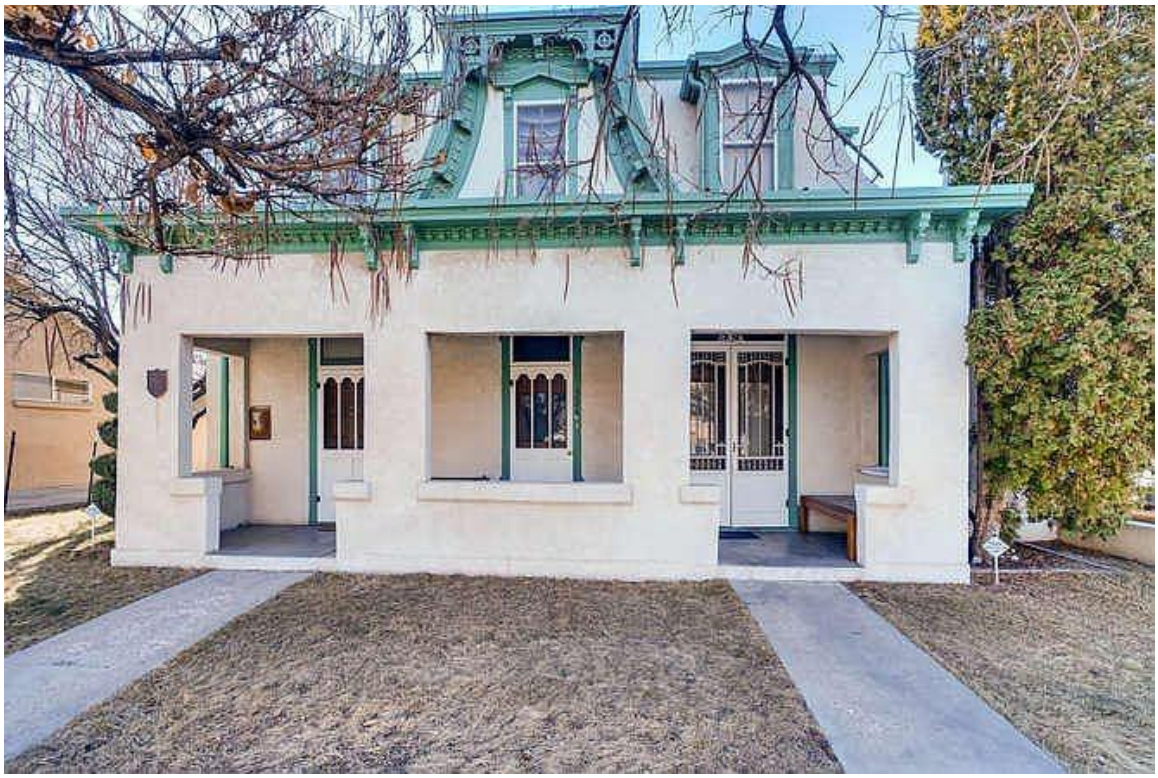

Photo 4: North elevation.
Camera facing south.
Courtesy Samuel Escobedo, Barker Realty, Inc., November 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: North and west elevations.
Camera facing southeast.
John W. Murphey, August 19, 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: North elevation, porch.
Camera facing southwest.
John W. Murphey, August 19, 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Philip Hesch House**	**2. Location:** **326 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: Unknown** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 7: North elevation, porch interior.
Camera facing west.
John W. Murphey, August 19, 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Philip Hesch House**	**2. Location:** **326 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: Unknown** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 8: Juncture of original house and east addition.
Camera facing southwest.
John W. Murphey, August 19, 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Garage/Not in Use**	**2. Location:** **403½ South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2714** **4. County: Santa Fe** **Parcel # 11651200**

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6844723,-105.9458849

10. Photo Information: John W. Murphey, photographer. **Photo 1: View west (front) and south elevations, facing northeast.**

11. Brief Description of the Property:

This unassuming building, situated along an alley, has retained its overall footprint but has lost its main character-defining feature: garage bay doors. It is a relic of when the area was populated with grocery warehouses and auto repair shops. Several auto repair shop owners (Danks, Siler, Towndrow) owned it at one or another before moving into other buildings in the district.

Continued on Page 5.

12. Who uses the property? Commercial/Not in Use

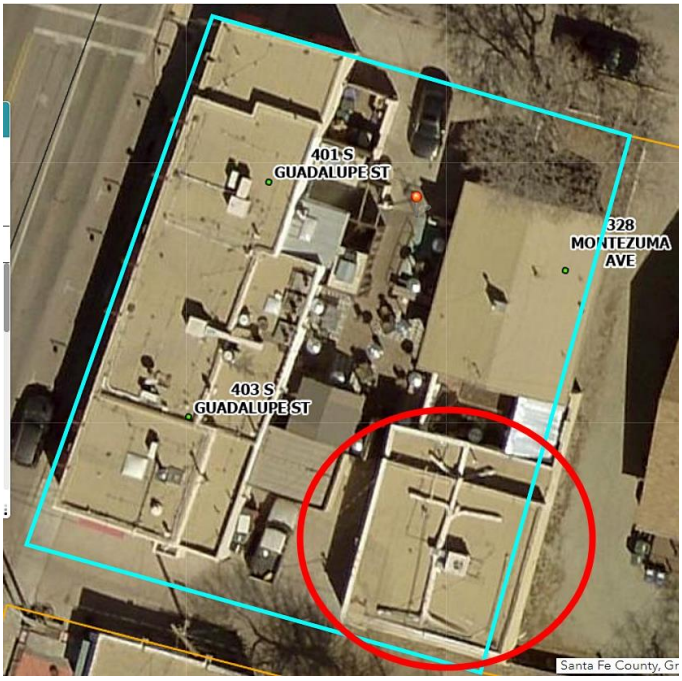
13. Construction Date:
Date: 1940s
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban **If Urban: _x_ Commercial __ Industrial __ Residential __Public**

15. Relationship to Surroundings: **__ Similar _x_ Dissimilar**
Comments: alley orientation

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Guadalupe Partnership

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Garage/Not in Use	403½ South Guadalupe Street Westside-Guadalupe Historic District Santa Fe	Santa Fe ID # H-2714
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: _x Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

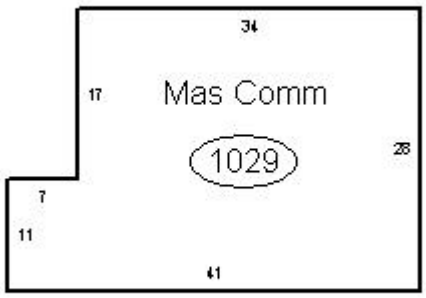
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Garage/Not in Use**	**2. Location:** **403½ South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2714** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Situated along an alley between Montezuma Avenue and Garfield Street is a relic of the area's one-time use for grocery warehousing and auto repair. The roughly rectangular structure is made of hollow clay tile clad with stucco. It faces west onto a concrete parking pad. This principal elevation has three entrances. One contains double glass doors, the other a full-light single door. Both of these are framed with wood casings painted white. A steel door fills another opening at the north end of the façade. In between is a rectangular fixed light window. The fenestration feels altered and doesn't match the original, which indicated two windows on the façade. A parapet with molded trim tops the west and south elevations. Behind is a gabled roof. The alley side has a line of square openings holding industrial windows obscured by mesh and steel bars. The parapet maintains the trim and steps up toward the east end. The east elevation is without openings; the north is obscured by a wall. Hand-troweled stucco painted tan coats the building. The building has retained its overall footprint, but an overhead door tied to its early use for warehousing and auto repair is missing.

Historical Overview

Likely constructed in the 1940s, the building initially worked as an auto shop connected to the house at 328 Montezuma. That house, erected in the 1920s, was owned by Chester Boyd Danks, who operated the Capital City Garage. Another repair shop owner, Rodney Siler, occupied the house in the 1930s and may have used the garage. From a building permit issued in 1948, it appears that it took on its present footprint at that time. The Sanborn map of the same year shows it made of tile and working as a grocery warehouse. In 1954, Roy Auto Electric occupied the garage, then identified as 328½ Montezuma. This business would later move into the old Cartwright warehouse at 326 South Guadalupe. It then became Bill's Auto Repair and held similar businesses through the late 1970s. More recently, it housed a short-lived gelato shop and now appears vacant. It took on its current address in the 1990s.

Evaluation of Status

Maintain Noncontributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Garage/Not in Use**	**2. Location:** **403½ South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2714** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

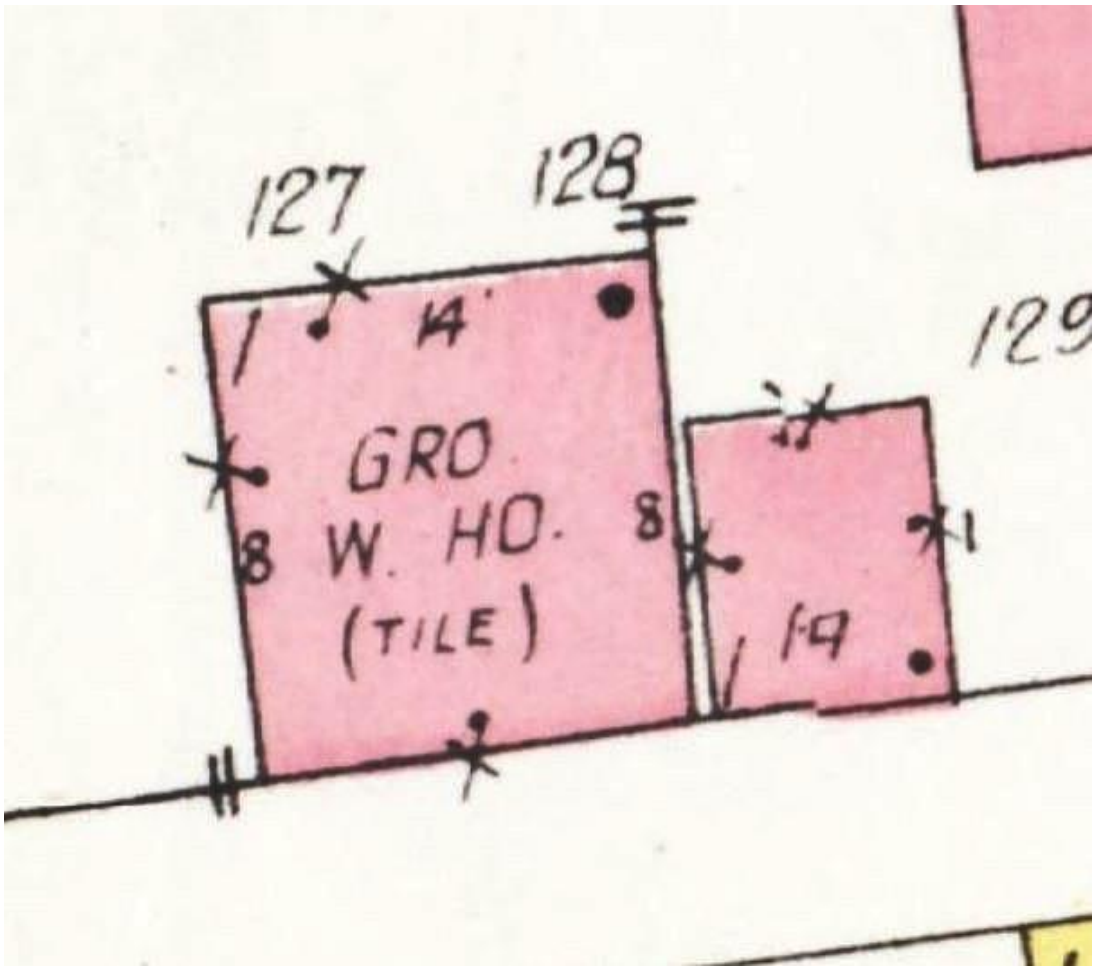


Figure 1: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Garage/Not in Use**	**2. Location:** **403½ South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2714** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

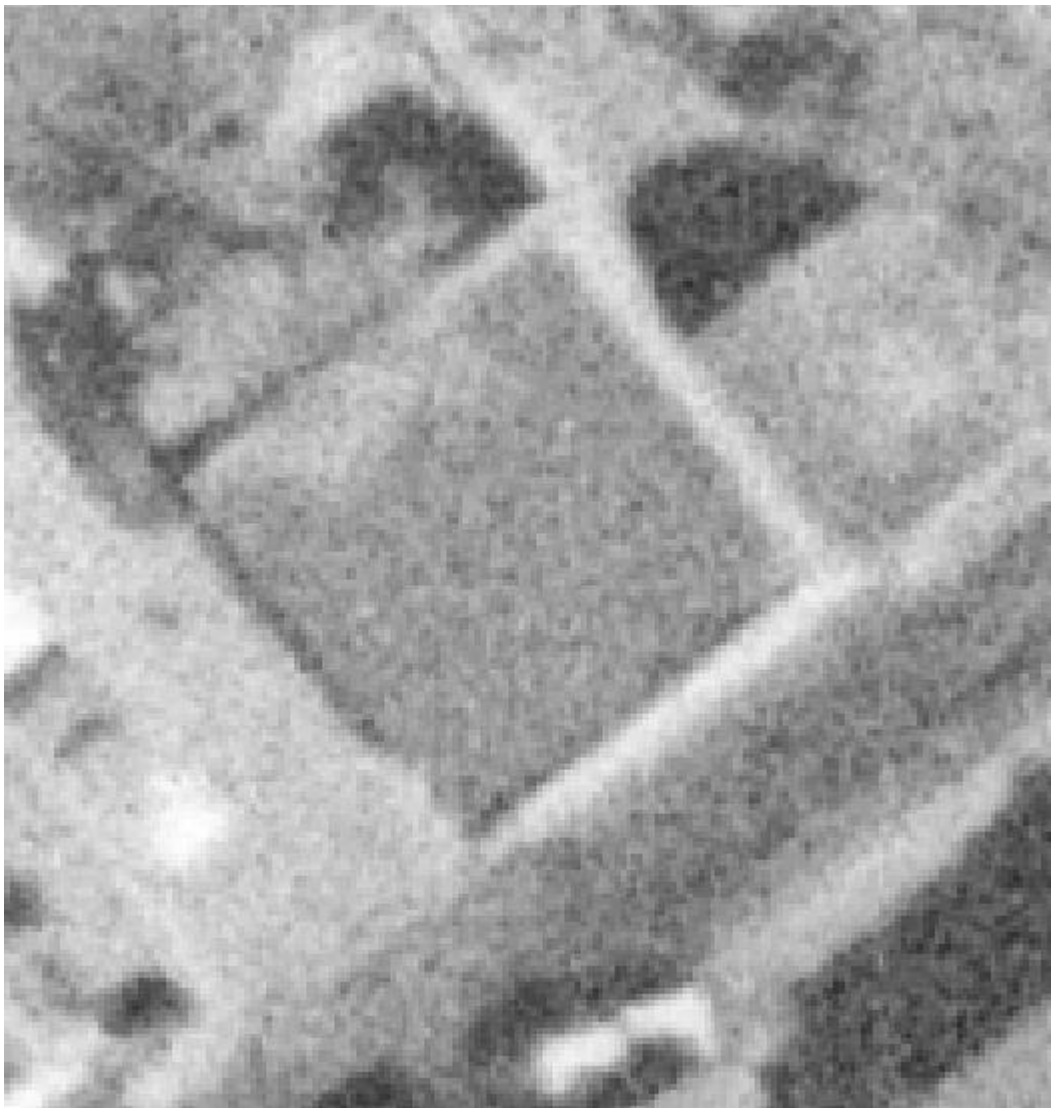


Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Garage/Not in Use**	**2. Location:** **403½ South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2714** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

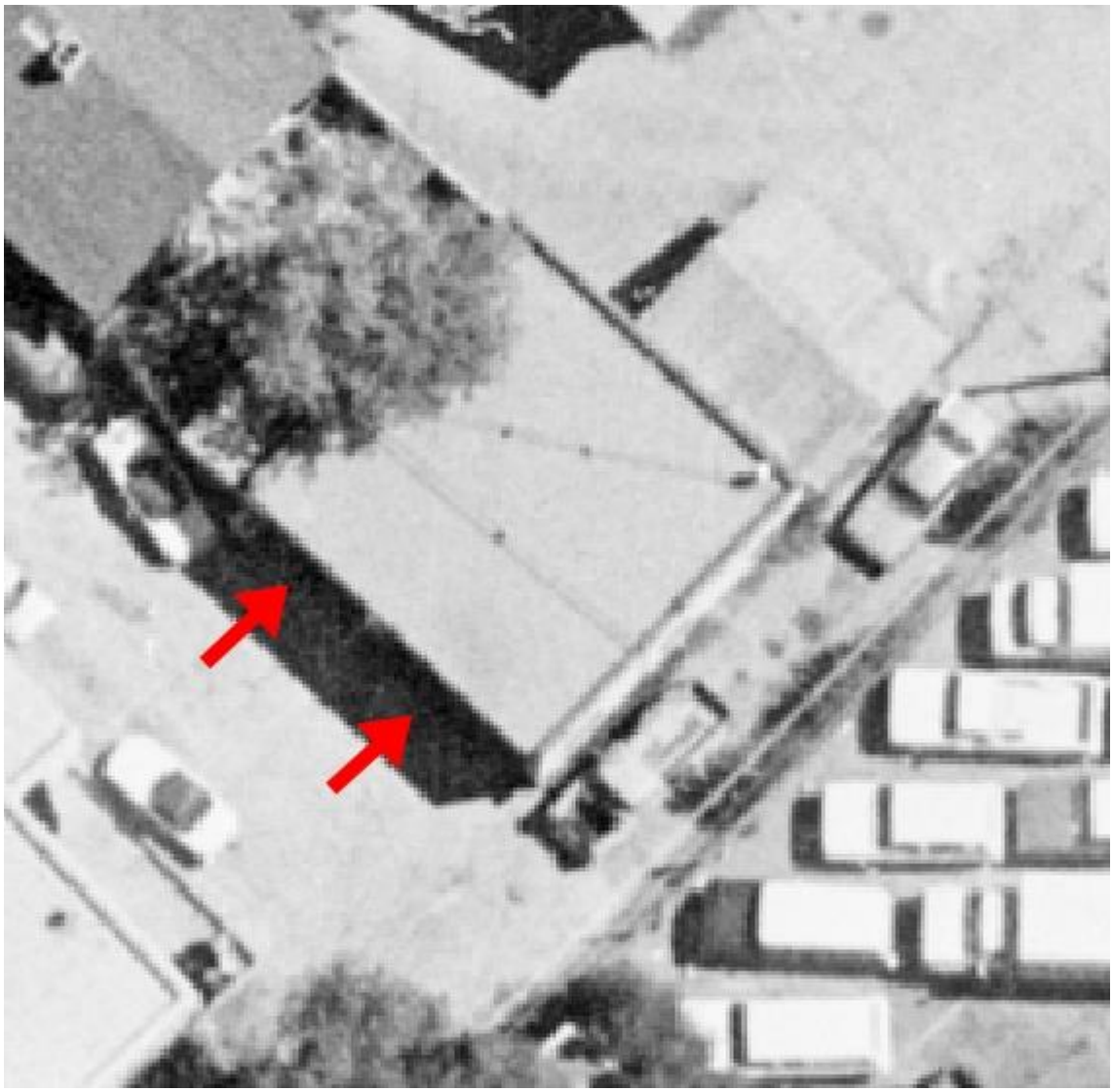


Figure 3: September 11, 1978, Aerial Photograph, Image 60.
Arrows indicate probable garage bay openings.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Garage/Not in Use**	**2. Location:** **403½ South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2714** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: West and south elevations
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Garage/Not in Use**	**2. Location:** **403½ South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2714** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: South and east elevations
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Henry Krick Co./Jean Cocteau Cinema	418 Montezuma Avenue Westside-Guadalupe Historic District* Santa Fe	Santa Fe ID #: H-2716 and 2717 4. County: Santa Fe Parcel # 10364032

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x Yes: March 1999
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6849094,-105.9471723

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of east and north elevations, facing southwest.**

11. Brief Description of the Property:

Erected in c.1937, the building is a two-story rectangular commercial structure adjoined to an older building to the west. The two buildings are now jointly recognized as 318 Montezuma. Together they present a uniform façade to Montezuma Avenue, with a movie theater marque being its dominant feature. They started as a beer depot and later bottling plant, owned by Henry Krick, and later evolved into an arthouse movie theater, now operated by George R. R. Martin.

Continued on Page 5.

12. Who uses the property? Commercial/Retail, Offices, Movie Theater

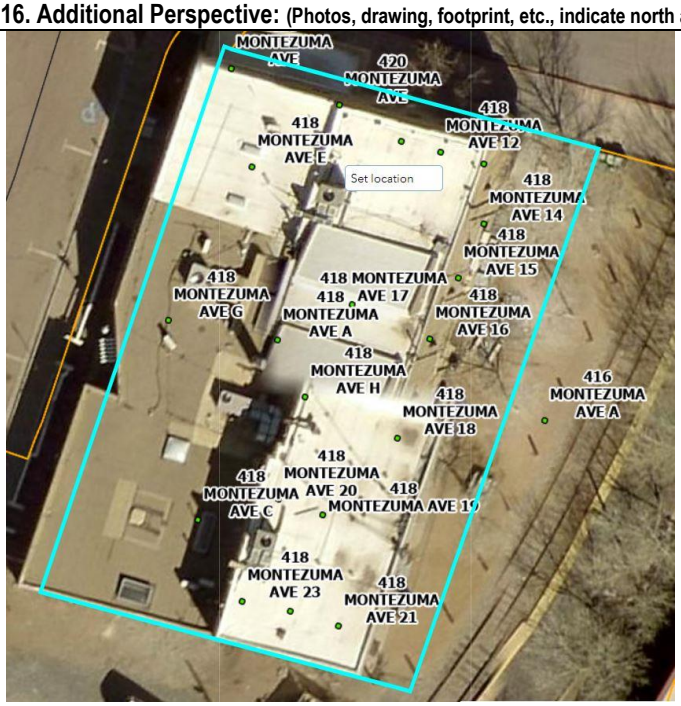
13. Construction Date:
Date: 1920s-1937+
__Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Faceless Man LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing __ Non-contributing: _x_ No Status: Outside Historic District; the building is between the Westside-Guadalupe and Historic Transition districts, although earlier surveys place it in the former district.
Per City of Santa Fe official designation ap

If 'yes', what is the name of the district? __ State __ National __ City of Santa Fe:

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Henry Krick Co./Jean Cocteau Cinema	418 Montezuma Avenue Westside-Guadalupe Historic District* Santa Fe	Santa Fe ID #: H-2716 and 2717
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe? _x_Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone _x_Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: __1 __11/2 _x_ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

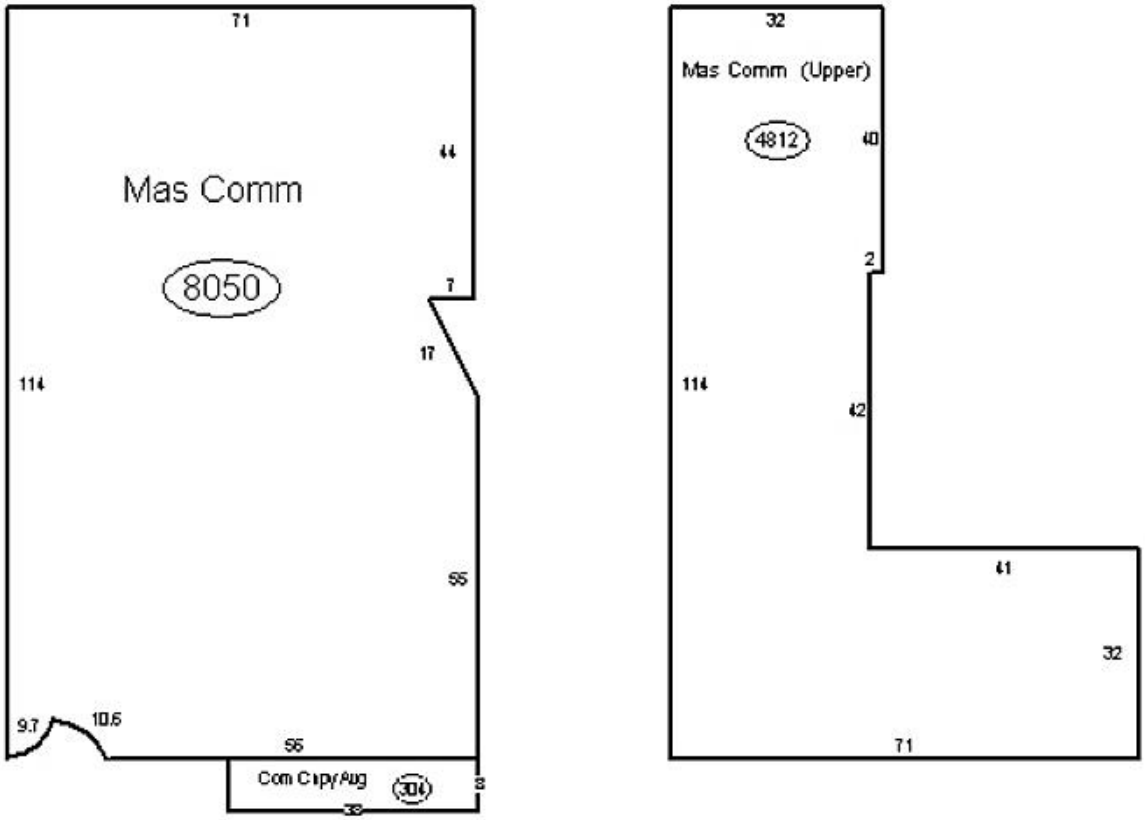
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Henry Krick Co./Jean Cocteau Cinema**	**2. Location:** **418 Montezuma Avenue** **Westside-Guadalupe Historic District*** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2716 and 2717** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

The building at the west was likely constructed in the late 1920s, possibly incorporating a much earlier single-story bottling plant. The ground floor has a symmetrical arrangement of mulled wood sash windows topped with clear transoms. Each end of the façade has a single door. The east opening, holding a full-light wood door, gives access to a stairway going to the second floor. A reconstructed Pueblo Revival portal shelters the ground floor. The upper level displays a regular arrangement of openings holding non-original six-over-six windows. A curvilinear parapet crowns the building.

The two-story formation continues along the west elevation for approximately 30'. Beyond this is a conglomeration of lower volumes representing different building iterations, likely including earlier uses as a packing plant. Each of these has separate commercial entries. The rear (south) elevation is a solid wall embellished with a trompe l'œil painting.

A 1980s renovation of the east structure altered its original three-bay ground floor plan, adding a movie theater entry and marque. The upper stories are fenestrated with what appear to be original multi-light projected steel windows. These continue along the long east elevation, facing the railroad track. South-facing sawtooth monitors provide natural light into the upper-story offices.

The main changes to its joint façade have been the removal of decorative vigas and the 1980s theater renovation. At some point after 1969, a two-story structure once associated with the Santa Fe Builders Supply Co. was removed at the south end of the complex.

Historical Overview

The site began to develop even before Montezuma Avenue extended west of Guadalupe Street. Over the years, it held several bottling plants, which grew in sophistication under the ownership of Henry Krick, a German immigrant and brewer associated with several other buildings in the district, most notably the Stone Warehouse.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Henry Krick Co./Jean Cocteau Cinema**	**2. Location:** **418 Montezuma Avenue** **Westside-Guadalupe Historic District*** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2716 and 2717** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

It started in 1895 when Krick, representing the William J. Lemp Brewing Company of St. Louis, oversaw the erection of a large cold storage warehouse built by the company's carpenters. The complex appears on the 1908 Sanborn map as a one-story frame building holding an icehouse and bottling plant with a separate horse barn at the back.

From it, Krick sold Lemp's popular bottled beers, including Extra Pale Ale, Culmbacher, and Bock. At its height, Krick was selling 25 to 35 trainloads of beer per year. By 1913, the footprint had evolved to include an adobe volume connecting the bottling plant to the barn. As shown on the 1930 map, the site had been redeveloped with a two-story concrete building.

Krick, who since 1892 had represented the Lemp Brewing Company, had moved into distributing Dr. Pepper and fruit-flavored soft drinks during Prohibition. He extended the building in the late 1930s to the east with a two-story addition. The older building's façade was likely reworked to match the addition. By 1940, the combined buildings included the two-story Quality Fruit Company warehouse at the rear.

The Montezuma Avenue frontage was converted to commercial and office use in the 1960s, including holding a film development studio and an advertising firm.

In 1976, a group of Santa Fe film buffs, led by Lynne Cohen, transformed the used furniture showroom into a small arthouse theater, showing foreign and pre-war American films. A year later, it changed its name to Jean Cocteau. The theater was named after French poet, playwright, and novelist Jean Cocteau, whose classic film "Beauty and the Beast" (1946) premiered in Santa Fe three years later at a showing at El Paseo, sponsored by the Santa Fe Cinema Club.

In 1984, the theater evolved with a significant renovation, changing the former storefront into a movie house, complete with a ticket box and a wraparound marque. Led by film programmer Brent Kliewer, the new theater opened on May 4 with "Pandora's Box," a 1929 film by German director Georg Wilhelm Pabst starring Louise Brooks. The theater changed hands in 1989, with additional renovation. More recently, best-selling author, George R. R. Martin, renovated the theater and opened a bookstore (Beastly Books) in the adjoining storefront.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Henry Krick Co./Jean Cocteau Cinema**	**2. Location:** **418 Montezuma Avenue** **Westside-Guadalupe Historic District*** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2716 and 2717**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Evaluation of Status

While recognized by the 1999 survey as located in the Westside-Guadalupe Historic District, the current City GIS map has it outside of the district and without designation. Confirm district location and/or designate Contributing to the Historic Transition District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

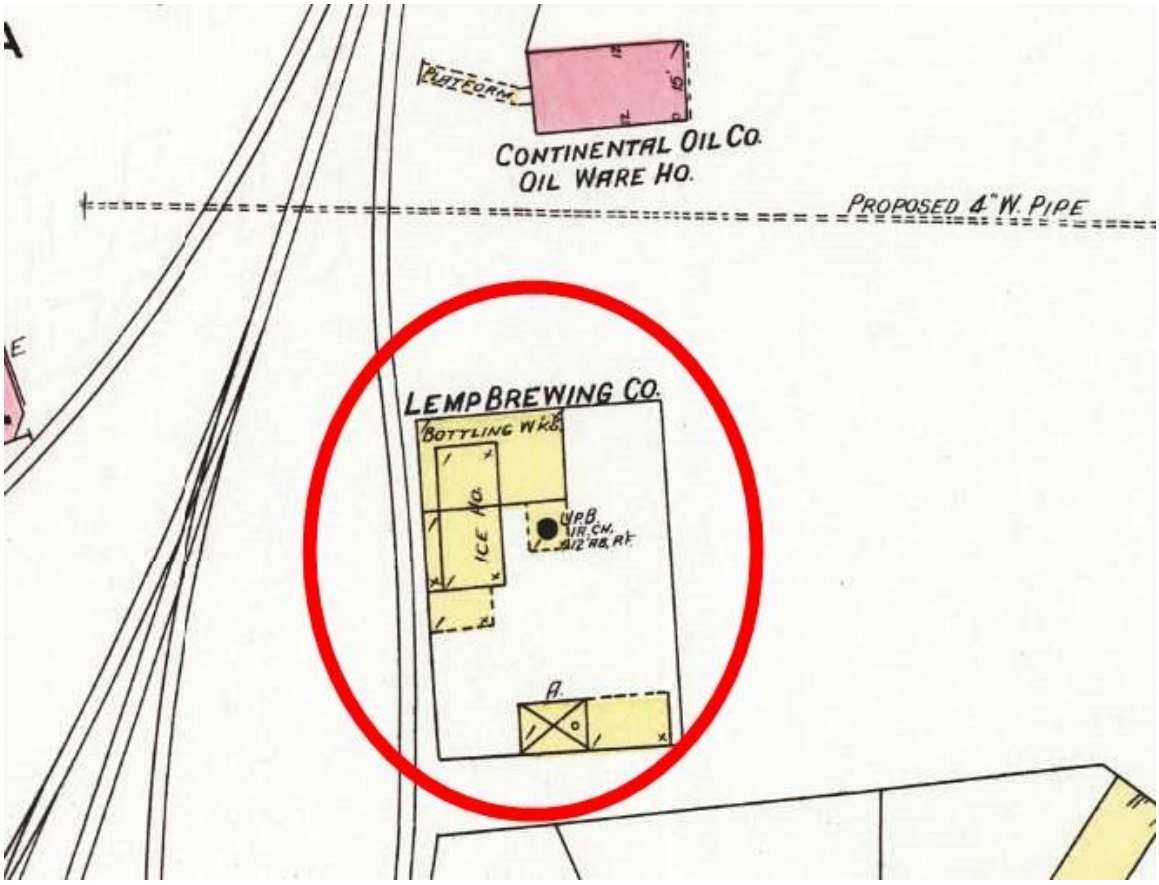

Figure 1: 1908 Sanborn Fire Insurance Map, Sheet 10.
Image of 1895 frame bottling works and icehouse constructed by Henry Krick.

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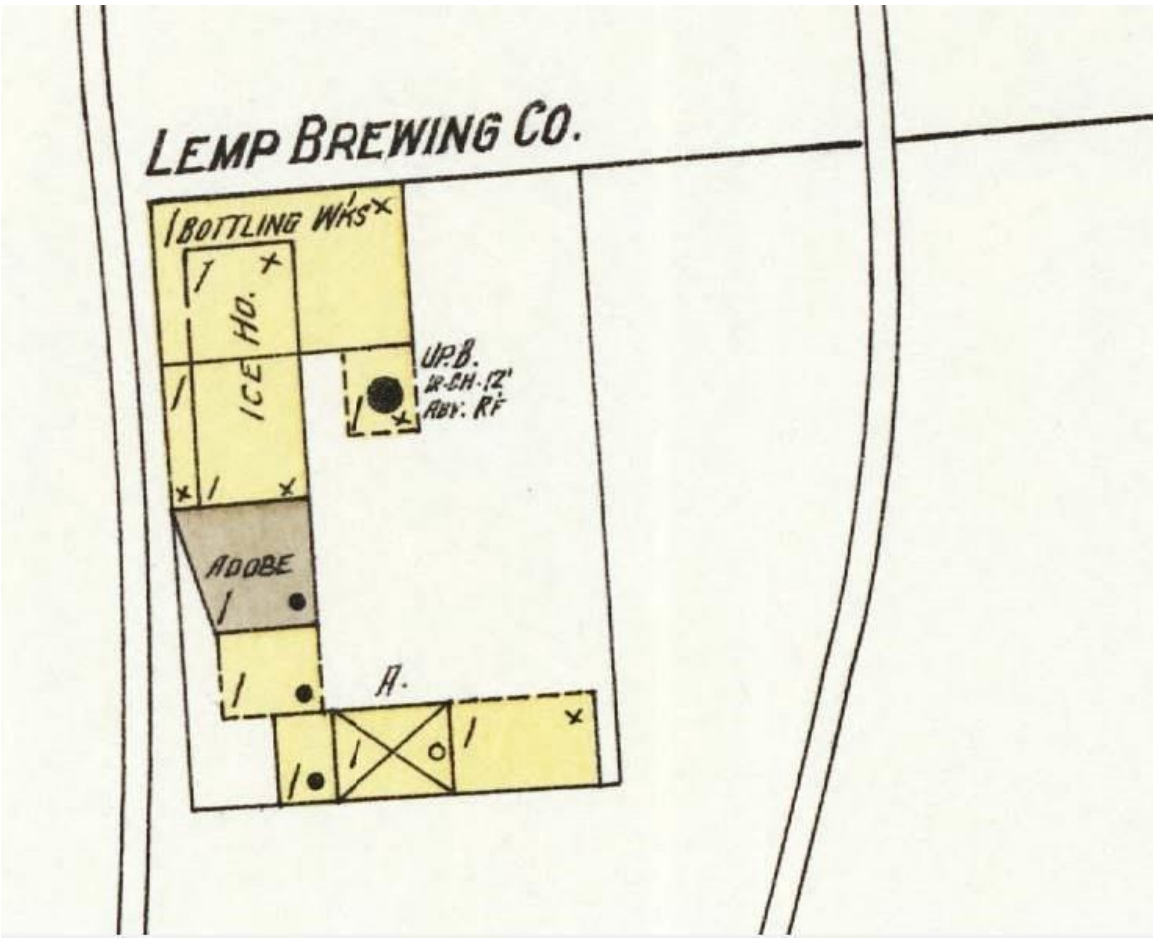

Figure 2: 1913 Sanborn Fire Insurance Map, Sheet 8.
Expansion of Henry Krick's Lemp Brewing Company facility.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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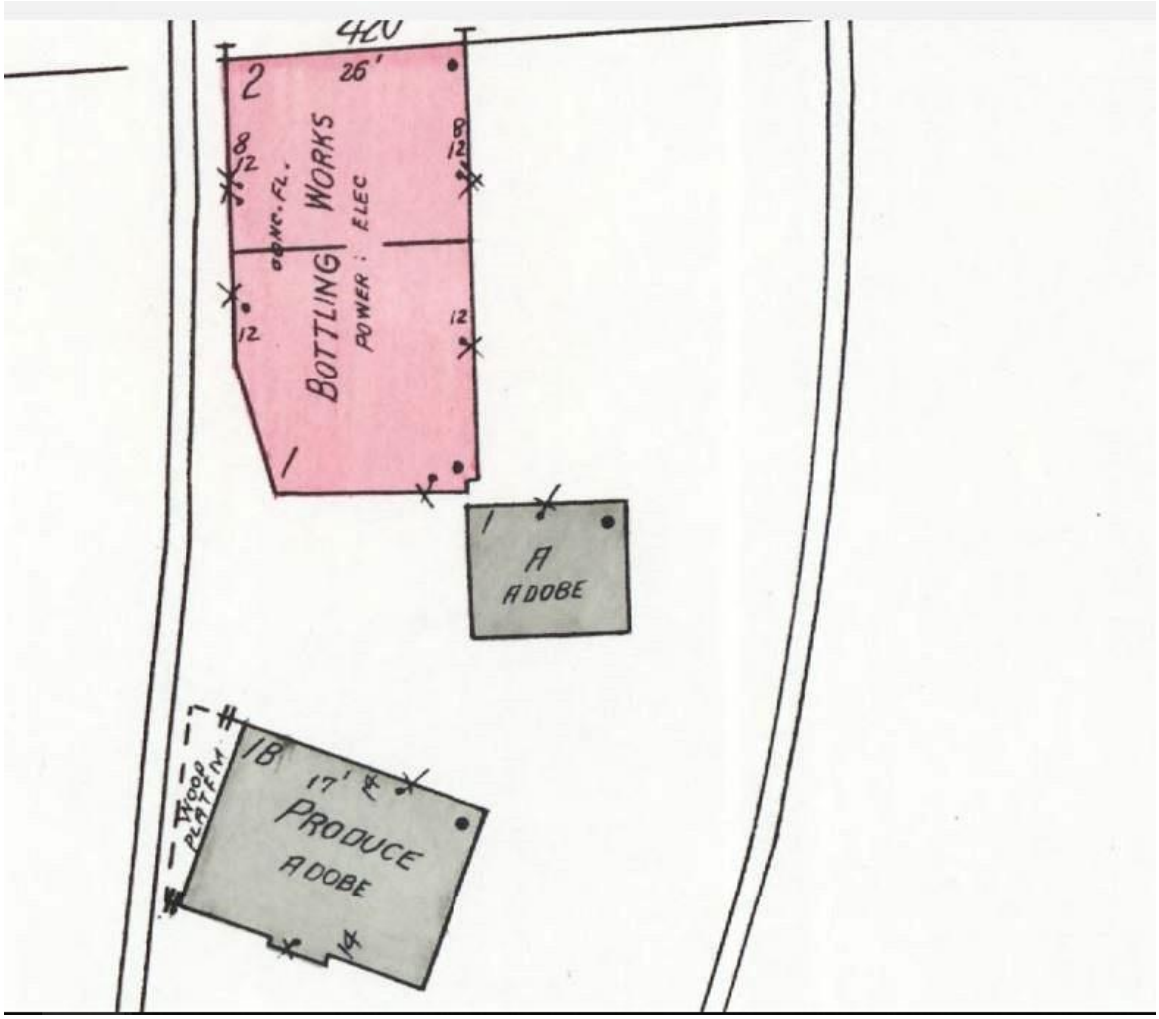

Figure 3: 1930, Sanborn Fire Insurance Map, Sheet 12.
New brick and concrete building, originally addressed as 420 Montezuma Avenue.
Note adobe produce warehouse at south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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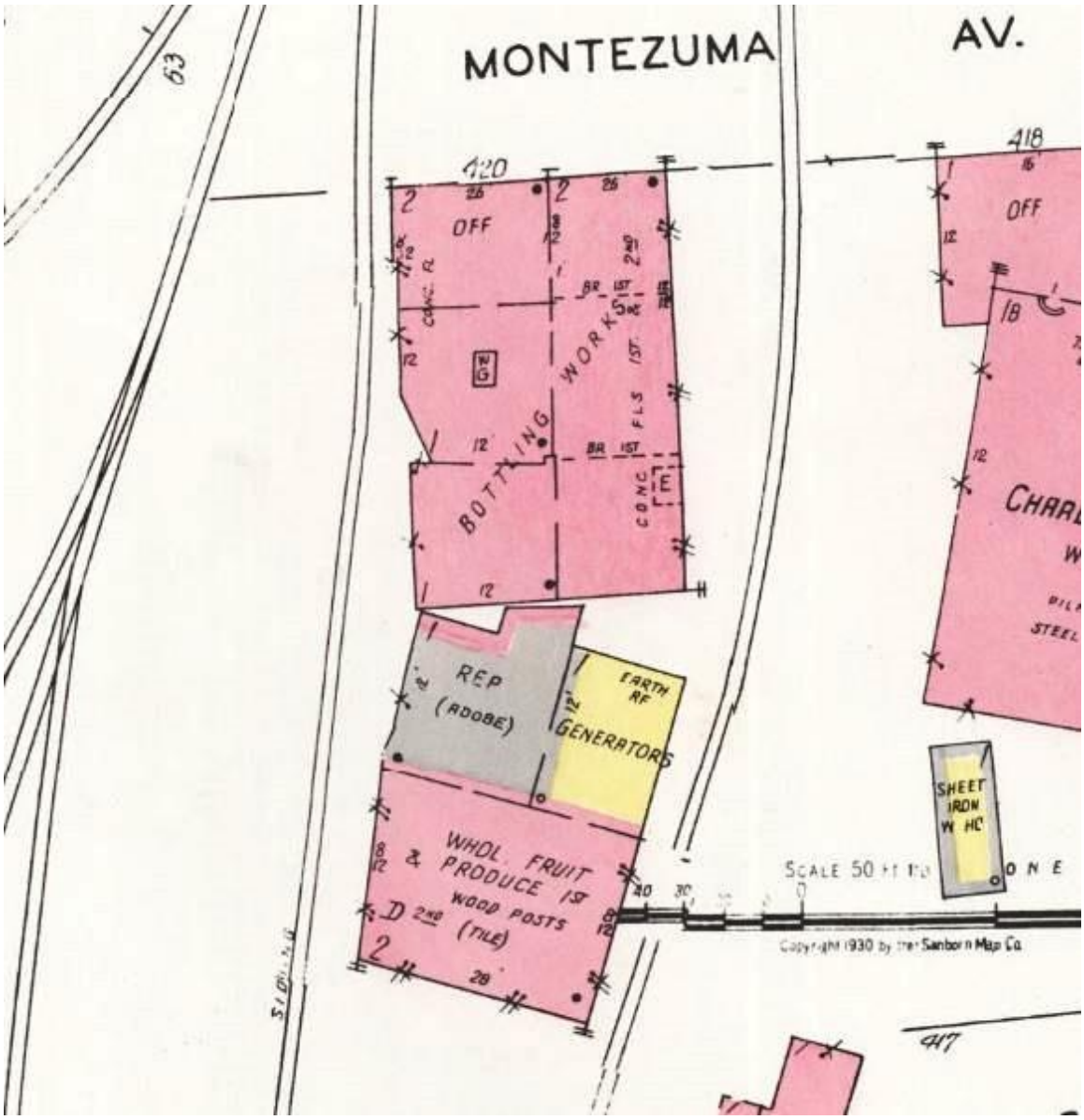

Figure 4: 1948 Sanborn Fire Insurance Map, Sheet 12.
Second brick volume added to east. Note tile warehouse at south.

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

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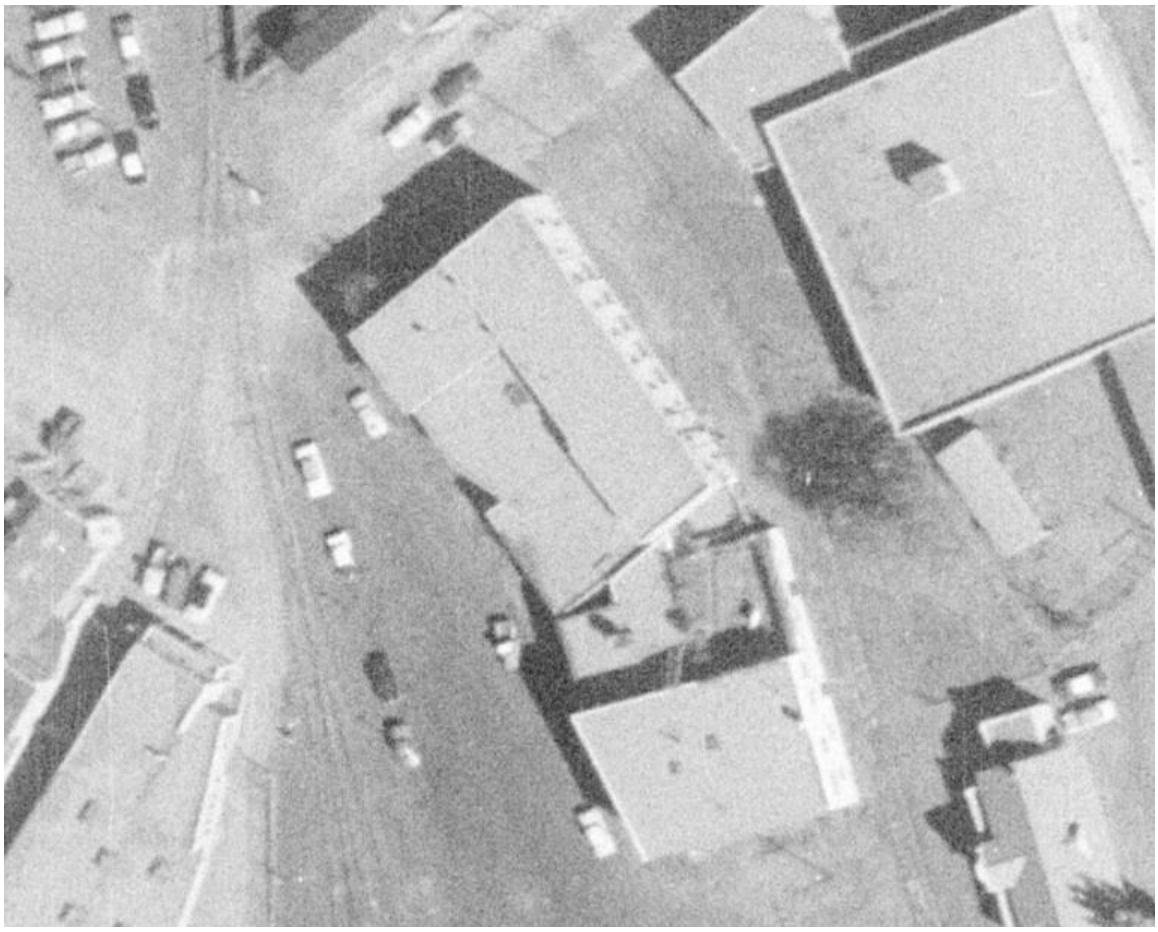

Figure 5: November 10, 1958, Aerial Photograph, Image 4.

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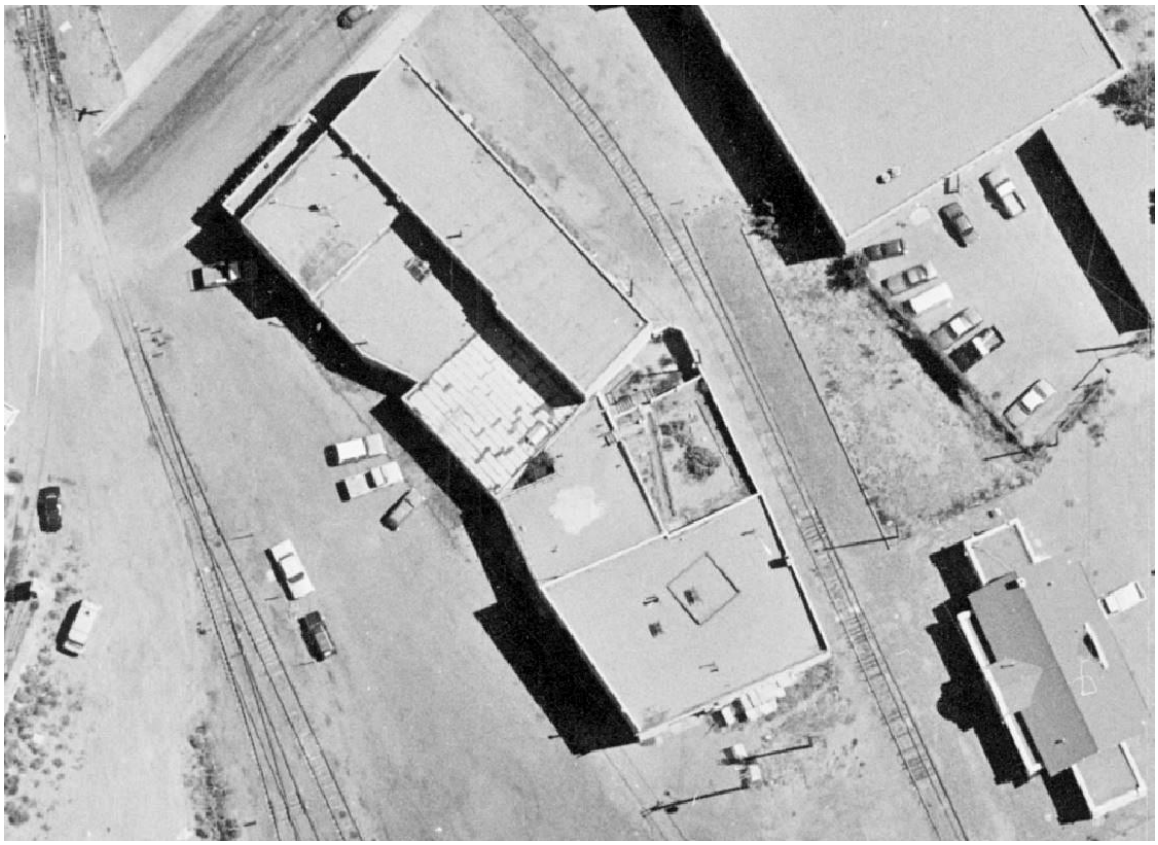

Figure 6: September 11, 1978, Aerial Photograph, Image 60.
Note south warehouse has since been removed.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 7: 1977 photograph of joined buildings.
Negative 117272
Courtesy Palace of the Governors Photo Archives (Santa Fe New Mexican).

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 8: 1989 copy of Polaroid photograph of portal reconstruction. Courtesy City of Santa Fe Historic Preservation Division.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: East elevation, facing south.
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 3: Partial west elevation, facing southeast.
2019.

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

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Photo 4: Partial west elevation, facing southeast.
2019.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: West and south elevations, facing northeast.
2019.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Mullen House/ **Santa Fe Railyard Community Corporation**	**332 Read Street** **Historic Transition District** **Santa Fe**	**Santa Fe ID #: H-3140** **4. County: Santa Fe** **Parcel # 99304406**

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: October 10, 1984
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6833242,-105.9461435

10. Photo Information: John W. Murphey, photographer. Photo 1: View of north (front) west elevations, facing southeast.

11. Brief Description of the Property:

This simple rectangular plan building with battered walls and a subtle Mission-style parapet is the only locally influenced design on the block. It was erected in the 1920s and, over the years, was owned and/or occupied by the Mullen, Siler, and Gallegos families. The east elevation, facing a driveway, has an offset section, lending interest to an otherwise plain façade. While the original windows have been removed, it retains qualities that communicate its original design and period.

Continued on Page 5.

12. Who uses the property? Commercial/Office

13. Construction Date:
Date: 1920s
_ _Known _x_ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar
Comments: Pueblo Revival style

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Sow Armijo LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: __ No Status:
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Mullen House/
Santa Fe Railyard Community Corporation

2. Location:

332 Read Street
Historic Transition District
Santa Fe

3. Local Reference Number:
Santa Fe ID # H-3140

4. County: Santa Fe

5. Date of Survey: June 24-26, 2022/
September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

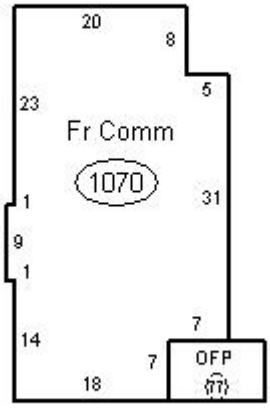
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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Architectural Description

Erected in the 1920s with a hybrid Mission-Pueblo motif, the Mullen House is the only locally influenced design on the block. Facing north, with its short front elevation, it is a simple rectangular plan enlivened with battered walls and a subtle Mission-style parapet. A porch with a lower roof and curvilinear parapet sits at the northwest corner. The building is entered through a modern metal panel door. The single façade window holds a combination of fixed and sliding aluminum windows. When first surveyed in 1984, the opening had 15-light wood casements. Since then, this window and similar casements along the side elevations have been replaced with sliding units. The east elevation, facing a driveway, has an offset section, lending interest to an otherwise plain façade. The west elevation mostly mirrors the east but without the projection. Appended to the rear is an enclosed porch. In total, it holds roughly 1,070 square feet. The former house is finished with cementitious stucco in the buckskin tone. While character-defining windows were removed, the building has retained its overall original design and footprint.

Historical Overview

Erected in the 1920s, the house may be associated with Charles E. Sanford, the AT&SF station agent in Santa Fe. The Ohio-born Sanford owned multiple buildings along Don Gaspar Avenue, where he built his own house, and it is not inconceivable that he speculated in real estate in the Valuable Building Lots subdivision.

A 1926 newspaper account establishes that Sanford's wife, Alice, owned the home in which her daughter, Flossie Mullen, resided. The 1930 census recorded Flossie and her husband, James, living in the house with a boarder, Rolfe Murrel. James, a native of Nebraska, worked as a draftsman for the state highway department, and Murrel was indicated to be a chainman for the same agency. The Mullens held the house for a few more years before selling it in 1934.

It worked as a rental during the Great Depression. In the 1940s, it was owned and occupied by Roland Siler, a mechanic and the owner of Siler Garage at 320 Sandoval Street. Siler had previously lived at 328 Montezuma Avenue, a house closer to his

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business. Siler would build an automobile repair shop at 340 Read Street. The Gallegos family later owned the house. Following Business-Capitol District designation, it converted to retail use, and over the years, it housed several art galleries. Today it holds Santa Fe Railyard Community Corporation office.

Evaluation of Status

Despite removal original windows, the former house has maintained its overall form and design. Consider upgrading to Contributing status.

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

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Illustrations

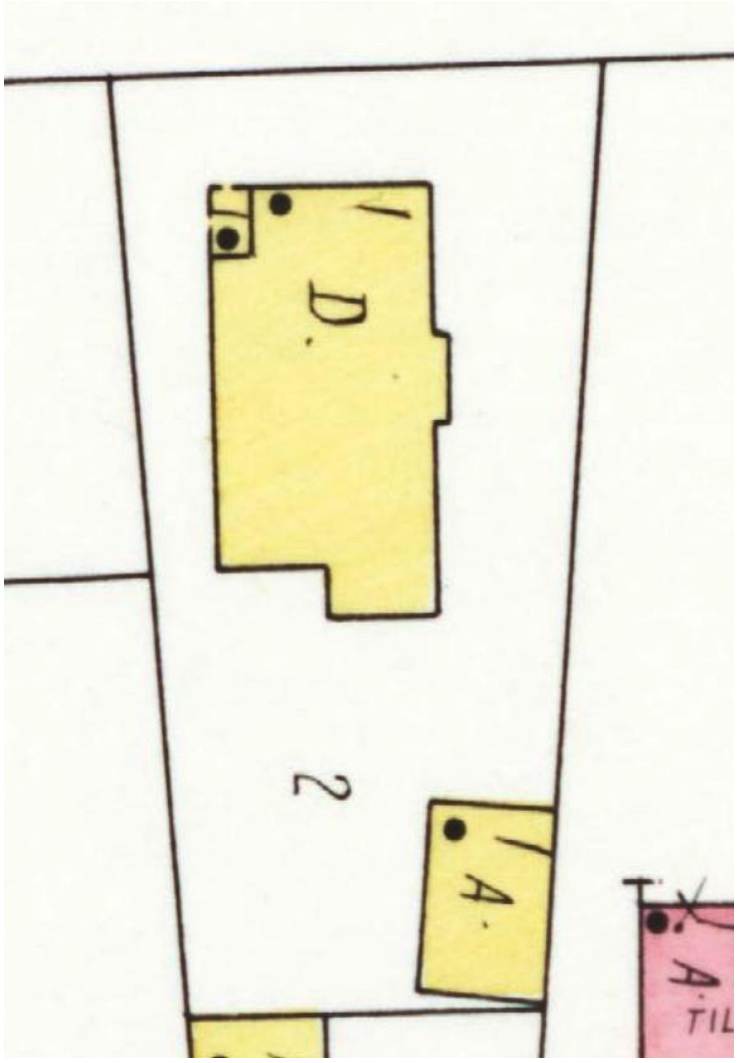

Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 16.

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Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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Figure 3: September 11, 1978, Aerial Photograph, Image 60.

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For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Mullen House/** **Santa Fe Railyard Community Corporation**	**2. Location:** **332 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3140** **4. County: Santa Fe** **5. Date of Survey**: **June 24-26, 2022/** **September 12 & 17, 2022**

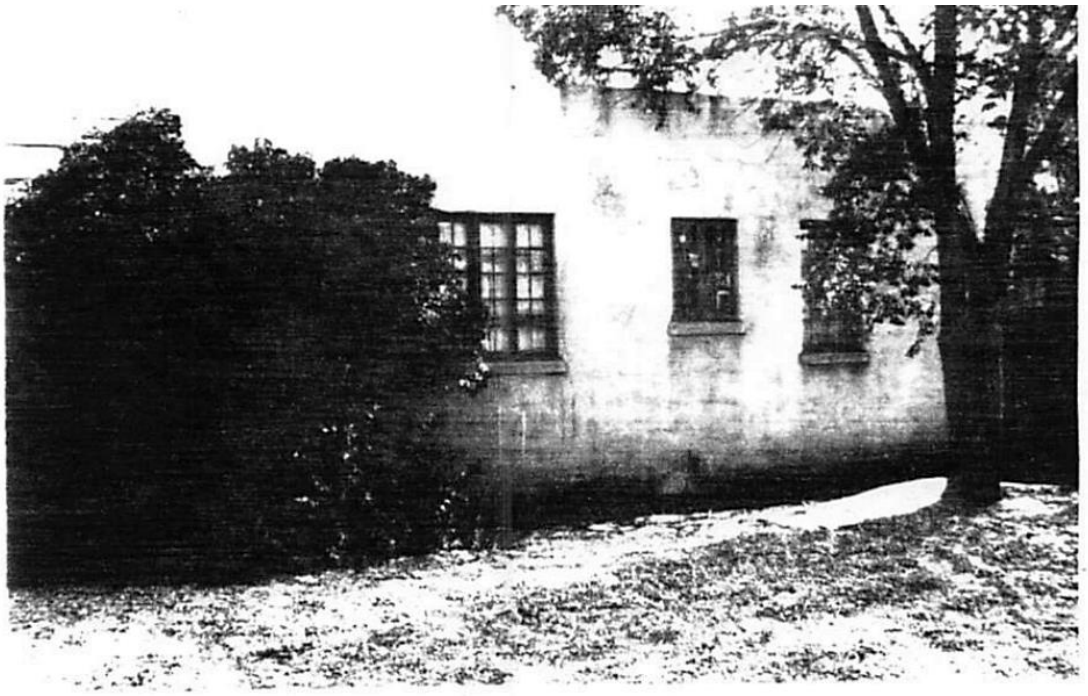


Figure 4: Copy of 1984 Historic Building Inventory form photograph, showing original east elevation casements.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Pate House/Big Star Books and Music**	**2. Location:** **329 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2157** **4. County: Santa Fe** **Parcel # 992203701**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.684248,-105.9457132

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of south (front) elevation, facing north.**

11. Brief Description of the Property:

This small white bungalow, one of the last remaining in a group of dwellings on the north side of its block, was reduced from two stories to one following a fire in 1922. It was owned by the Pate and Sanchez families before changing to retail use.

Continued on Page 5.

12. Who uses the property? Commercial/Book Store

13. Construction Date:
Date: present configuration, c.1920s
_ _Known _x_ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Big Star Books

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Pate House/Big Star Books and Music	329 Garfield Street Historic Transition District Santa Fe	Santa Fe ID # H-2157
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: _x_ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

One, stuccoed stack, west

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	_ _ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
_x_ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_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

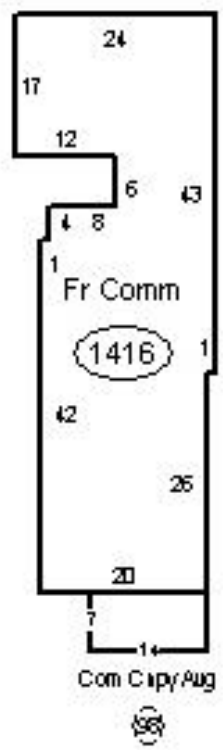
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Pate House/Big Star Books and Music**	**2. Location:** **329 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2157** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Standing alone at the corner of Garfield and Guadalupe streets is a small stuccoed Craftsman bungalow. It is one of nine dwellings — including freestanding houses, duplexes, apartments, and a boarding house — which once lined the north side of the block. This last remaining house appears to have been altered, having started as a two-story dwelling. On a slight rise, it presents to the street a typical bungalow form of a double front-gable roof. While shorn of details, the gables still have exposed rafters. The lower gable shelters an entry porch supported by square columns, which — like the rest of the building — are covered with rough-cast stucco painted white. The entry is fitted with a modern wood panel door with a center vision light. It is framed by modern sidelights and a transom. Adjacent to the door is a tall window opening holding a 1/1 wood sash unit. Similar windows, framed with simple casings, penetrate the side elevations. The east elevation, facing a parking lot, seems to have been reduced in openings. Rising from the west side is a stuccoed chimney. A lower, flat-roof brick volume has attached to the rear. From Sanborn maps, the piece dates to at least 1902 and once worked as a separate residence. The volume has a bulbous-shaped parapet and larger windows and includes a post-1948 addition at its northeast corner. The combined buildings hold 1,416 square feet

Historical Overview

Constructed before 1902, this combination building occupied one lot of the Valuable Building Lots addition. Next door to it stood a much larger building — a boarding house, spreading across several lots. A newspaper notice from 1916 advertised a sewing shop, Calloway & Hart, in the house, promoting its proximity to the depot. Frances Pate, a widow, moved into the house in the early 1920s with her five children. Her deceased husband, Samuel Pate, had run a large livery on Guadalupe Street. Her oldest son, Sam, who lived at home, worked as a tire hauler.

On July 4, 1922, an errant firework caught the house on fire, causing more than $2,000 in damage. It destroyed the second story, likely leading to its reconstruction as a bungalow. The 1930 census found the Pate family still living in the house. Frances owned the home outright, valued at $800. She worked out of the home as a seamstress.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Pate House/Big Star Books and Music**	**2. Location:** **329 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2157** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Sam worked as a bookkeeper at First National Bank. The oldest daughter, Iola, worked as a stenographer for the Santa Fe Laundry — a large Pueblo Revival plant north of the river, demolished by urban renewal. The Pates remained in the house through the early 1940s.

Later that decade, William Sanchez acquired the property. Sanchez, a Santa Fe native, served as the county director for U.S. Census Bureau. William lived with his wife, Nellie, and nine children. One son, Raymond Sanchez, would go to work for NASA.

The building responded to a downward district trend in the late 1970s when it changed use, housing the Guadalupe Clinic, a substance abuse program previously located on Guadalupe Street. Following Business-Capitol District designation, it turned to retail use, holding Baskets of Santa Fe (a shop offering candles, quilts, and gourmet coffee).

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Pate House/Big Star Books and Music**	**2. Location:** **329 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2157** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

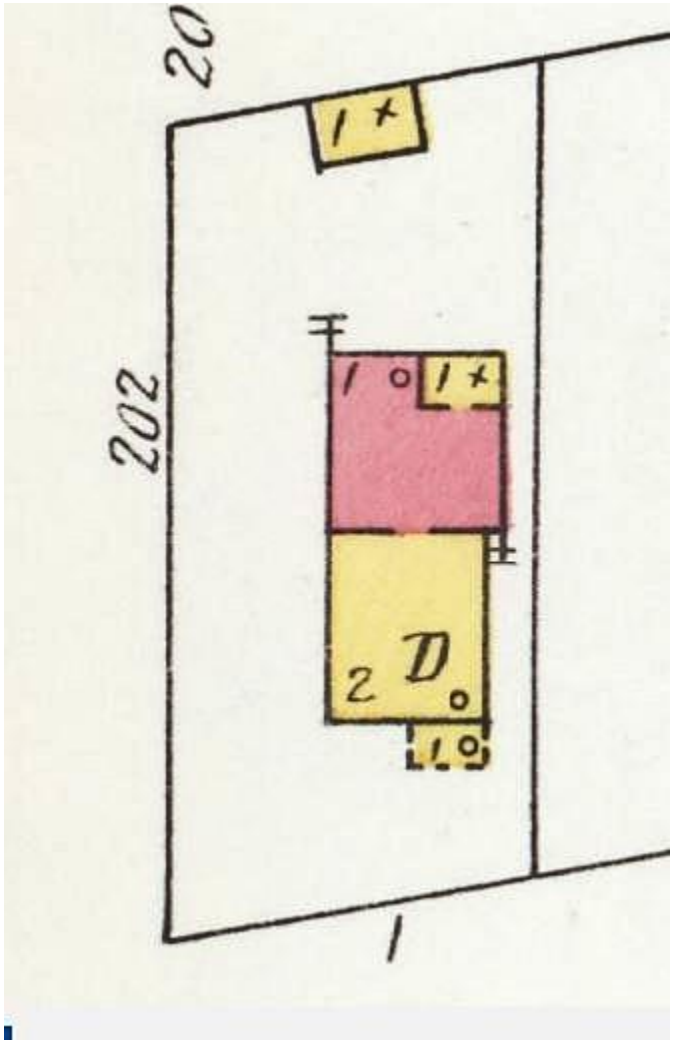


Figure 1: 1902 Sanborn Fire Insurance Map, Sheet 9.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Pate House/Big Star Books and Music**	**2. Location:** **329 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2157** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

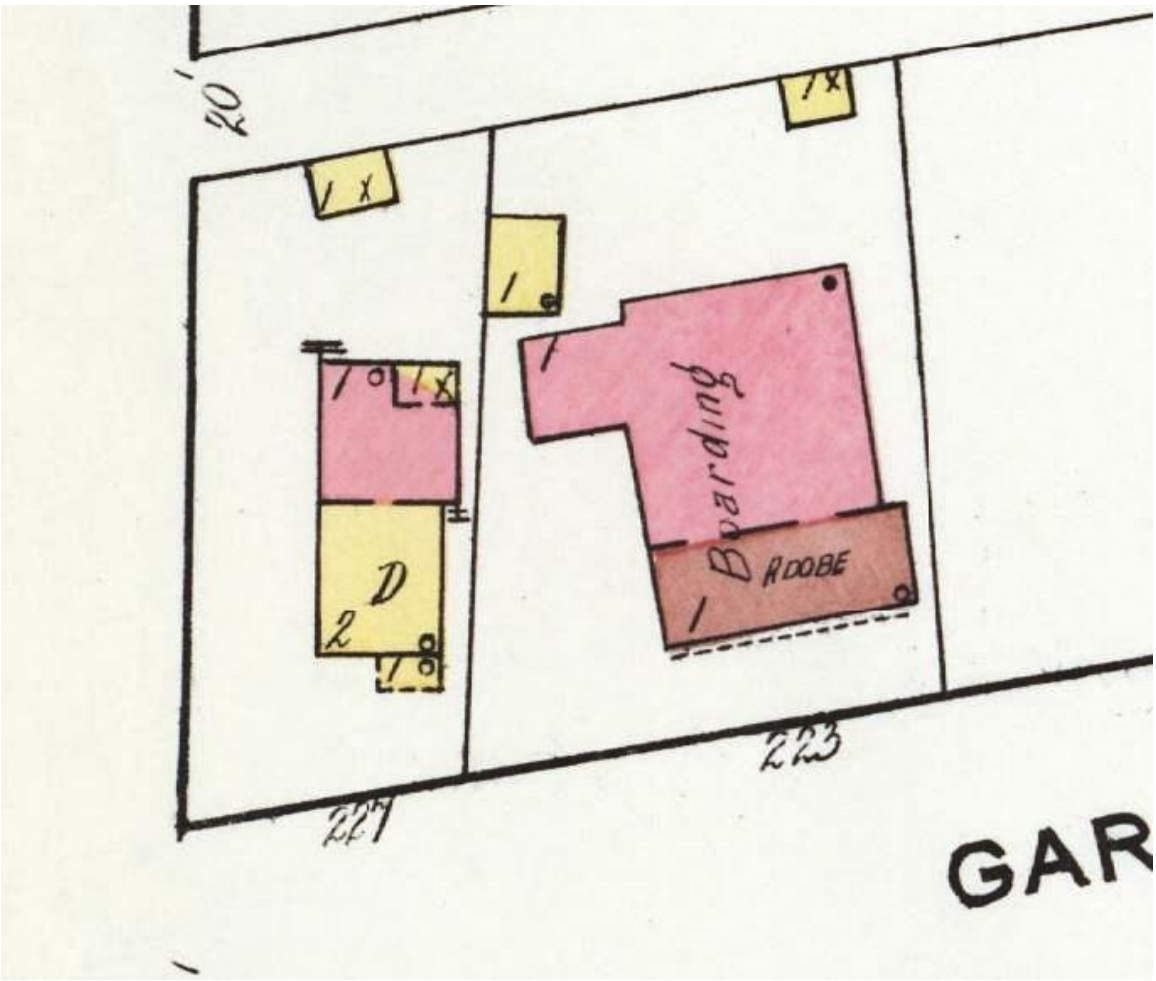


Figure 2: 1921 Sanborn Fire Insurance Map, Sheet 9.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Pate House/Big Star Books and Music**	**2. Location:** **329 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2157** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

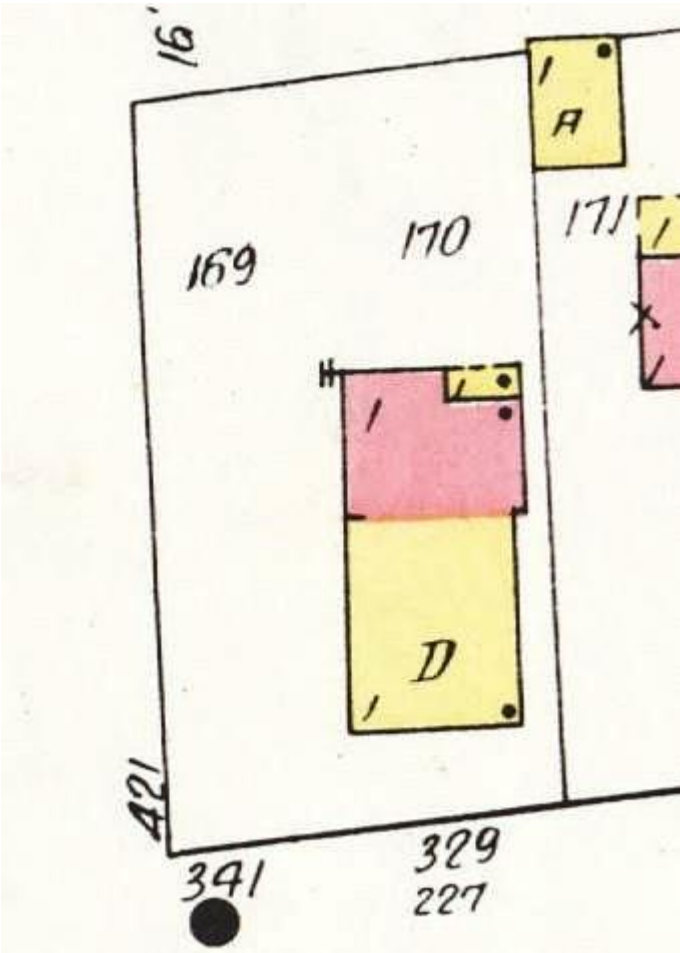


Figure 3: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Pate House/Big Star Books and Music**	**2. Location:** **329 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2157** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 4: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Pate House/Big Star Books and Music**	**2. Location:** **329 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2157** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 5: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Pate House/Big Star Books and Music**	**2. Location:** **329 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2157** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: East elevation.
Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Gutierrez/Herrera House**	**2. Location:** **322 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3138** **4. County: Santa Fe** **Parcel # 11114112**

5. Property Type:
_x_Buildings: 2
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: August 30,1993
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6834078,-105.9456916

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of north (front) elevation, facing south.**

11. Brief Description of the Property:

Lorenzo Gutierrez, a magistrate judge, and his family occupied this small bungalow for many years. It is a frame house with a front gable, a hipped roof over the back half, with a smaller shed-roof dwelling at the back. This back house, for a time, had a "½" address. Following Business-Capitol District designation, the bungalow served as an office for architect Steve Robinson before being converted back into a residence.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: 1920s Sanborn Fire Insurance Maps, newspaper accounts, city directories
_ _Known _x_ Estimated Source:

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Samuel M. Herrera

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing: two dwellings __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Gutierrez/Herrera House	322 Read Street Historic Transition District Santa Fe	Santa Fe ID # H-3138
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x Medium __ Steep
Features: _x_ Eave:
__ Parapets
Materials: Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
_x_Metal: Standing Seam __ Metal: V-Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

One, short brick stack at ridge

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
_x_ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

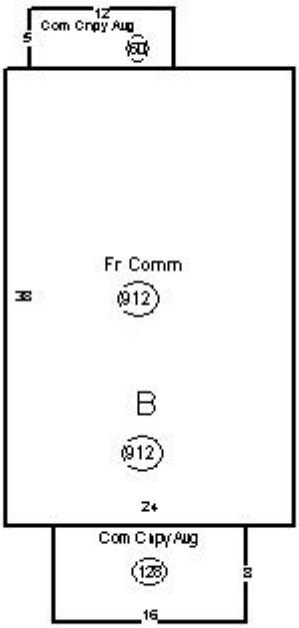
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Gutierrez/Herrera House**	**2. Location:** **322 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3138** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Suitable for a narrow city lot, the former Gutierrez house is an appropriately-scaled bungalow with a cross-gabled plan. The frame house, roughly enclosing 912 square feet, sits back from the street at relatively the same position as its neighbor. It presents a medium-pitch gable roof trimmed with wood fascia and symmetrically placed purlins. The roof creates an intimate porch and entry to the house. Thick pillars with projecting coping support the structure. Concrete forms the floor, railing, and steps. The front elevation, like the sides of the home, shows altered fenestration, consisting of aluminum sliding windows fitted into original openings. The entry holds a recent wood panel door, replacing an earlier Craftsman door cut with eight vertical lights. The back half of the house sits under a hipped roof. The older standing seam roof is penetrated by a short brick chimney. It is finished in cementitious stucco in a tan tone. This alteration likely changed some of its original architectural details. An older standing seam metal roof protects the building.

A smaller adobe dwelling sits behind the home. Constructed before 1930, it has a simple rectangular shed-roof form. It faces north and includes a ½-light wood door at the entry and aluminum sliding windows of various sizes. The north façade shows markings of removed vigas. A separate entry stands on the west elevation.

Historical Overview

Constructed in the 1920s, Lorenzo Gutierrez, a magistrate judge, is this building's first known owner. The 1930 census recorded the Gutierrez family at the home. Lorenzo was then a salesman for a retail grocery, and the home was valued at $5,000. The household included his wife, Maria, and five children aged between four and 20. The oldest child, Lorenzo, Jr., worked as a mail carrier. The family included two other children identified as a niece and nephew. It is assumed some of the household members lived in the adobe dwelling at the back. Lorenzo Jr. later owned the house and rented the back unit to non-family members. This unit would take on a "½" address.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Gutierrez/Herrera House**	**2. Location:** **322 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3138**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Following Business-Capitol District designation, part of the house was converted into an office owned and occupied by architect Steve Robinson. In the 2010s, it returned to a private residence.

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Gutierrez/Herrera House**	**2. Location:** **322 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3138**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

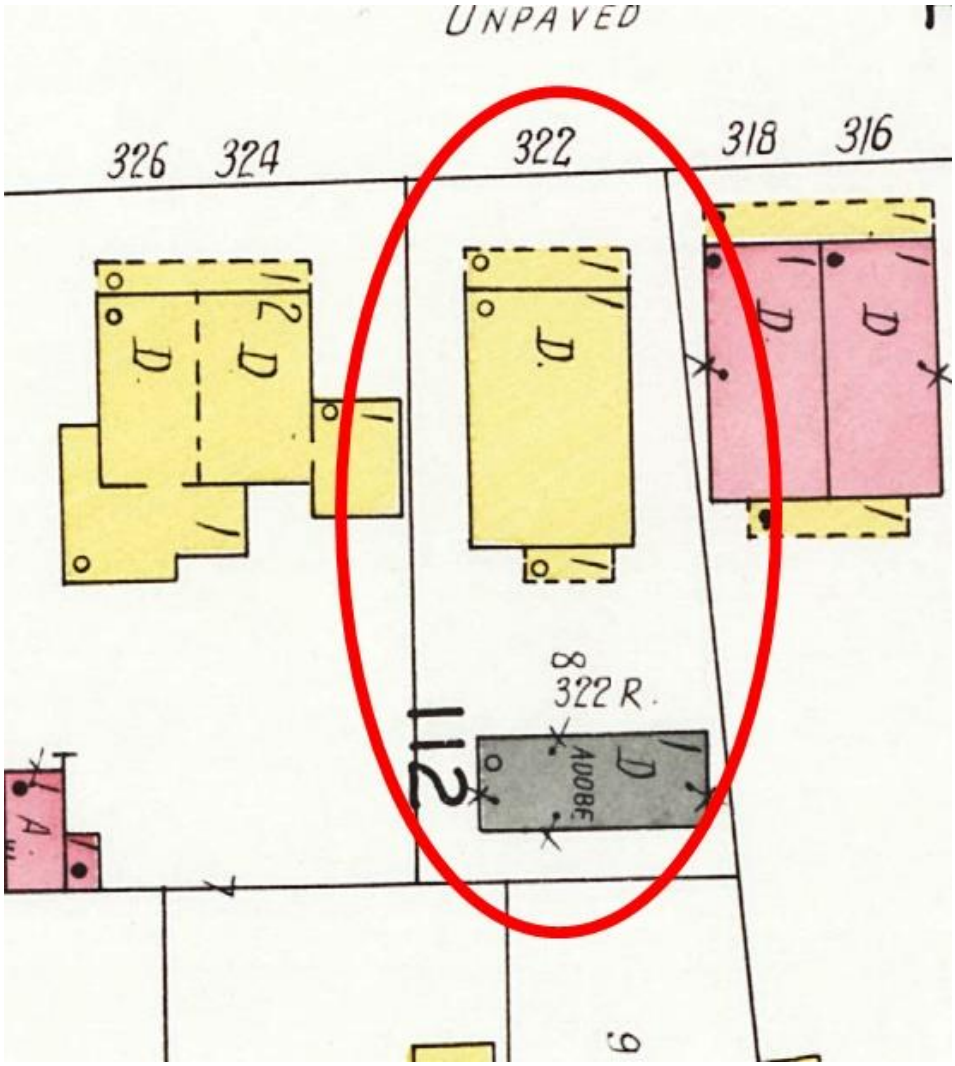


Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 16.

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

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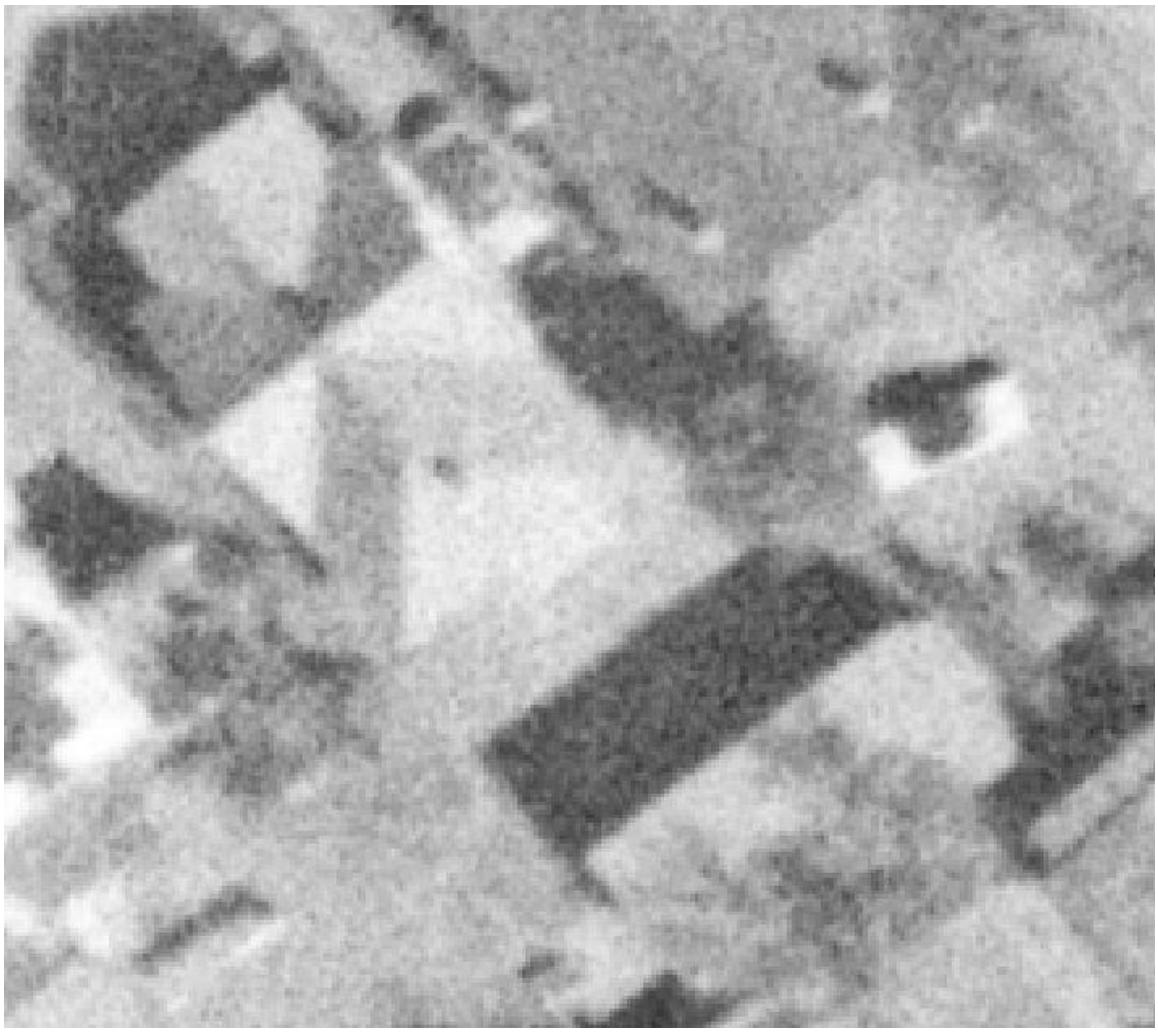

Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 3: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Survey Photographs

(All images taken by John W. Murphey or Giulia Caporuscio, unless otherwise noted)

Photo 2: East and north elevations.
Camera facing southwest.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Gutierrez/Herrera House**	**2. Location:** **322 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3138**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: North and west elevations.
Camera facing southeast.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Albert Hesch House/ Albright & Lockwood	322 Montezuma Avenue Historic Transition District Santa Fe	Santa Fe ID #: H-2712 4. County: Santa Fe Parcel # 13066112

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6846933,-105.9453535

10. Photo Information: John W. Murphey, photographer. Photo 1: View of north (front) elevation, facing southwest.

11. Brief Description of the Property:

322 Montezuma is one of the most significant buildings in the district, with a tall dormer dominating the façade. The brick building exhibits a hybrid of Bungalow and Prairie elements and includes a full-width porch. It was likely built by the Hesch family, a family of homebuilders. They lived there from the 1910s through its conversion to commercial and rental use in the 1930s. In 1972 it served as the office for Santa Fe's controversial Model Cities program.

Continued on Page 5.

12. Who uses the property? Commercial/Retail

13. Construction Date:
Date: 1910s
_ _Known _x_ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar
Comments: Brick construction

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Yoshie A. Feaster

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_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 _x_ Yes
If yes: _x_ Significant __ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Albert Hesch House/ Albright & Lockwood	322 Montezuma Avenue Historic Transition District Santa Fe	Santa Fe ID # H-2712
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

__Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: __1 _x_1 1/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_ Raised
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: _x Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

Three, brick, east and south

13. Porches __ N/A
Type: __ Entry __Partial-Width _x_ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

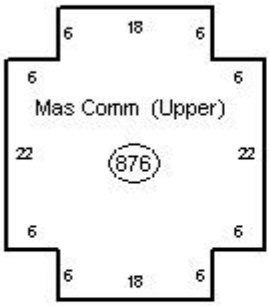
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

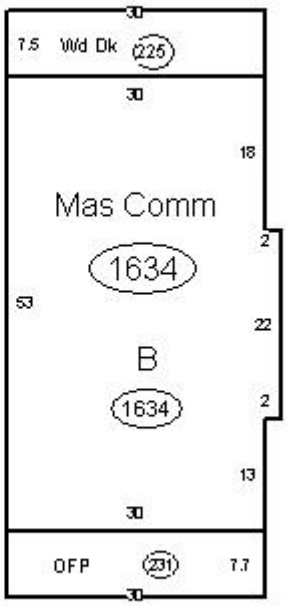
S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan





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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Albert Hesch House/** **Albright & Lockwood**	**2. Location:** **322 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2712** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

One of the most significant buildings in the district, the Hesch House exhibits a hybrid of Bungalow and Prairie elements. Built of brick and sitting over a basement, it has a side-gabled plan with a dormer across its façade. The dormer, a major feature of the home, is the tallest piece of the house and dominates the façade. A full-width porch graces the lower floor. Approached by six brick steps, it is supported by handsomely proportioned tapered columns. Its floor is concrete; its decking beadboard. The front entry is fitted with a Prairie-style door of three slender lights and two rows of squares. The Prairie influence continues with the windows, groupings of tall, 6-light wood casements.

Simple Prairie panels flank the dormer window. Its opening holds three 5-light casements. The building's construction becomes apparent on the side elevations. It sits on a foundation of cast stone blocks, rising above grade. The red-brick walls are laid in a running bond, with contrasting bricks at the sills. The west elevation, looking down on another home, has the most windows of the house. Its fenestration includes two openings with multiple six-light casements in a bay projection. The east elevation faces a parking lot. A tapered brick chimney and stovepipe stack break through the gable. Stairs, edged by railing, lead to the basement. Windows along this and the rear elevation are more economical, consisting of wood 3/1 sash and simpler casements. A more restrained dormer carries out the motif on the south elevation.

Historical Overview

Albert Hesch, a carpenter and contractor, likely built the house in the 1910s as his residence. His father, Philip Hesch, whose own home sits in the district on Read Street, came to Santa Fe from Pennsylvania in the late 19th century. Philip established the first planing mill in town, located along the Santa Fe River, just north of the district. He built a successful contracting business, installing many storefronts on San Francisco Street and erecting the Catron Block and St. Catherine's Industrial Indian School.

Albert Hesch died in 1920, with the house remaining with his wife, Cleofas Hesch. The 12-room house came up for rent in 1922 and was deeded to Cleofas's son, Albert H. Hesch, in 1926. Soon after, it was divided into apartments, with Cleofas continuing to

live on the property. It saw its first commercial use in the late 1930s when it was leased to a radio repair shop.

After the war, probably reflecting the tight housing market, it was converted into multiple apartments. The 1947 city directory indicates five separate tenants living in the house, none with the Hesch surname. In the late 1940s and early ’50, part of the home held a daycare.

It was used as apartments through the early 1970s. In 1971, one tenant was stabbed by an intruder. The following year, it became the office of Santa Fe’s Model Cities program. Launched in 1966 under Lyndon B. Johnson’s “War on Poverty,” Model Cities was meant to counteract the adverse effects of urban renewal. Led by an advisory board and a city planner, the Santa Fe Model Cities program launched an ambitious, wide-ranging list of programs, including developing an independent non-profit housing authority and a small-business incorporation.

Reflecting community self-help trends of the period, outreach involved providing healthcare, job counseling, childcare, legal, and even architectural aid. With Business-Capitol District designation, it began to hold for-profit businesses, starting with the Santa Fe Reporter. Its interior was remodeled in 2006, yet its exterior remains intact, showcasing numerous character-defining details.

Evaluation of Status

Maintain Significant status. Consider for National Register designation for architecture and association with the Hesch family.

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Illustrations

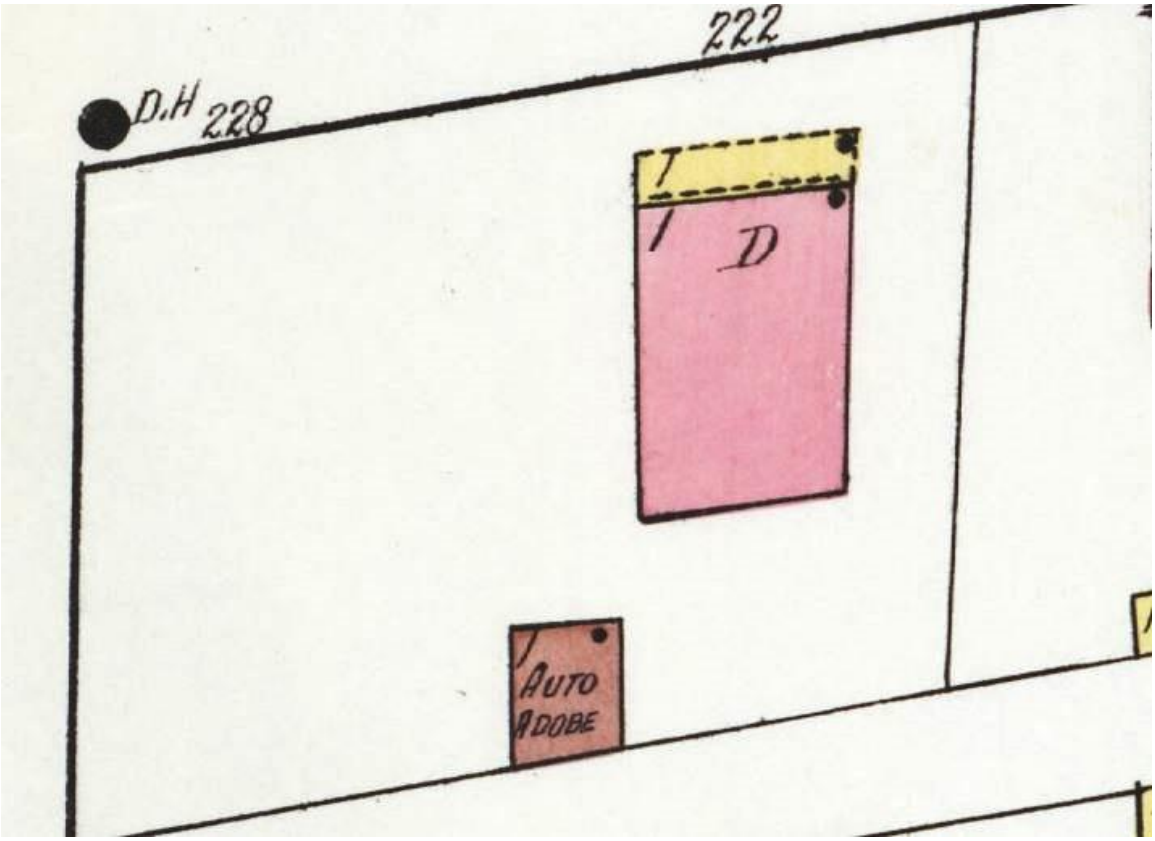

Figure 1: 1921 Sanborn Fire Insurance Map, Sheet 21.

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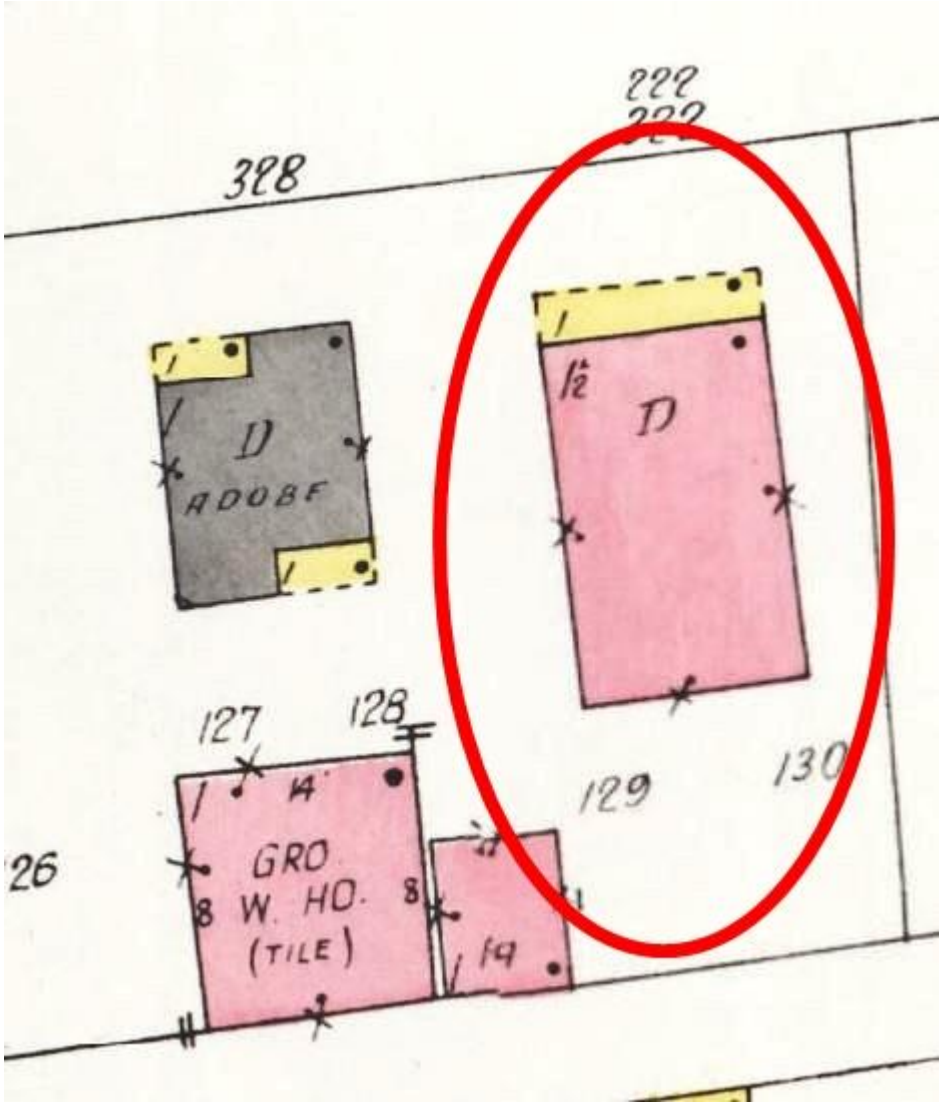

Figure 2: 1948 Sanborn Fire Insurance Map, Sheet 13.

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Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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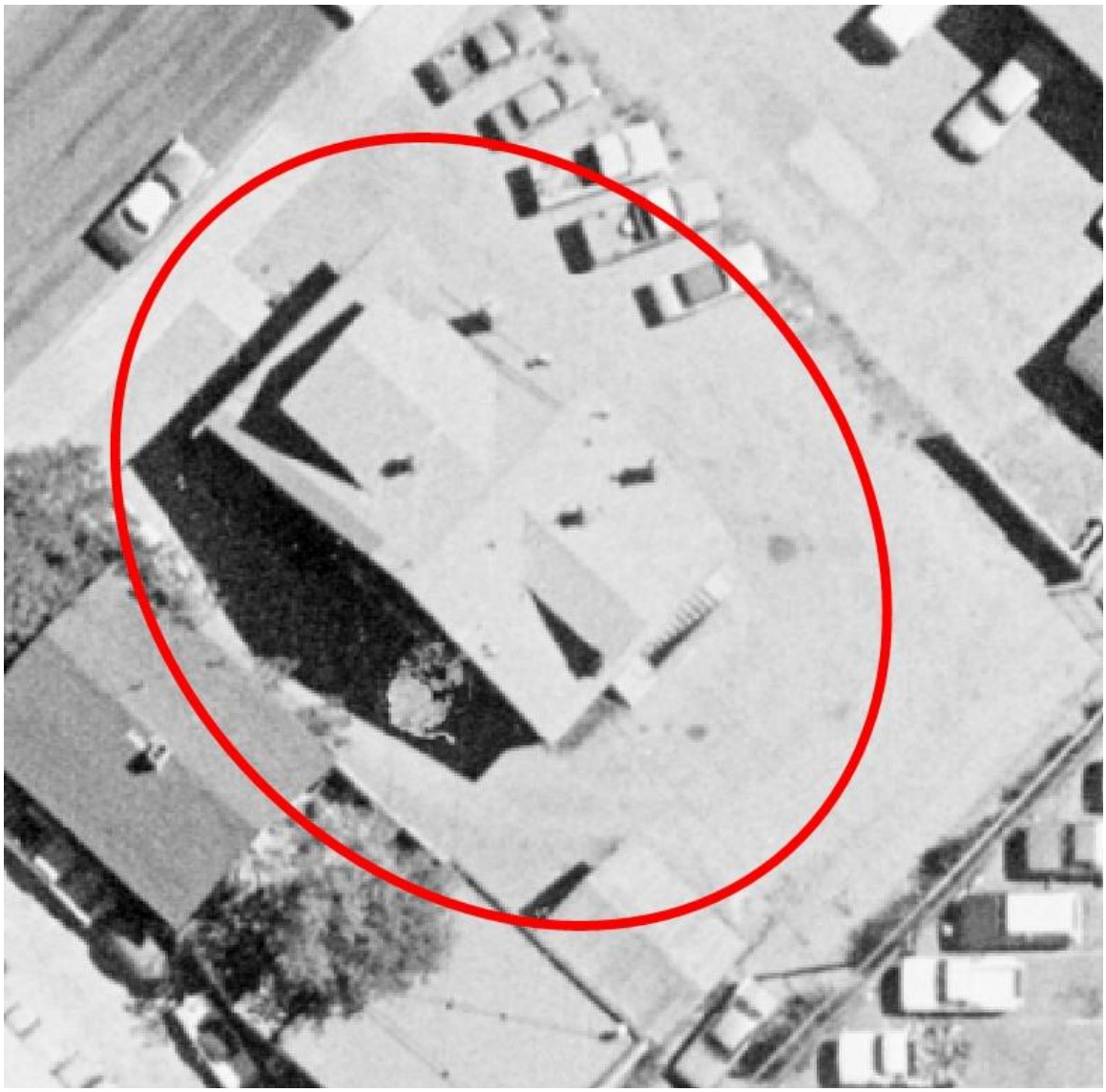

Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: North and east elevations.
Camera facing southwest.

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

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Photo 3: East elevation.
Camera facing southwest.

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

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Photo 4: West and south elevations.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Hays House/Rental**	**2. Location:** **320 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2155** **4. County: Santa Fe** **Parcel # 11188608**

5. Property Type:
_x Buildings: 2
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6839135,-105.9454249

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of north (front) elevation, facing south.**

11. Brief Description of the Property:

This double-gabled house is one of two brick bungalows on the block. Its windows have been altered, but the structure's footprint is original. The construction includes noteworthy brickwork. It was originally owned by a railroad conductor who worked at the nearby A.T. & S.F depot. A two-story Pueblo-style duplex has been constructed behind the house.

Continued on Page 5.

12. Who uses the property? Commercial/Office

13. Construction Date:
Date: c.1915
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural _x_ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Garfield 320 LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing _x_ Non-contributing: back dwelling __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

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

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For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Hays House/Rental

2. Location:

320 Garfield Street
Historic Transition District
Santa Fe

3. Local Reference Number:
Santa Fe ID # 2155

4. County: Santa Fe

5. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock _x_Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 _x_ 2: rear unit
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_ Raised
Materials: __ Concrete: _x_Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

One, brick stack, east side

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
_x_ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ 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

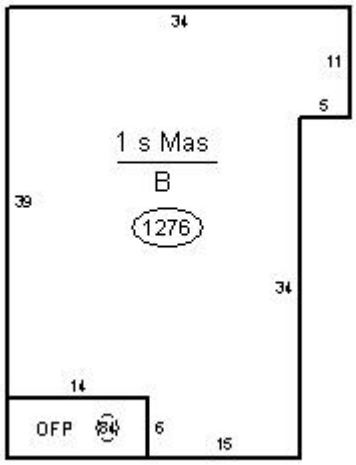
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Hays House/Rental**	**2. Location:** **320 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2155** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Built around 1915, the home is one of two brick bungalows on the block and, in many ways, a companion to its neighbor to the east (316 Garfield). The one-story building sits on a raised quarried stone foundation, forming a basement. The walls above are made of fired orange-to-red brick laid in a common bond. The house shows the street a double front-gabled roof plan characteristic of the style. The lower gable creates a porch enframed by low brick walls. The porch wall has been stuccoed. The space leads to two doors, including the primary entrance, holding a four-light glass unit. Above is a transom with the number "320" in gold leaf. A second, ½-light door to the right opens to what was once a living room or office. The front windows have been simplified, consisting now of large panes of glass. Unlike its neighbor, its windows are surmounted with pedimented heads, uncharacteristic of the style. The side elevations have similar altered windows in original openings. The back quarter has been altered with stucco and a closed porch added. The elevation is penetrated by two older glass-and-wood doors. While the original home's windows are altered, its footprint has remained constant. The brick is noteworthy with engaged pilasters, darker rowlocks at the sills, and tinted mortar joints. It contains approximately 1,276 square feet.

Standing behind the house, where a garage originally sat, is a two-story Pueblo-style duplex. Erected before 1958, the roughly 1,334-square-foot dwelling is characterized by exaggerated vigas, narrow windows, and an inset, east-facing *portal*.

Historical Overview

Initially addressed 218 Garfield Avenue, the house was leased in 1920 by Upton Hays, a Virginia-born railroad conductor. Hays operated trains between the Santa Fe depot and Lamy. Like other railroad employees attached to A.T. & S.F., Hays lived close to his work. The census of that year found Upton residing in the home with his wife, Norma, and daughter Josephine Mullen, both born in West Virginia. Like many women in the area, Norma was involved with her church, First Baptist, hosting events at the house. Hays put the five-bedroom dwelling up for sale in 1926, after which it turned into a rental.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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The first available city directory from 1928, shows it leased by Carlton D. and Ella Comstock. Carlton worked as an auditor for a state office. Individuals and couples with similar professional backgrounds rented the house. Charles Leyva, the state highway department's chief bookkeeper, and his wife, Joan, leased it in the late 1930s and early '40s. At different times, it appears to have been split into smaller units; at one time in the early 1960s a bedroom house was leased.

The building got its first taste of commercial use around this time, with part of it working as a television repair shop. After Business-Capitol District designation, it converted to commercial use, becoming a guitar shop and studio. This was followed by a bookstore called Blue Moon Books and Video.

Evaluation of Status

Maintain Contributing status for house and Noncontributing for rear dwelling.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

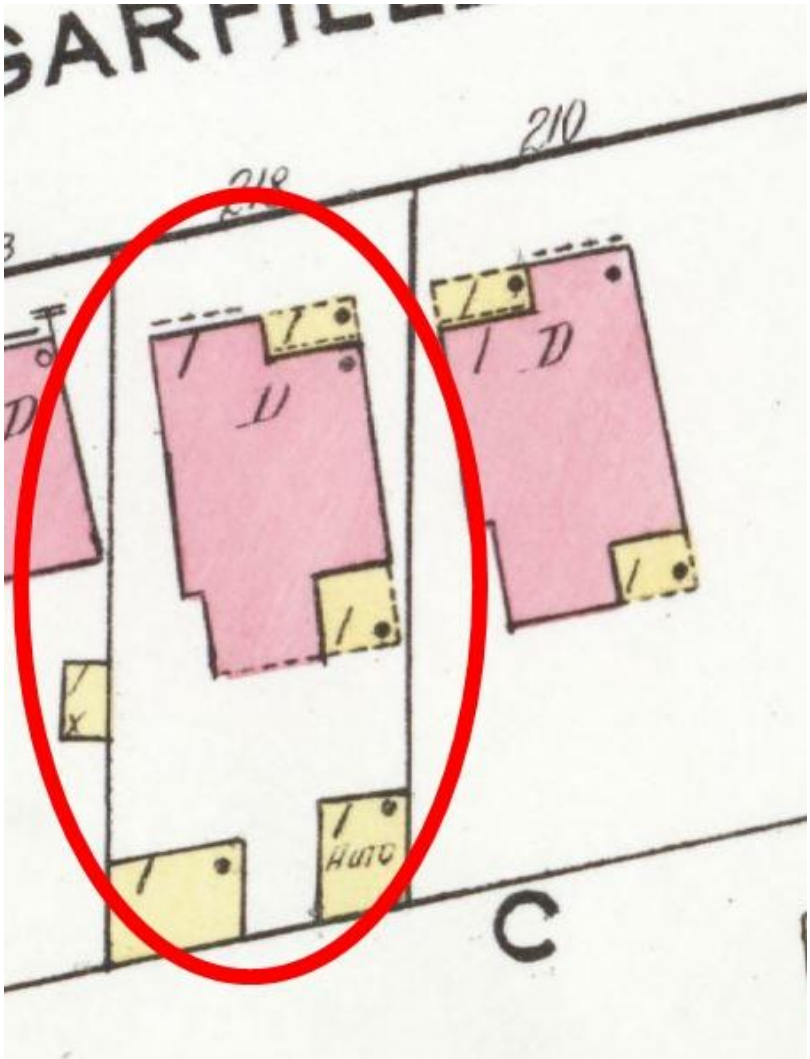

Figure 1: 1921 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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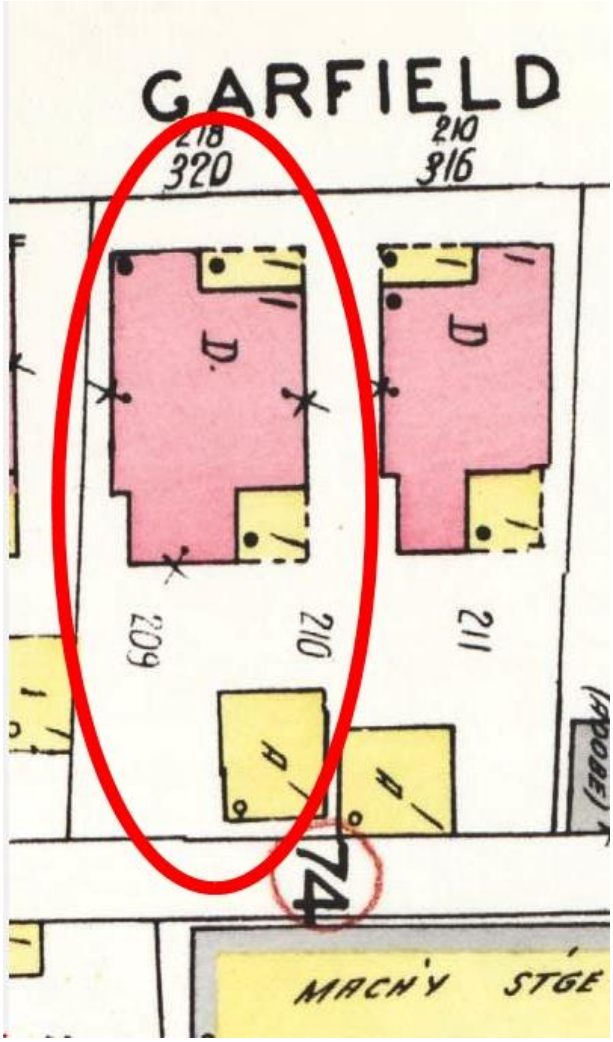

Figure 2, 1948 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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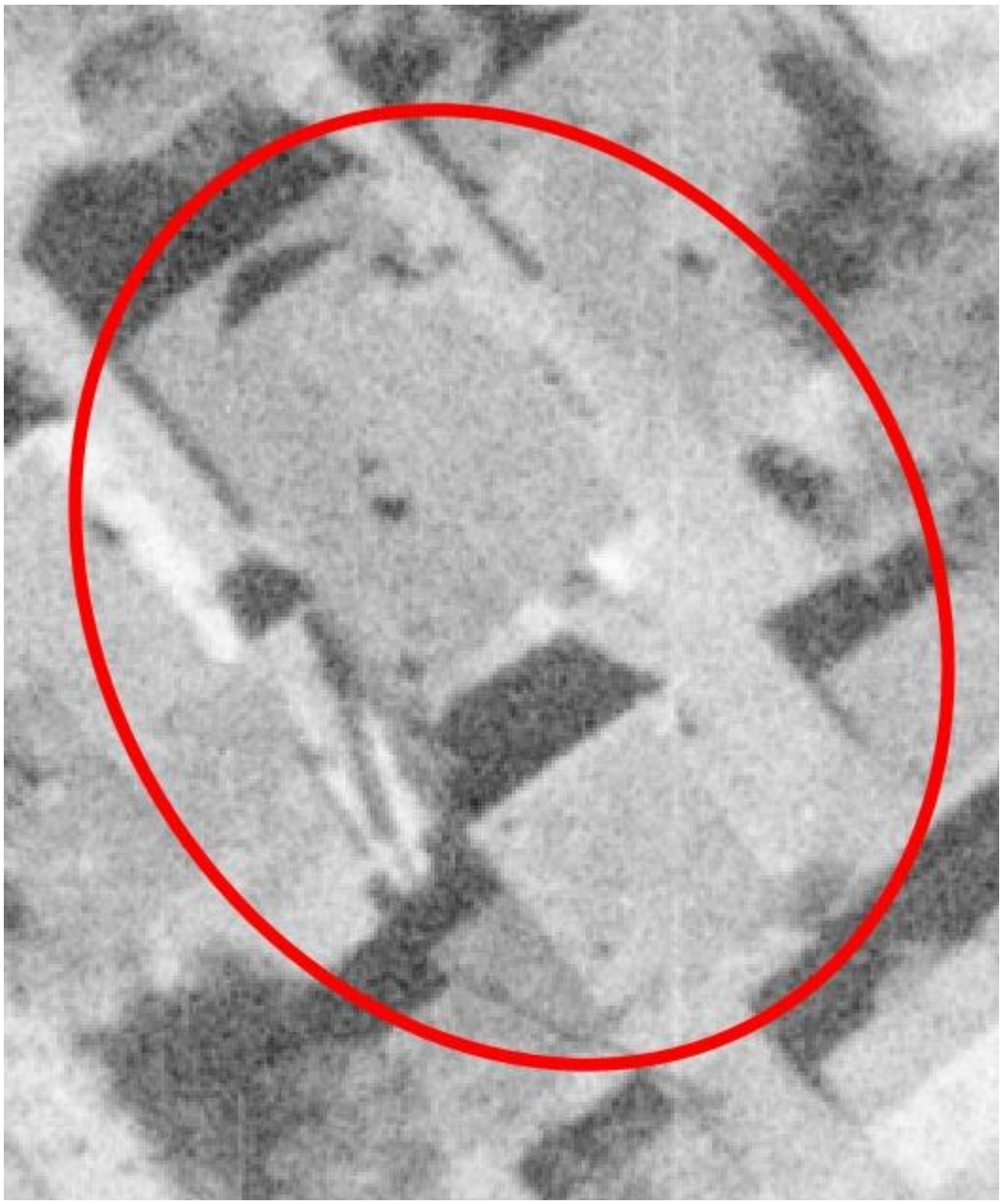

Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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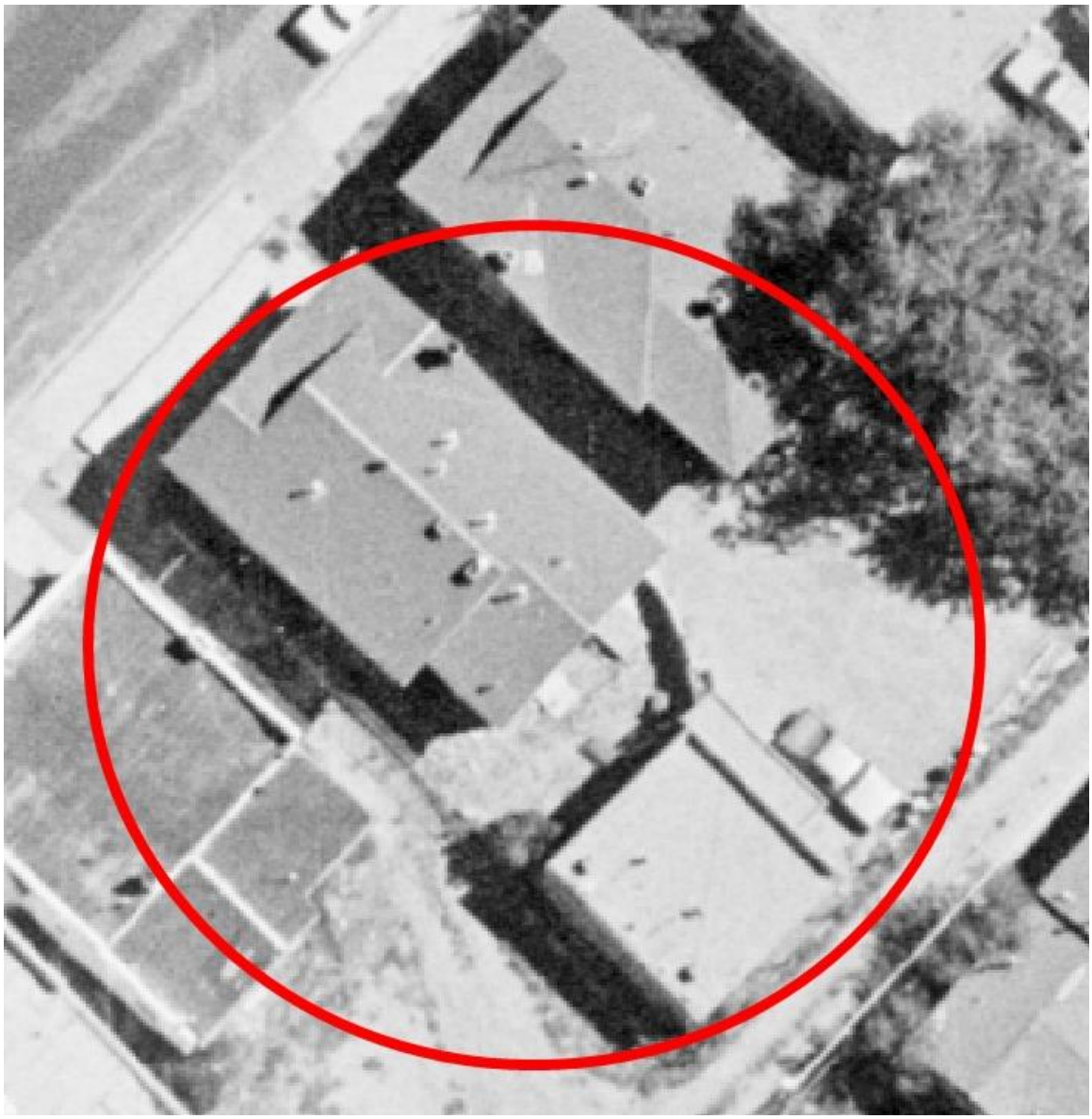

Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: East and north elevations.
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 3: North elevation, porch detail.
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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Photo 4: South and east elevations.
Camera facing northwest.

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: **Hays House/Rental**	**2. Location:** **320 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2155** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 5: Rear unit, east elevation.
Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Rental House/Campkin House**	**2. Location:** **318 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-520** **4. County: Santa Fe** **Parcel # 10699904**

5. Property Type:
_x_Buildings: 3
_x_Structures: 1, wall
__ Site _x_ Object: 1, mural

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.685514,-105.9448364

10. Photo Information: Giulia Caporuscio, photographer. **Photo 1: View of east and north (front) elevations, facing southwest.**

11. Brief Description of the Property:

This modest bungalow has a simple front-gabled form and a mural along its block wall. It was built before 1927 and experienced many renters over the years. It was converted to retail use in the 1970s, then made into a duplex and returned to residential use. The mural appears to be associated with Samuel Leyba, a founding member of the Chicano collective, *Artes Guadalupanos de Aztlán*.

Continued on Page 5.

12. Who uses the property? Residence – for sale at time of survey

13. Construction Date:
Date: 1920s
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural _x_ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Val and Patricia Campkin; for sale at time of time of survey

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing _x_ No Status: Wall
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Rental House/Campkin House	318 Aztec Street Historic Transition District Santa Fe	Santa Fe ID # H-520
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 _x_ 2: addition
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
_x_Shed Other:
Pitch: __ None __ Low
_x_ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
_x_Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
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Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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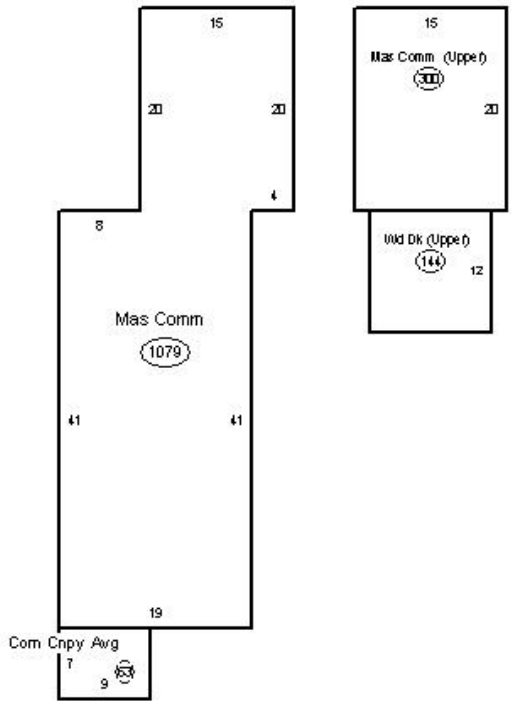
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: Potentially the mural on Aztec Street wall

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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: **Rental House/Campkin House**	**2. Location:** **318 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-520** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

This house is one of several bungalows on Aztec Street. Constructed in the late 1920s, it shows to the street a simple front-gabled form. Stuccoing likely removed some of the original details, but the roof still extends over walls by thin rafters. Though it originally had an inset porch, a non-historic porch has been added to the façade. The structure, enclosing 65 square feet, has arched openings on three sides. Behind it is the entry, holding a 15-light wood window. The rest of the façade is penetrated with two openings with double six-light in-swing wood casement windows. The side elevations have simpler windows and openings that appear to be filled in. Rising above the gabled dwelling is a two-story shed-roof addition. Erected before 1978, it has a modest Pueblo Revival treatment. Likely coinciding with the addition was the enclosure of the original rear porch. In the southeast corner of the property is a small, one-bay garage facing the alley. All three structures are finished with cementitious stucco in the buckskin tone. In front of the house, along Aztec, is a stuccoed block wall painted with a mural by local artist Samuel Leyba.

Historical Overview

Built before 1927, the house worked for many years as a rental. The 1930 census records a household headed by Rowena Dean, a Missouri-born widow. Living in the home was her sister Jane Light and niece Keturah Davis. Both were born in Missouri and were not working outside the home. Rowena paid $35 a month to rent the house. City directories and newspaper accounts point to a high turnover of renters in the 1930s, including working men and a pastor, all with Anglo last names. Leopoldo Esquibel, a clerk, and his wife, Ninfa, owned the property in the 1940s.

Then ensued a run of tenants, most with Spanish surnames. In the 1970s, before Capital-Business District designation, the house was converted into retail, being used as a photo studio. Later, following designation, it held various commercial tenants, including a printing shop and a children's clothing store. It became a duplex in the early 2000s and has remained in residential use since then.

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

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		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Samuel Leyba painted the mural across the front wall. A founding member of the Chicano artist collective, *Artes Guadalupanos de Aztlán*, Leyba became an art educator. In the 1990s, he founded the Aztec Street Theater, a youth theater education program. The mural may be associated with this project.

Evaluation of Status

Maintain Noncontributing status for house. Pending further research, designate the mural a Contributing resource.

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

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Illustrations

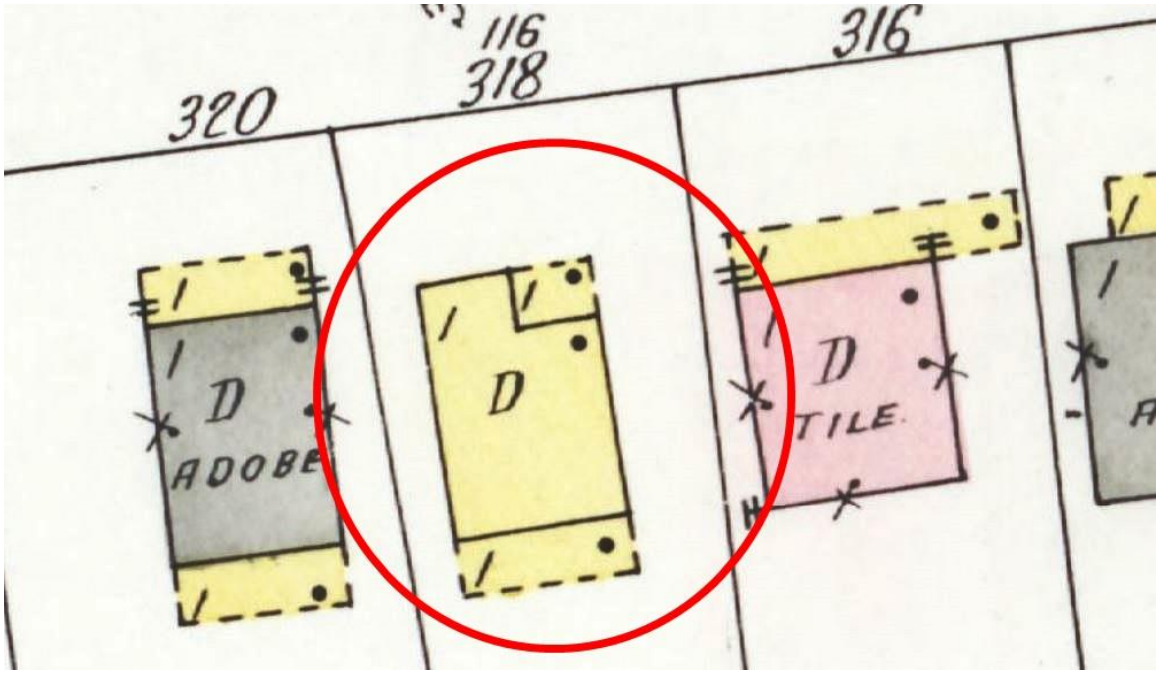

Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 13.

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

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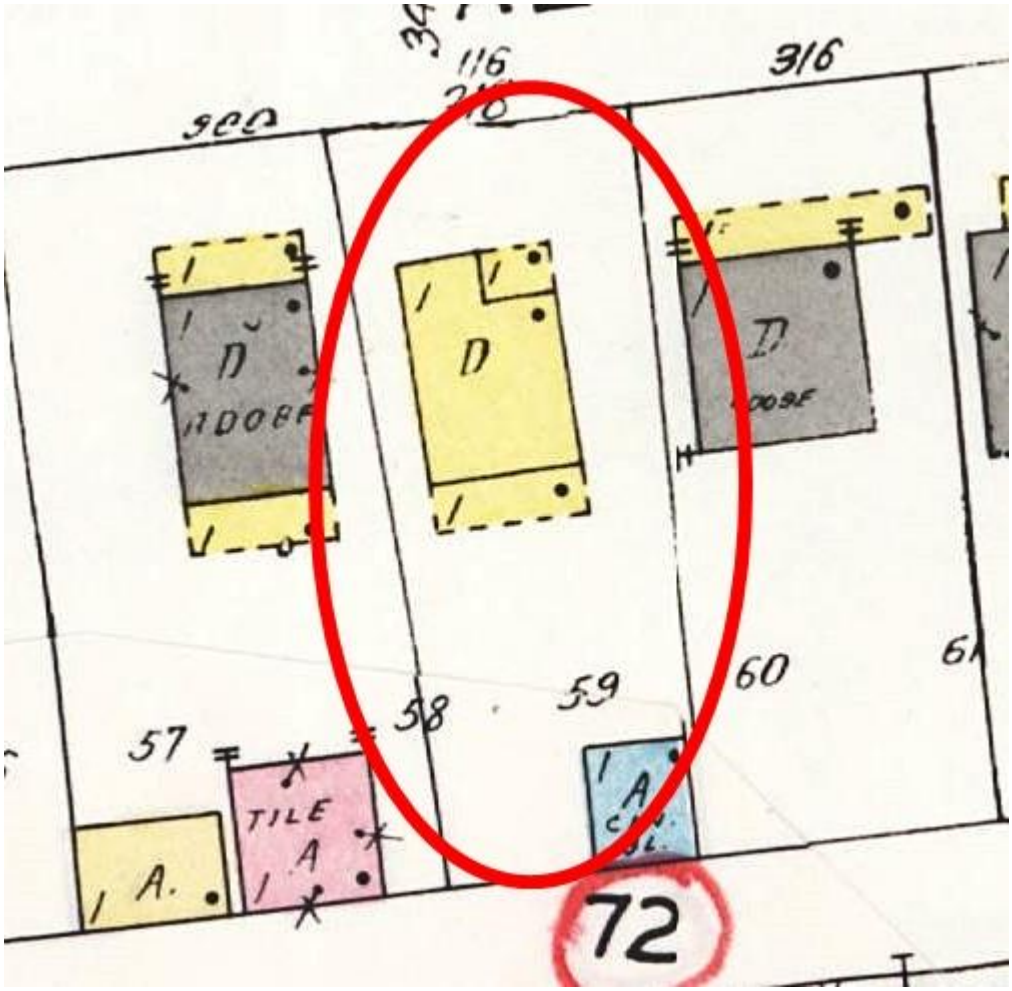

Figure 2: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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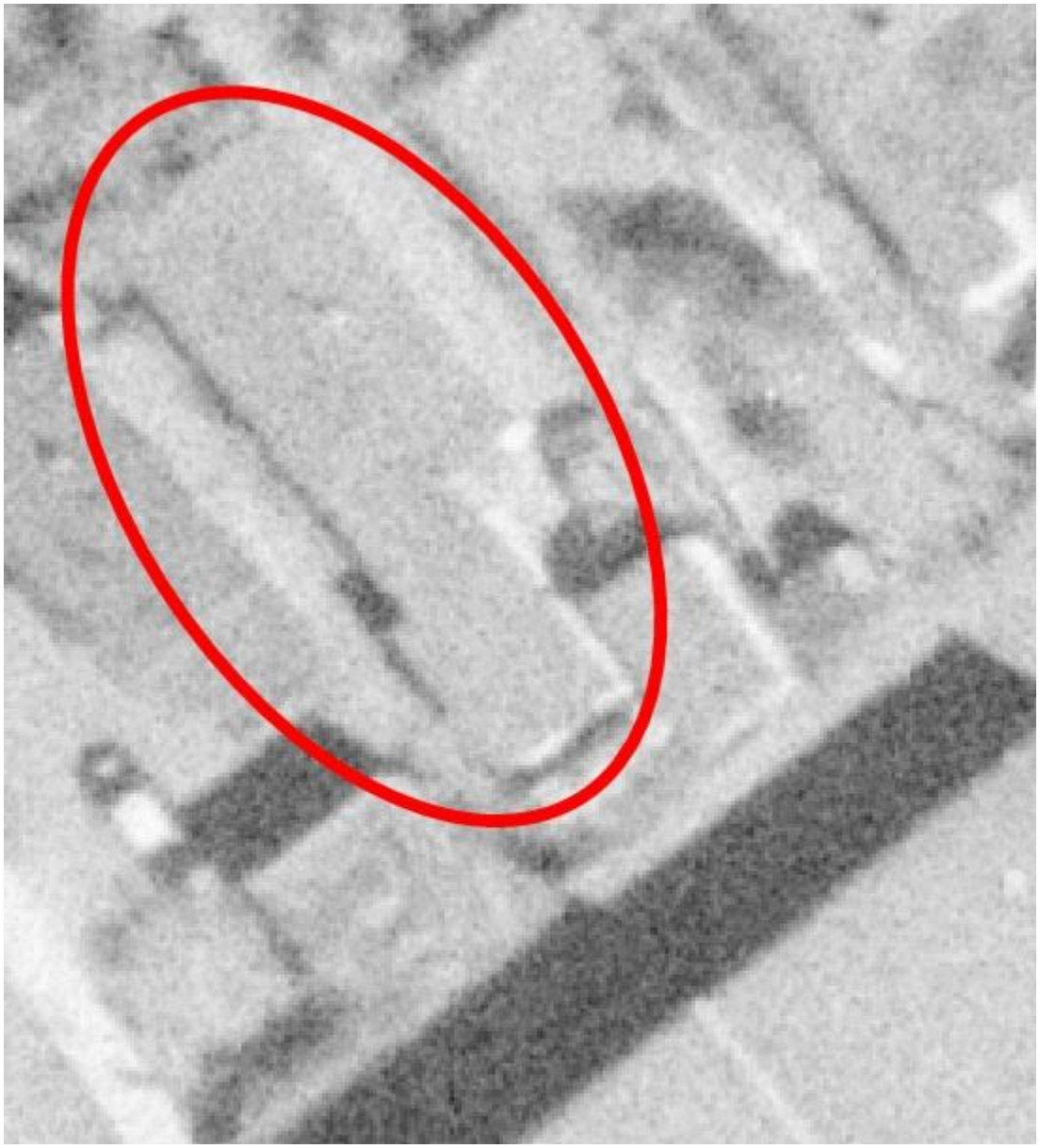

Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

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1. Name of property: **Rental House/Campkin House**	**2. Location:** **318 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-520** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey or Giulia Caporuscio, unless otherwise noted)

Photo 2: North and west elevations.
Camera facing southeast.
Courtesy Bernadette Parnell Realty Group, 2022.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental House/Campkin House**	**2. Location:** **318 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-520** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: Rear addition, south and east elevations; former garage at center.
Camera facing northwest.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental House/Campkin House**	**2. Location:** **318 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-520** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

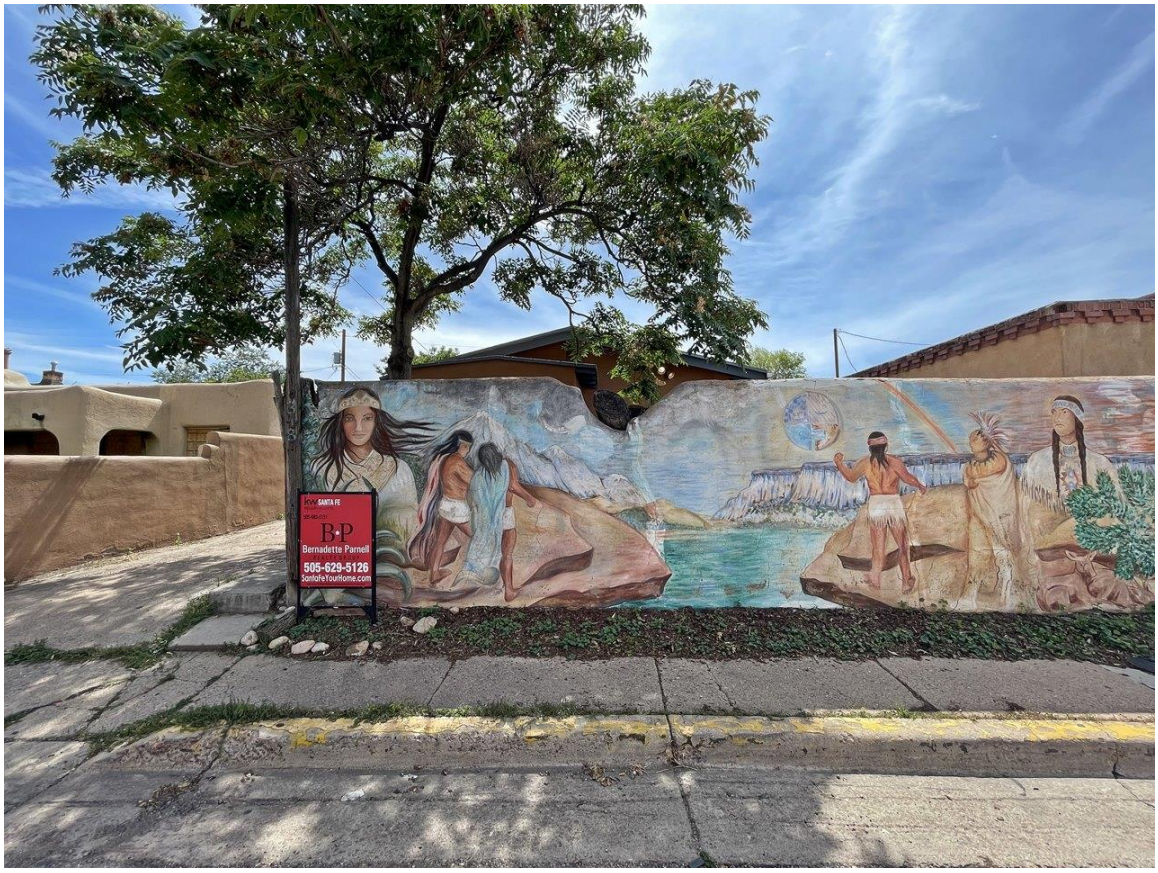


Photo 4: Samuel Leyba mural.
Camera facing south.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental House/Campkin House**	**2. Location:** **318 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-520** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 5: Samuel Leyba mural, detail.
Camera facing southeast.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Rental/Andiamo!**	**2. Location:** **322 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2156** **4. County: Santa Fe** **Parcel # 12060032**

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6840078,-105.9454779

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of north (front) elevation, facing south.**

11. Brief Description of the Property:

This distinctive building is one of the oldest structures in the district. Its west elevation has a period denoting three-sided bay window, and its façade is topped with a Mission-style parapet with swooping wings. Several additions have been attached to the rear. In the 1970s, it served as an office for the Santa Fe branch of the Service Employment Redevelopment program, part of President Johnson's War on Poverty. After Business-Capitol District, it transformed into an art deco-themed café.

Continued on Page 5.

12. Who uses the property? Commercial/Restaurant

13. Construction Date:
Date: pre-1883
_x_Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: 322 Garfield LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing: __ No Status:
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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

1. Name of property:

Rental/Andiamo!

1. Name of property:

Rental/Andiamo!

2. Location:

322 Garfield Street
Historic Transition District
Santa Fe

3. Local Reference Number:
Santa Fe ID #: H-2156

4. County: Santa Fe

5. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

Two, stuccoed chimneys on east and west walls

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

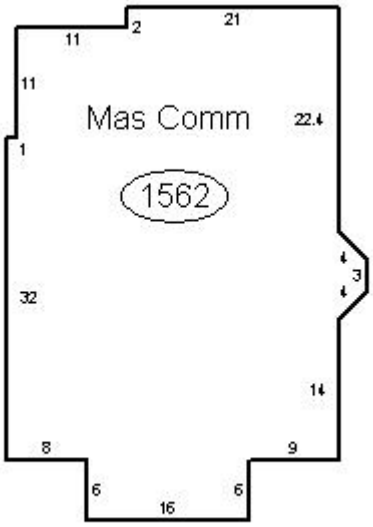
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Andiamo!**	**2. Location:** **322 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2156** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Currently holding a restaurant, this building began as a house. It was erected before 1883, making it one of the oldest structures in the district. One-story and made of brick, the former home has a Mission and Pueblo Revival style, which postdates its construction. The front, street-facing elevation is arranged symmetrically, with a post-1948 porch dominating it. This feature has a half-round opening, filled with a small glass door bracketed by fixed windows. Its side walls hold round-headed windows. A hipped roof covered with Mission-style metal tile, caps the structure. The building's original façade has windows on each side of the entry, fitted with 9/6 replacement units. Their narrow profile and segmental heads indicate original construction. The façade is topped with a Mission-style parapet with swooping wings at the corners. Segmental arch openings holding replacement windows characterize the side elevations and indicate their older age. The west elevation has a distinctive three-sided bay window, which shows on the 1902 Sanborn map. A stuccoed brick chimney rises from the upper half of the east and west walls. Several additions, now holding a kitchen, attach to the rear. The core of these appears on a 1978 aerial photograph. The restaurant holds roughly 1,562 square feet.

Historical Overview

The house shows on the first Sanborn map of 1883. Sitting in the shadow of the University of New Mexico tower, the one-story brick building was indicated to hold two dwellings. The first known use of the property was as the home and office of James B. Williams, an eye specialist. It was advertised in 1914 as a seven-room house available for rent, which included housekeeping. It had a 222 Garfield Avenue address during this period, becoming 324 (sometimes 322 and 324) in the 1930s.

In 1932 Max Sanchez, a New Mexico Corporation Commission clerk, leased part of it. Jesus Sanchez, who also worked for the commission and may have been Max's brother, rented the adjoining unit with his wife, Juanita. Subsequent city directories show the house or duplex rented to various individuals or families with Spanish surnames. The last was Augustin and Agneda Pino, who lived in the home from the early 1950s through the early 1970s.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Andiamo!**	**2. Location:** **322 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2156** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

The building was converted to office use in the late 1970s, housing the Santa Fe branch of the Service Employment Redevelopment (SER) program. Launched in El Paso in 1965, Operation SER was a partnership between the American G.I. Forum and the League of United Latin American Citizens as an anti-poverty program, helping Hispanics secure employment and gain job skills. The Johnson administration later included it as part of the "War on Poverty."

After Business-Capitol District designation, the building was converted into a restaurant, first holding the Garfield Grill, an eclectic café with an art deco interior.

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Andiamo!**	**2. Location:** **322 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2156** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

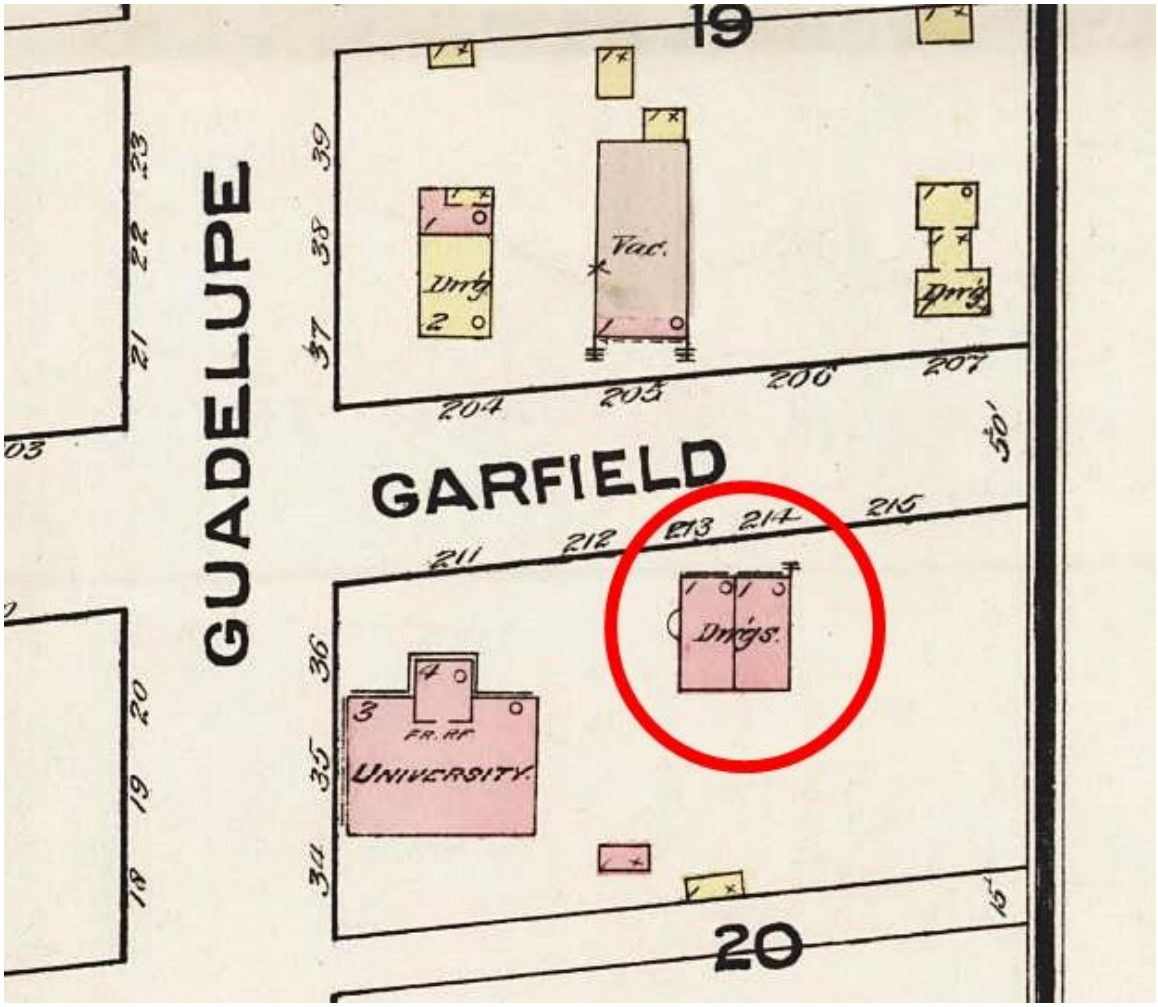


Figure 1: 1883 Sanborn Fire Insurance Map, Sheet 1.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Andiamo!**	**2. Location:** **322 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2156** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

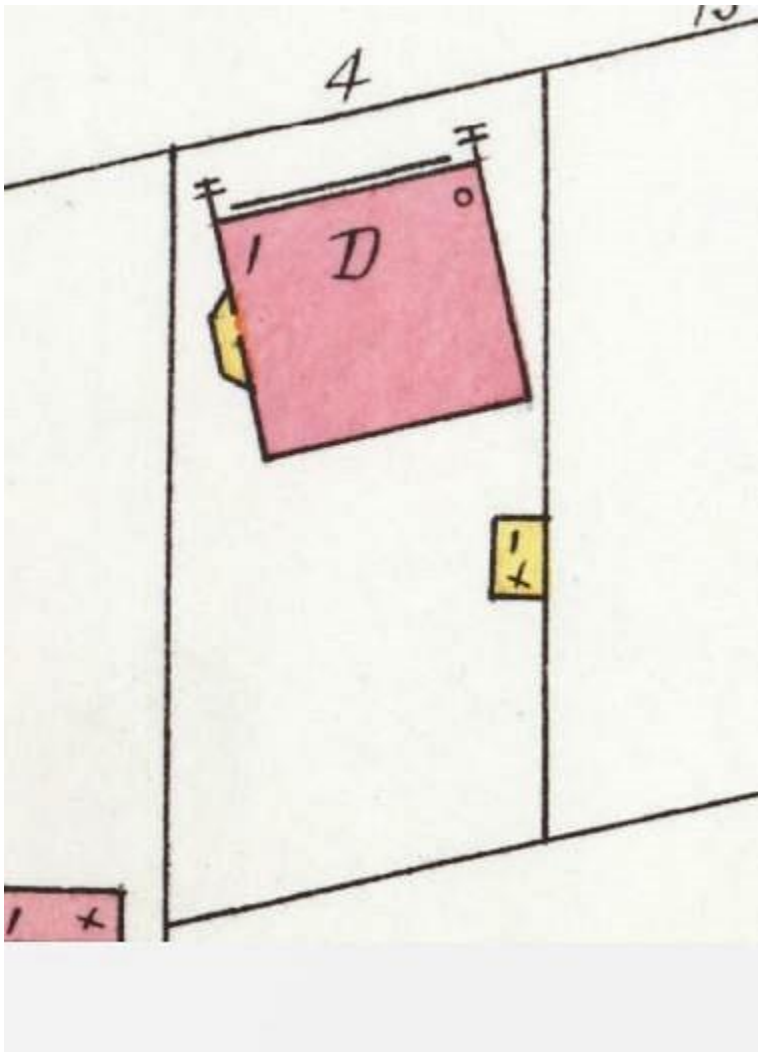


Figure 2: 1902 Sanborn Fire Insurance Map, Sheet 9.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Andiamo!**	**2. Location:** **322 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2156** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

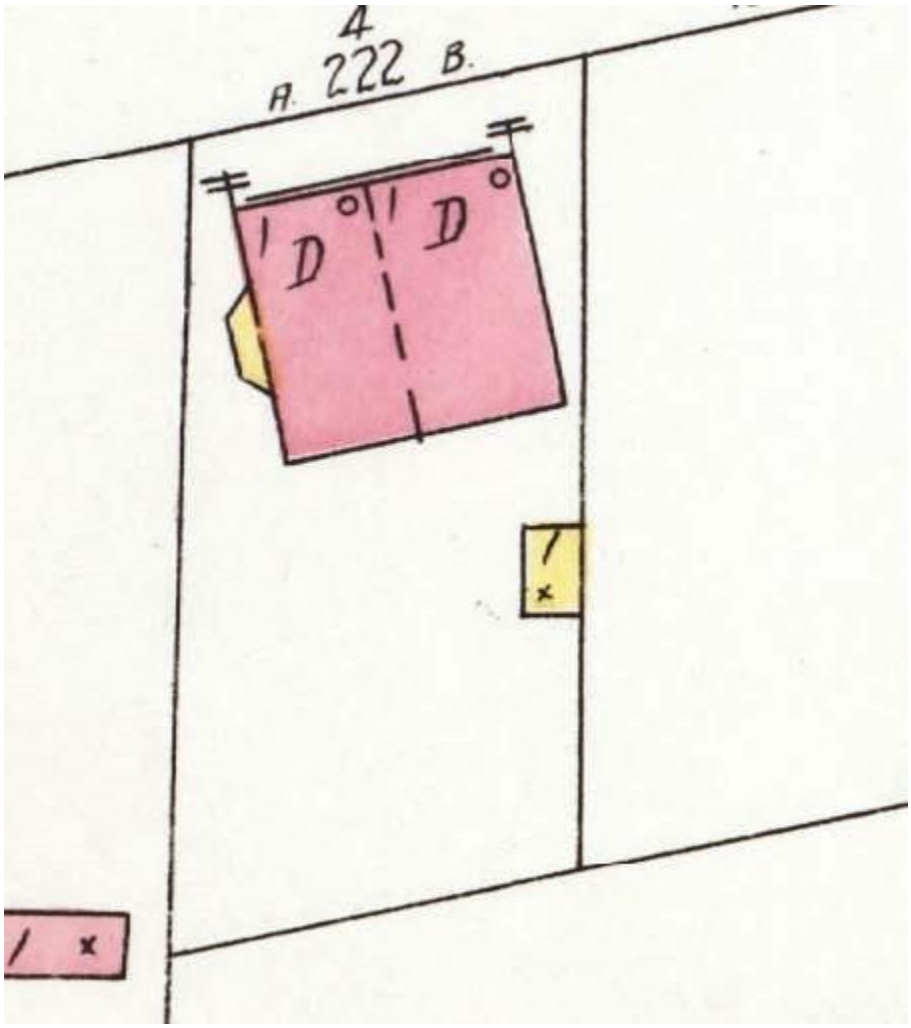


Figure 3: 1908 Sanborn Fire Insurance Map, Sheet 9.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Andiamo!**	**2. Location:** **322 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2156** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

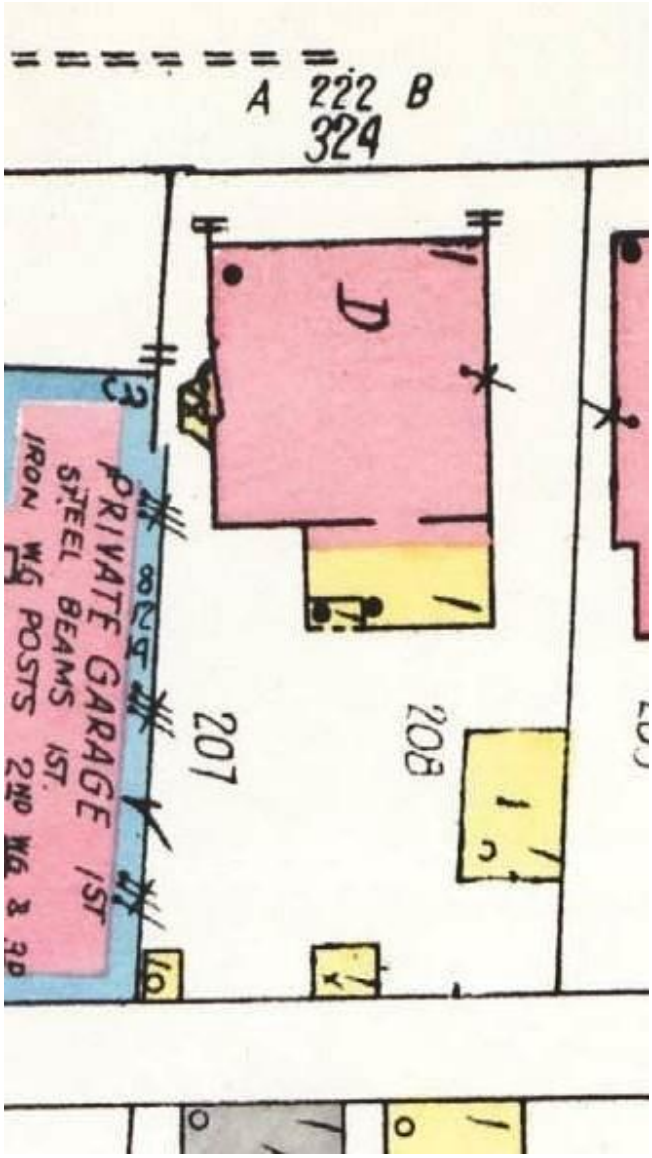


Figure 4: 1948 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Andiamo!**	**2. Location:** **322 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2156** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

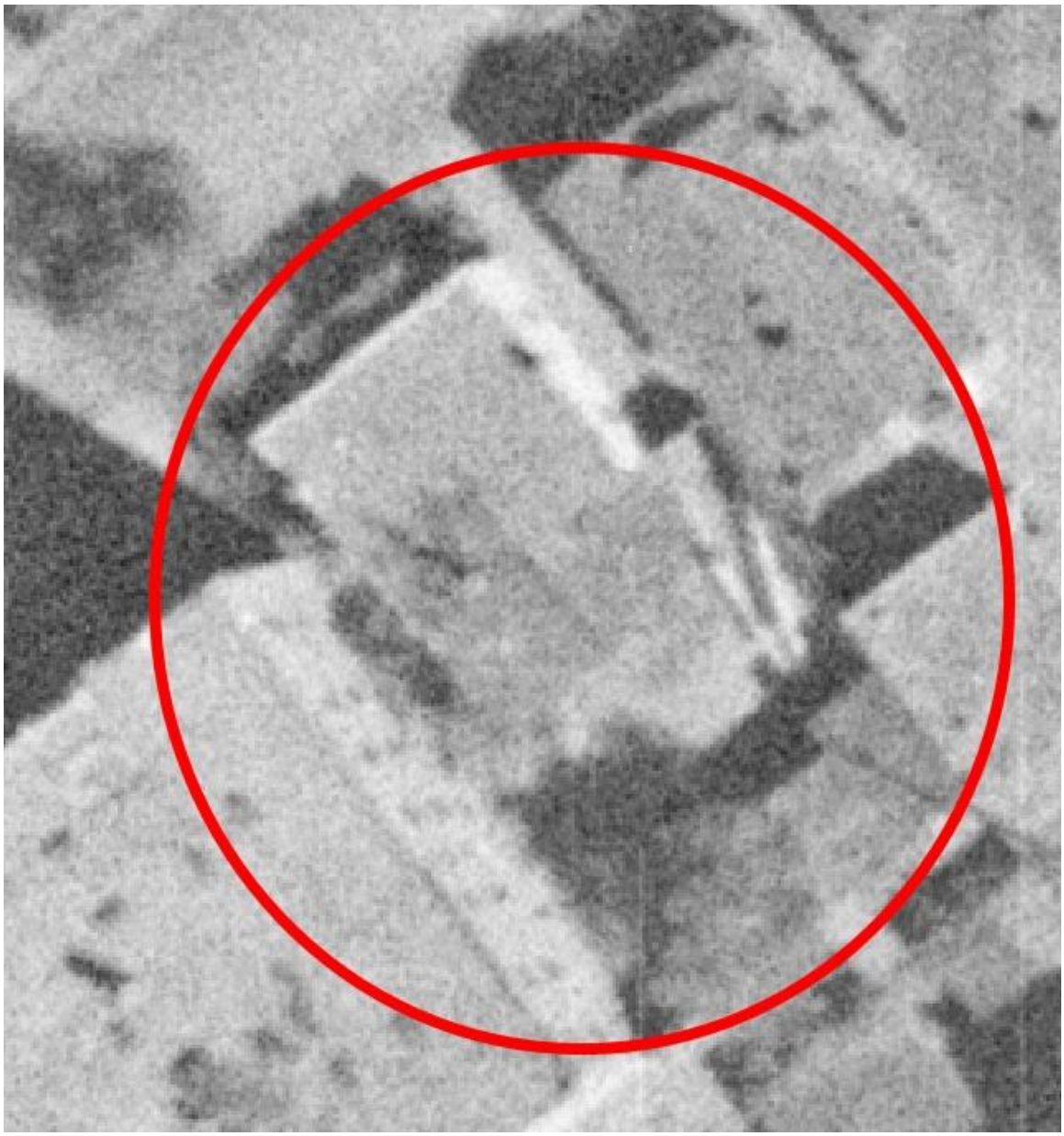


Figure 5: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Andiamo!**	**2. Location:** **322 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2156** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 6: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Andiamo!**	**2. Location:** **322 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2156** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: East and north elevations.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Dendahl House/Cielo**	**2. Location:** **318 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22960** **4. County: Santa Fe** **Parcel # 10189952**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: March 1999
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6860964,-105.945965

10. Photo Information: John W. Murphey, photographer. **Photo 1: View east (front) and north elevations, facing southwest.**

11. Brief Description of the Property:

The adobe Dendahl House, possibly built as early as 1882, reveals the classic symmetry of its period. It was the home of John Dendahl, who immigrated from Germany and ran a dry goods store on San Francisco Street. Its property originally stretched northward to Agua Fria Street. Though altered, its basic form and design remain.

Continued on Page 5.

12. Who uses the property? Commercial/Retail

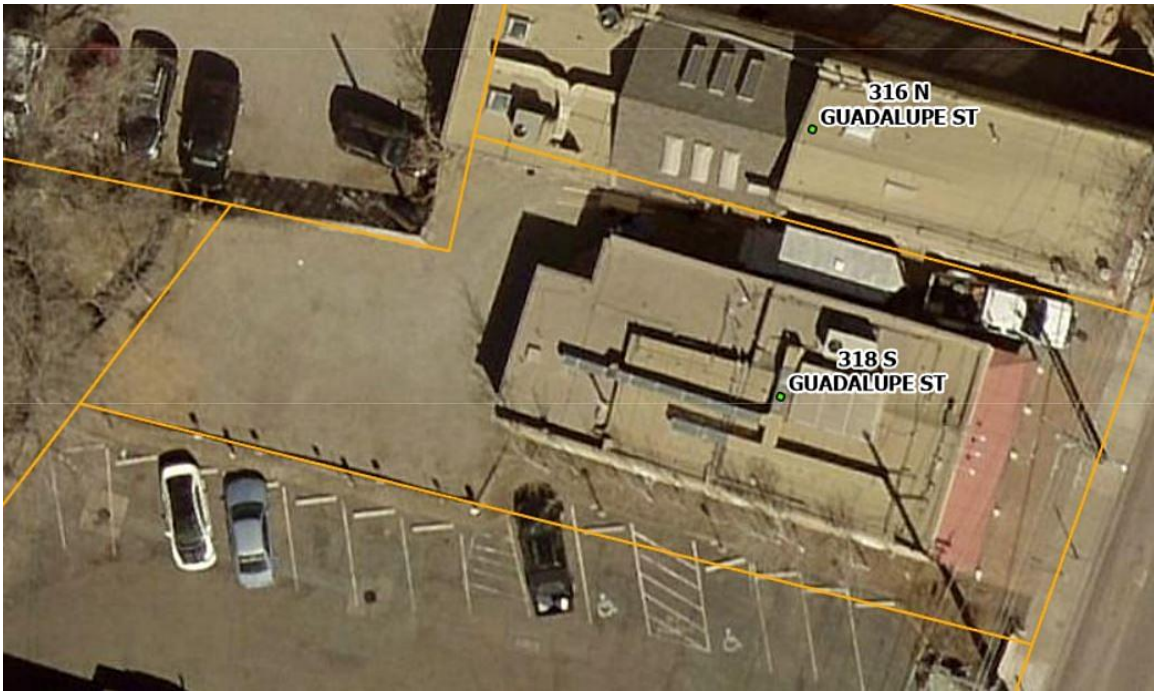
13. Construction Date:
Date: c.1882
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: **__ Similar _x_ Dissimilar**
Comments: Territorial era residence

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Gordon Gecko LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Westside-Guadalupe Historic District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Dendahl House/Cielo

2. Location:

318 South Guadalupe Street
Westside-Guadalupe Historic District
Santa Fe

3. Local Reference Number:
Santa Fe ID # 22960

4. County: Santa Fe

5. Date of Survey: June 24-26, 2022/
September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: __ Entry __Partial-Width __x Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	_x_ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Dendahl House/Cielo**	**2. Location:** **318 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22960** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Potentially dating to as early as 1882, the Dendahl House is a good example of a Territorial-era home converted to commercial use. Made of adobe, the roughly rectangular plan building reveals the classical symmetry of its period. A door opening at the center of the façade is filled with a non-historic, ½-light wood door. The adjacent window openings are framed with pedimented heads and molded trim. They originally contained sash windows, but now have fixed lights. A hipped roof porch shades the entry. Square posts with chamfered edges support the replacement structure. The beam is boxed, and the decking is of recent vintage. Aside from its cornice, the top façade is plain. The cornice is one of the building's strongest Territorial motifs. It has a pattern of alternating rowlock bricks framed by stretchers at the top and headers at the bottom. The south elevation, facing a parking lot, has the most openings, containing windows with pedimented heads. The north side of the building has few openings — only a door and a clerestory window. The rear of the store has at least two additions. The west elevation of the additions has pedimented windows holding fixed glass. At the northwest are double steel doors. The building's roof, framed by tall firewalls, drains to the west, spilling into a gutter. The original building, with its additions, totals 1,920 square feet and has been converted to commercial use.

Historical Overview

The former house may date to the early 1880s, and appeared on the 1886 Hartmann map. Born in Lügde, North Rhine-Westphalia, Germany, in 1852, John Dendahl immigrated to the United States in 1876. His father was a neighbor of Zodac Staab, who came earlier and had settled in Santa Fe.

Reaching Santa Fe, Dendahl worked for Staab and later his partner, Abraham Staab, in the family mercantile business. After working for the Staabs for 26 years, Dendahl opened a dry goods store in 1902 on San Francisco Street. He and his son Henry became significant landowners and built several commercial structures in and around the Plaza.

The 1900 census recorded Dendahl living in the Guadalupe Street home. The household included his wife, Joanna, also a native of Germany, and Henry, born in New Mexico and

trained as a civil engineer. He developed a large garden behind his house, which stretched down to Agua Fria, where the former Guadalupe Parish School stands today. John and Joanna would later move to Don Gaspar Avenue, where he died in 1934 at age 83.

The house had a high turnover of tenants in the 1920s, including Willie Thayer, a future city council member, Lena White, who advertised as a “scientific masseur,” and Bernabe Romero. Romero, who ran a barbershop, rented the building for $30 a month. He lived in it with his wife, Frances, and three young children.

The building continued in rental use through the Great Depression. In 1940, Willie Jones, an African American person and former porter, leased the property. The house took on commercial use starting in the early 1980s when it held the office of the architectural firm of Hackler Plett.

Following the trend of the district’s rise as a gourmet ghetto, a catering business — offering a variety of pâtés — moved in. It later became part of the Cookworks holdings.

Evaluation of Status

Recommend upgrading to Contributing status.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

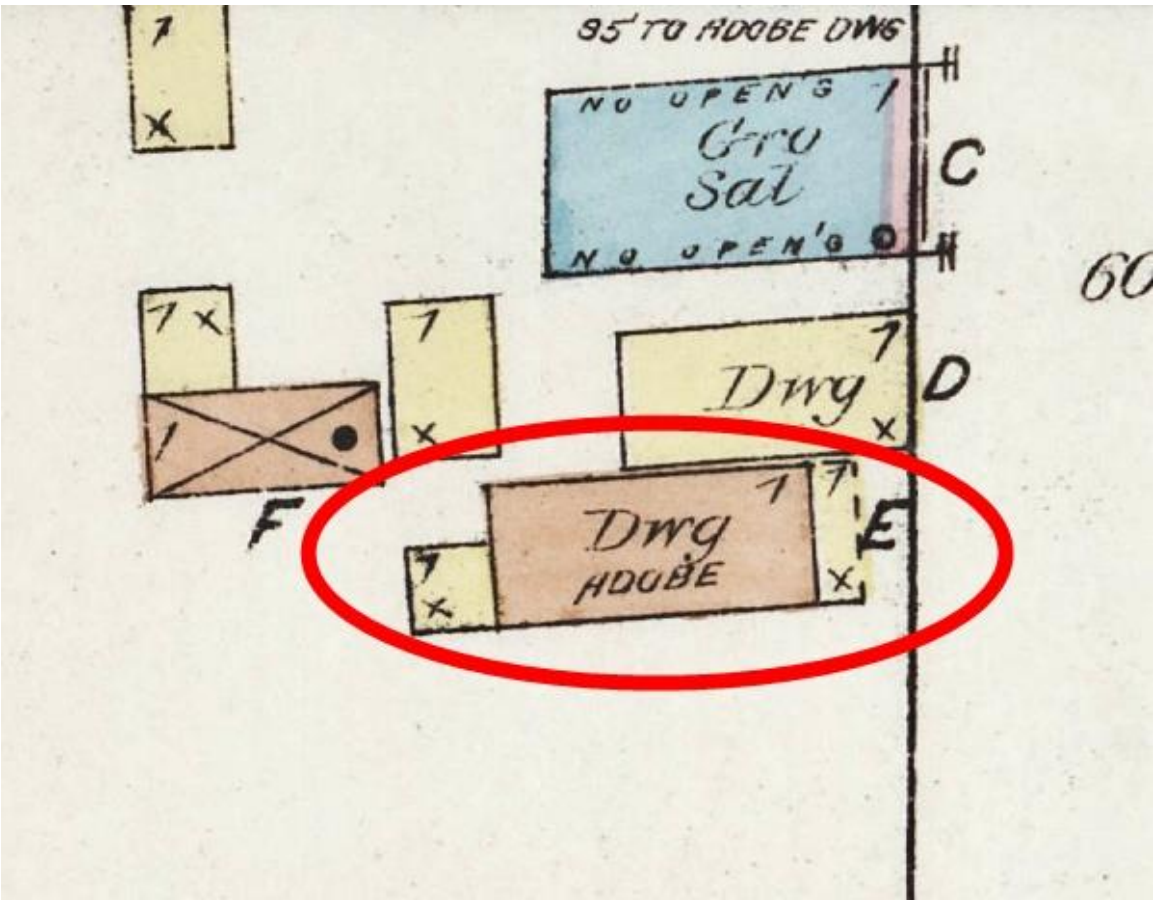

Figure 1: 1886 Sanborn Fire Insurance Map, Sheet 1.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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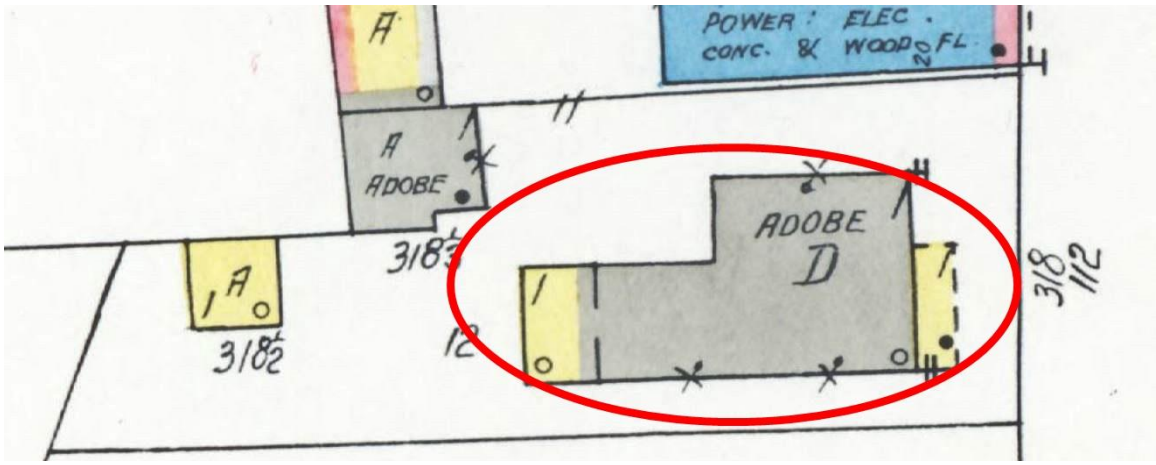

Figure 2: 1930 Sanborn Fire Insurance Map, Sheet 12.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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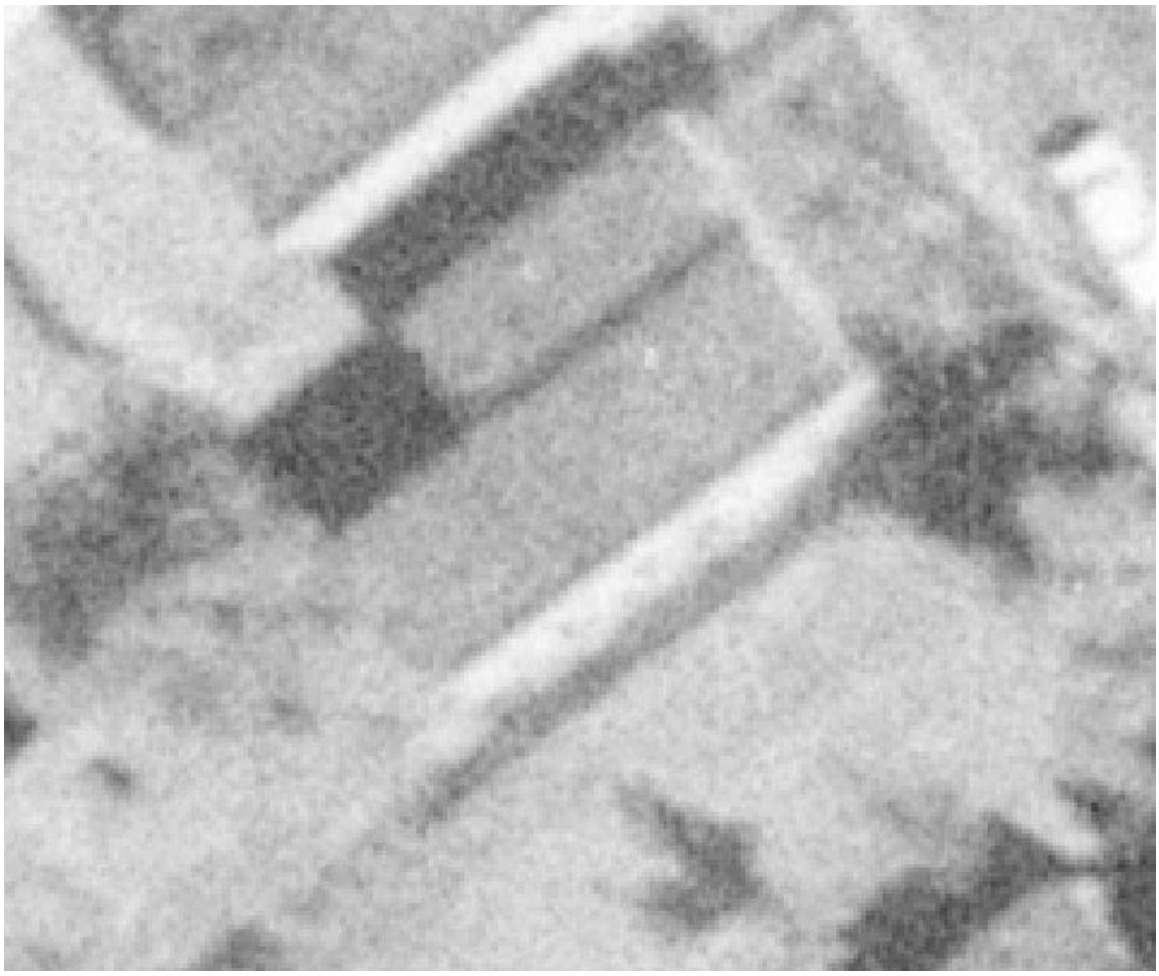

Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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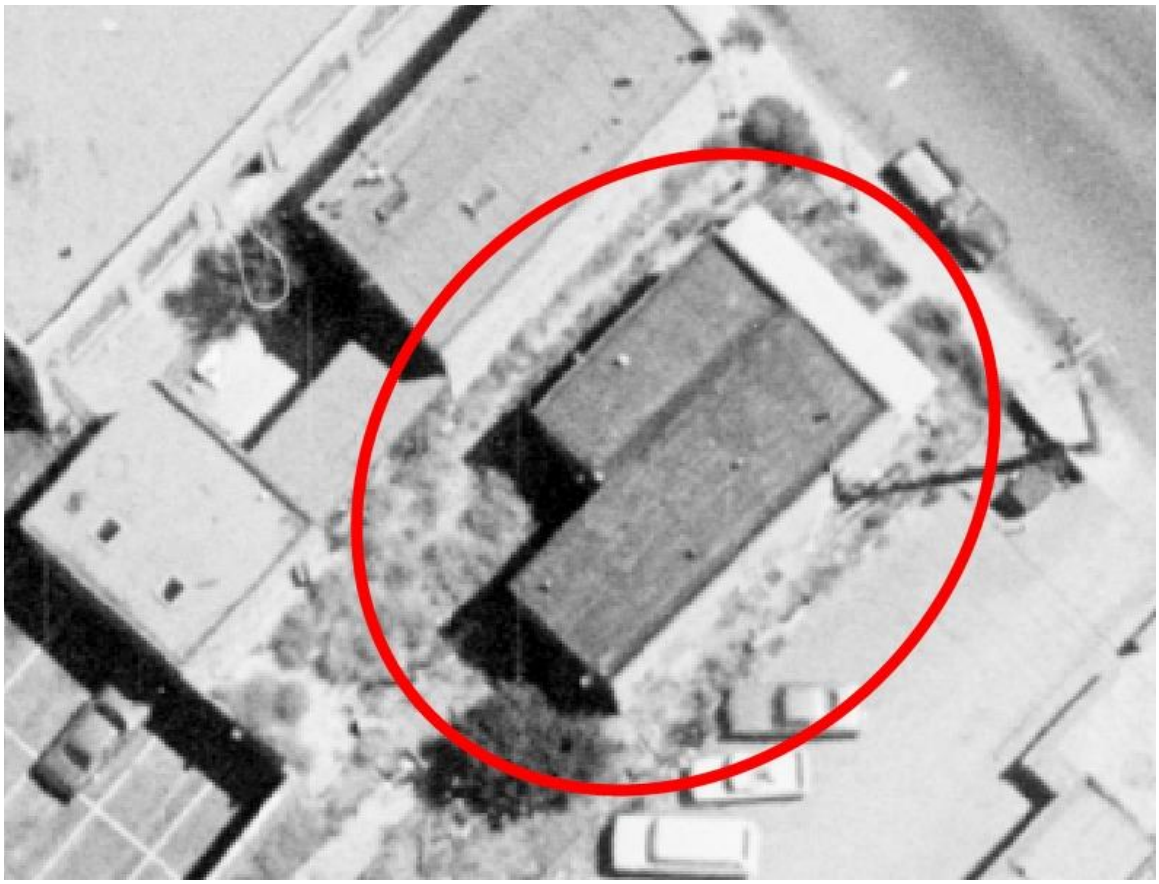

Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by John W. Murphey or Giulia Caporuscio, unless otherwise noted)

Photo 2: south and west elevations.
Camera facing northwest.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: South elevation.
Camera facing north.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: West elevation.
Camera facing east.
John W. Murphey.

City of Santa Fe CLG Grant

Transition District Resurvey – Phase II (Fiscal Year 2023)

CLG Grant Number #35-20.10018/City of Santa Fe PO 22300468

Table of Surveyed Resources

No.	Address	ID	Name	Construction	District	Status	Recommend	No. of Resources	Historic Uses	Associated Themes/ Owner-Occupant Names
1.	418 Agua Fria	H-1410	Sanchez Brother's Market/ Joseph's Culinary Pub	1945-49	Historic Transition	NC	C	1	Store	Guadalupe Parish
2.	310 Aztec	H-516	Gonzales/Rodriguez House	1920s	Historic Transition	Sig.	C	1	Residence	Valuable Building Lots Addition
3.	311 Aztec	H-517	Duran House/Aztec Street Compound	1910s	Historic Transition	Sig.	Sig.	1	Residence	Valuable Building Lots Addition
4.	312 Aztec	H-518	Alarid House	1910s	Historic Transition	C	C	2	Residence	Valuable Building Lots Addition
5.	316 Aztec	H-519	Baird House/Vacant	1910s	Historic Transition	C	C	2	Residence	Valuable Land Building Lots Addition
6.	317-323 Aztec	H-521	Tenement Building/ Guadalupe Barber Shop, Zacatlán	Pre-1883	Historic Transition	C	C	1	Residence	Barrio Analco Henry Krick
7.	318 Aztec	H-520	Rental House/Campkin House	1920s	Historic Transition	NC	NC/C* mural	3	Residence	Valuable Land Building Lots Addition Samuel Leyba
8.	418 Cerrillos 419 Sandoval	H-3385	Santa Fe Motor Company/ Design Center Santa Fe	1930/1984/1989	Historic Transition	NC	NC/ Future C	1	Auto Dealer/Repair	Automobile Services 1980s Revival Gourmet Ghetto
9.	460 Cerrillos	H-2199	Southwestern Investment Company/High Desert Angler	1953	Historic Transition	NC	C	1	Office	Southwestern Investment Company
10.	308 Garfield	H-2152	Rental/Patrick McQuitty, DDS	Pre-1908	Historic Transition	NC	NC	1	Boarding House	Valuable Land Building Lots Addition

No.	Address	ID	Name	Construction	District	Status	Recommend	No. of Resources	Historic Uses	Associated Themes/ Owner-Occupant Names
										1970s Barrio Intervention Benjamin Read
11.	310 Garfield	H-2159	Rental Duplex/ Rosengren Chiropractic Center	1941	Historic Transition	NC	C	1	Apartments	
12.	316 Garfield	H-2154	Lasater House/ Jamison Barkley Law	c.1915	Historic Transition	Sig.	Sig.	1	Residence	Valuable Land Building Lots Addition
13.	320 Garfield	H-2155	Hays House/Rental	c.1915	Historic Transition	C	C/NC	2	Residence	Valuable Land Building Lots Addition
14.	322 Garfield	H-2156	Rental/Andiamo!	Pre-1883	Historic Transition	C	C	1	Apartments	Valuable Land Building Lots Addition 1970s Barrio Intervention
15.	329 Garfield	H-2157	Pate House/Big Star Books and Music	Pre-1902/1922	Historic Transition	C	C	1	Residence	Valuable Land Building Lots Addition
16.	301 Montezuma	H-2708	Santa Fe Fire Station No. 2/ Montezuma Building	1948	Historic Transition	Sig.	Sig.	1	Fire Station	John Gaw Meem & Associates
17.	307 Montezuma	H-2709	V.F.W. Hall Santa Fe, Post 2951	Pre-1902/1950	Historic Transition	NC	C	1	Residence Fraternal Hall	Valuable Land Building Lots Addition Veterans of Foreign Wars
18.	311 Montezuma	H-2710	Wilder House/Hacer Santa Fe	1920s/pre-1948	Historic Transition	C	C	3	Residence Apartments	Valuable Land Building Lots Addition Joe Berardinelli
19.	312 Montezuma	H-2721	W. F. Turney and Associates/ Chocolate + Cashmere	1957	Historic Transition	NC	C	1	Office	W. F. Turney
20.	315 Montezuma	H-2711	Tom Edwards Motor Company/ Guadalupe Center	1948/1987	Historic Transition	NC	NC/ Future C	1	Auto Dealer/Repair	Automobile Services 1980s Revival

No.	Address	ID	Name	Construction	District	Status	Recommend	No. of Resources	Historic Uses	Associated Themes/ Owner-Occupant Names
21.	322 Montezuma	H-2712	Albert Hesch House/ Albright & Lockwood	1910s	Historic Transition	Sig.	Sig.	1	Residence	Valuable Land Building Lots Addition Albert Hesch
22.	328 Montezuma	H-2713	Danks House/ Bee Hive Books	1920s	Historic Transition	C	C	1	Residence	Valuable Land Building Lots Addition Roland Siler
23.	418 Montezuma	H-2716 2717	Henry Krick Co./Jean Cocteau Cinema	1920s/1937+	Westside-Guadalupe (?)	C	C	1	Bottling Plant	Valuable Land Building Lots Addition Beverage and Bottling Henry Krick
24.	314 Read	H-0516	Delgado House/Rental	1920s	Historic Transition	C	C	2	Residence	Valuable Land Building Lots Addition Tomas P. Delgado
25.	316-318 Read	H-3136	Duplex/Edward Jones	1920s	Historic Transition	Sig.	C	1	Apartments	Valuable Land Building Lots Addition
26.	319 Read	H-3137	First Congregational Church/ Lannan Foundation	1883	Historic Transition	NC	C	1	Church Apartments	Valuable Land Building Lots Addition First Congregational Church
27.	322 Read	H-3138	Gutierrez/Herrera House	1920s	Historic Transition	C	C	2	Residence Apartments	Valuable Land Building Lots Addition Lorenzo Gutierrez
28.	326 Read	Unknown	Philip Hesch House	1888/1910s+	Historic Transition	Sig.	Sig./NC	2	Residence Apartments	Valuable Land Building Lots Addition Philip Hesch
29.	332 Read	H-3140	Mullen House/ Santa Fe Railyard Community Corporation	1920s	Historic Transition	NC	C	1	Residence	Valuable Land Building Lots Addition Charles E. Sanford Roland Siler
30.	312 Sandoval	H-3379	Second Ward School/ La Casa Fina	1886	Historic Transition	Sig.	Sig.	1	School	Valuable Land Building Lots Addition Education

No.	Address	ID	Name	Construction	District	Status	Recommend	No. of Resources	Historic Uses	Associated Themes/ Owner-Occupant Names
										Beverage and Bottling Florence Donoghue Santa Fe Beverage Company Harvey Thiel & Company
31.	320 Sandoval	H-3380	Siler Garage- Santa Fe Motor Co./ Rainbow Gate	1942/1950s	Historic Transition	NC	C	1	Automobile Services	Automobile Services Roland Siler
32.	425 Sandoval	H-3386	Conway Duplex/Dan Cron Law Firm	1910s	Historic Transition	C	C	1	Apartments	Valuable Land Building Lots Addition
33.	429 Sandoval	H-3384	Seligman-Daniels House	1913	Historic Transition	C	C	1	Residence	Valuable Land Building Lots Addition Lucile Seligman Daniels
34.	314 S. Guadalupe	H-2293	Miguel Chavez Memorial School/ Santa Fe Real Estate Corporation	1926	Historic Transition	C	C	1	School	Guadalupe Parish Education George M. Williamson
35.	316 S. Guadalupe	H-22940	Stone Warehouse-Santa Fe Bottling Works/Cielo	c.1885	Westside-Guadalupe	Sig.	Sig.	1	Warehouse Bottling Plant	Valuable Land Building Lots Addition Beverage and Bottling Henry Krick
36.	318 S. Guadalupe	H-22960	Dendahl House/Cielo	c.1882	Westside-Guadalupe	NC	C	1	Residence	Valuable Land Building Lots Addition John Dendahl African Settlement
37.	321 S. Guadalupe 320 Aztec	H-522	Coca-Cola Bottling Company of Santa Fe/Double Take	1940, 1950s, 1963	Historic Transition	NC	C	1	Bottling Plant Warehouse	Valuable Land Building Lots Addition Railroad-Related Warehousing Beverage and Bottling Coca-Cola Bottling Co. Harvey Thiel and Co.

No.	Address	ID	Name	Construction	District	Status	Recommend	No. of Resources	Historic Uses	Associated Themes/ Owner-Occupant Names
38.	322 S. Guadalupe	H-2299	The Body Shop/Array-Home	1920s	Westside-Guadalupe	NC	NC	1	Automobile Services	Valuable Land Building Lots Addition Gourmet Ghetto
39.	326 S. Guadalupe	H-2300	A. Walker & Company/ Café Sonder-Vacant	Pre-1902	Westside-Guadalupe	Sig.	Sig.	1	Warehouse Automobile Services	Valuable Land Building Lots Addition Railroad-Related Warehousing Automobile Services 1980s Revival A. Walker & Company H.B. Cartwright and Brother
40.	401-403 S. Guadalupe	H-23010	Kirby's Cleaners/Paloma Santa Fe	1948	Historic Transition	NC	C	1	Laundry	
41.	403½ S. Guadalupe	H-2714	Garage/Not in Use	1940s	Historic Transition	NC	NC	1	Automobile Services	Automobile Services Roland Siler
42.	405 S. Guadalupe	H-1190	Garage/Not in Use	1950s	Historic Transition	NC	NC	1	Garage	
43.	407-411 S. Guadalupe	H-2306	U & I Laundry/Zalma Lofton Gallery-Legend Nano Gallery-Rio Bravo Trading Company	1950	Historic Transition	NC	C	1	Laundry	1970s Barrio Intervention
44.	331 W. Manhattan	H-2587	Padilla House/333 W Manhattan LLC	1910s	Historic Transition	C	C	3	Residence	Secondary Residential Development Oliver Padilla
45.	339 & 343 W. Manhattan	H-3385	Baca House/House of Ancestors	By 1912	Historic Transition	C	C	2	Residence	Secondary Residential Development Bernardo Baca

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Siler Garage- Santa Fe Motor Co./ Rainbow Gate	**320 Sandoval Street Historic Transition District Santa Fe**	**Santa Fe ID #: H-3380**
		4. County: Santa Fe Parcel # 019214697

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: August 30,1993
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6855184,-105.944671

10. Photo Information: John W. Murphey, photographer. Photo 1: View of east (front) elevation, facing northwest.

11. Brief Description of the Property:

The Siler Garage was the first automobile service business to locate off the U.S. Highway 66/85 corridor. It was operated by Roland Siler, a mechanic born in 1893 in Pleasanton, Kansas. The garage offered car repair, welding, and battery rehabilitation. In the 1950s, it converted into a wholesale auto parts store, and an aluminum storefront was installed. It is a good example of a commercial storefront fit within a Pueblo-style box.

Continued on Page 5.

12. Who uses the property? Commercial/Retail

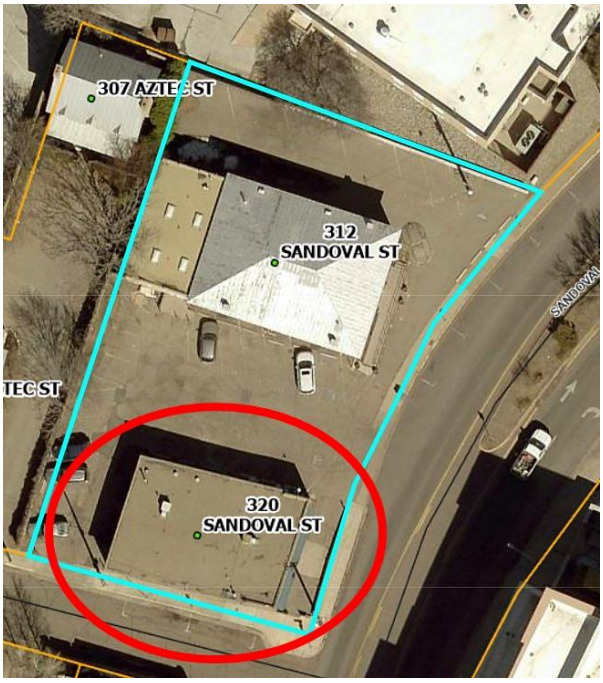
13. Construction Date:
Date: 1942/1950s
_x_Known __ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Counter Point Tile

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status:
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Siler Garage- Santa Fe Motor Co./ Rainbow Gate

2. Location:

320 Sandoval Street
Historic Transition District
Santa Fe

3. Local Reference Number:
Santa Fe ID # H-3380

4. County: Santa Fe

5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: _x_ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types
See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

 (Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Commercial

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

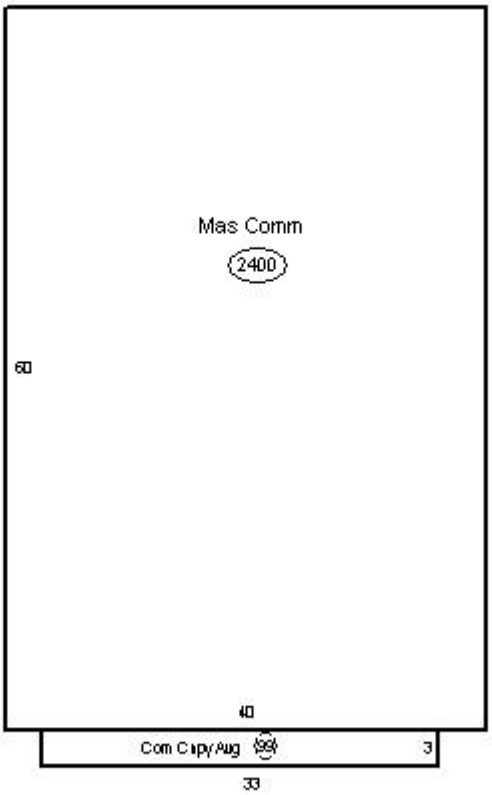
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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: **Siler Garage- Santa Fe Motor Co./ Rainbow Gate**	**2. Location:** **320 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3380** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Erected around 1942, the former Siler Garage was one of the pioneering automobile service businesses to move into the future Transition District. Its appearance reflects a change in the 1960s when it converted into a wholesale auto parts store. The stuccoed tile block building faces Sandoval Street with its unabashed storefront façade. An aluminum stile-and-rail door stands at the center, bracketed by tall display windows resting on low bulkheads. The windows are divided vertically by aluminum strips. Shading the entry is a fabric awning of recent vintage. Above is a short parapet tracing the front of the building. The Aztec Street elevation has a large fixed window at the corner, followed by a small opaque window at the bathroom and three openings holding tandem sash windows with 6/6 grid inserts. The windows, framed by simple wood casings and a flat sill, are crowned with a wood lintel. The north elevation contains a single grilled window and a simple wooden door. The rear (west) elevation is without openings. The slightly pitched roof drains to the north and south into gutters. The commercial space, now a pottery gallery, holds 2,400 square feet.

Historical Overview

Up until its construction, the four town lots that would hold the garage remained undeveloped and originally part of land owned by former governor L. Bradford Prince. Auto-related businesses started to move into the area in the early 1930s with the construction of the Santa Fe Motor Company dealership (418 Cerrillos). It was followed by small, independent repair shops clustering around Cerrillos Road, which then carried U.S. Highway 66/85. Eventually, all automobile services would move from Water Street and the Plaza, relocating south of the river.

The Siler Garage was the first to locate off the highway corridor. The garage was opened by its namesake, Roland Siler, a mechanic. Born in 1893 in Pleasanton, Kansas, Roland Honn Siler fought in World War I as a pilot. He came to Santa Fe after the war and initially worked as a mechanic for the Santa Fe Motor Company at their original location on San Francisco Street. He went out on his own in the 1930s, opening garages in Pecos and Santa Fe.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Siler Garage- Santa Fe Motor Co./ Rainbow Gate**	**2. Location:** **320 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3380** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

His Santa Fe garage offered car repair, welding, and battery rehabilitation. It evolved over the years to include selling used cars.

In 1956, the Closson-Hanna Co., a wholesale car parts distributor, took over the building. One of the partners, Tom Closson Jr., had managed Closson & Closson, a large garage on Don Gaspar Avenue, north of the river. Later in the 1950s, the Gates Rubber Company, an automobile tire manufacturer, sold tires in the space as Santa Fe Tire & Supply.

In 1961, Santa Fe Auto Supply, a discount retailer, moved into the former garage. It is assumed that this business, which held the building for over two decades, installed the aluminum storefront.

Following Business-Capitol District designation, the Santa Fe Auto Supply moved farther south on Cerrillos Road, in a building now occupied by O'Reilly Auto Parts. The old garage converted to new use, starting with CounterPoint Tile, an importer of hand-crafted tiles.

Evaluation of Status

Consider upgrading to Contributing status.

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: **Siler Garage- Santa Fe Motor Co./ Rainbow Gate**	**2. Location:** **320 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3380** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

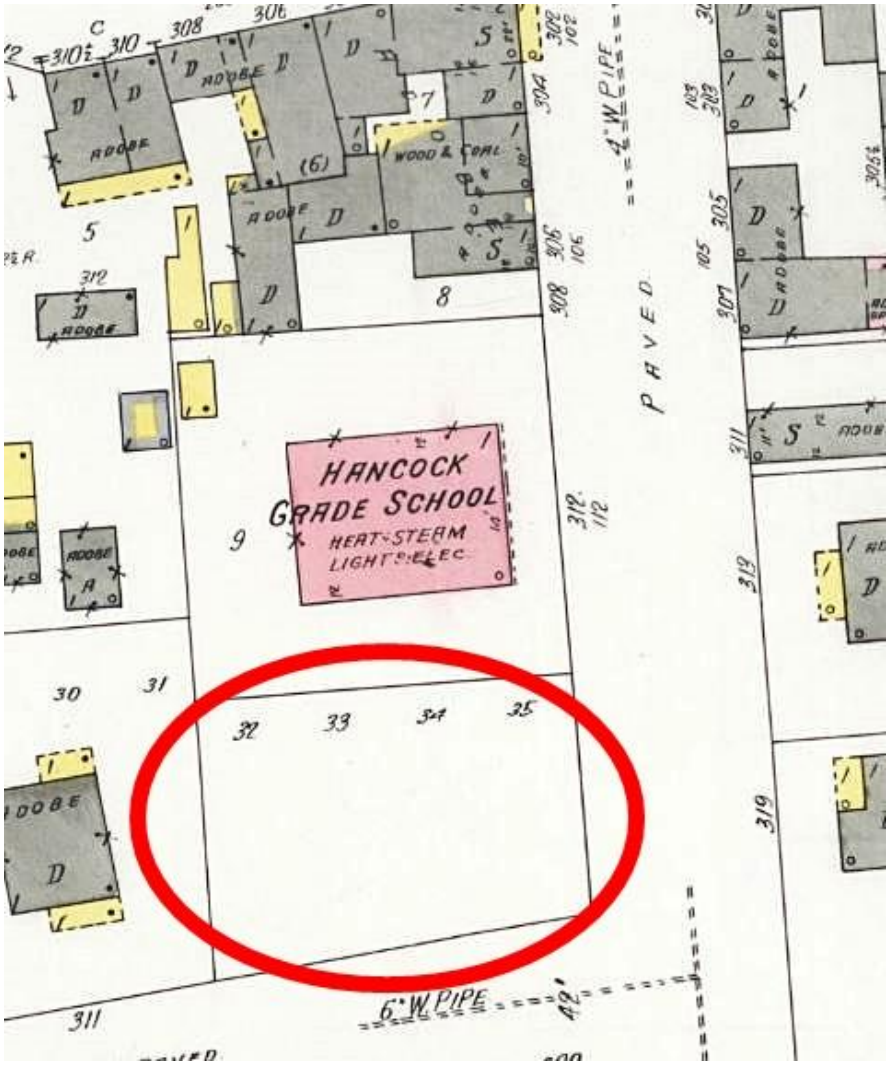


Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Siler Garage- Santa Fe Motor Co./ Rainbow Gate**	**2. Location:** **320 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3380** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

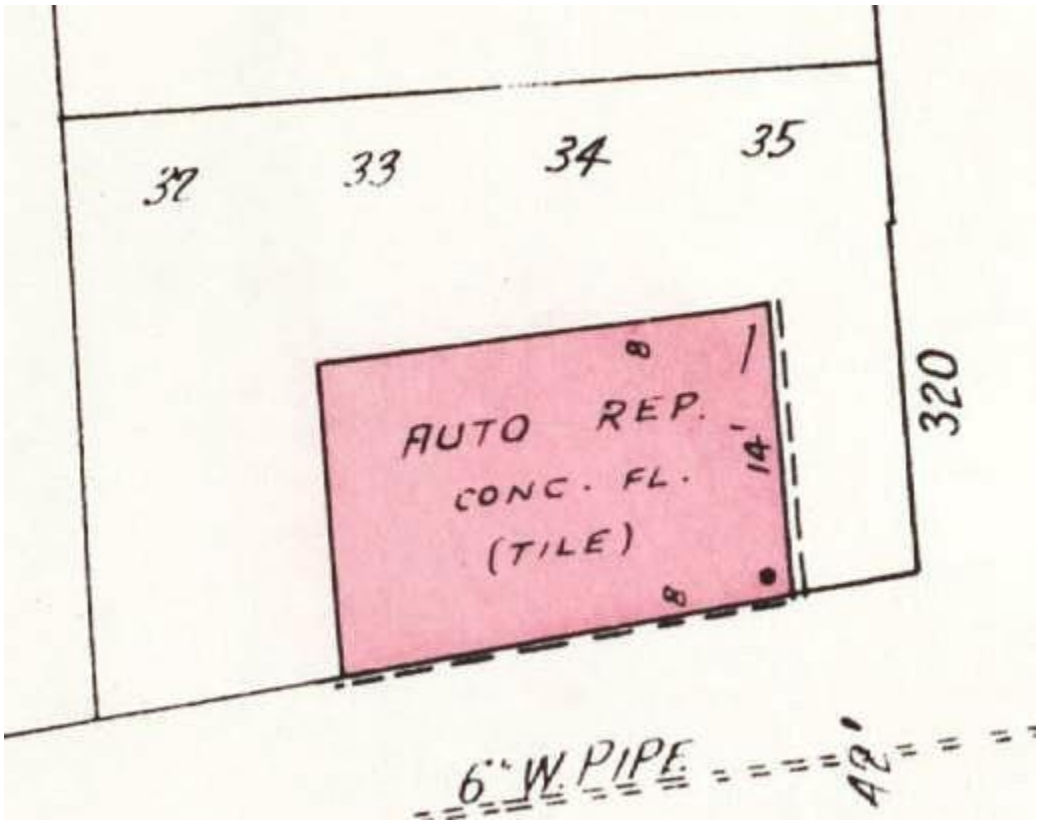


Figure 2: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Siler Garage- Santa Fe Motor Co./** **Rainbow Gate**	**2. Location:** **320 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3380** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

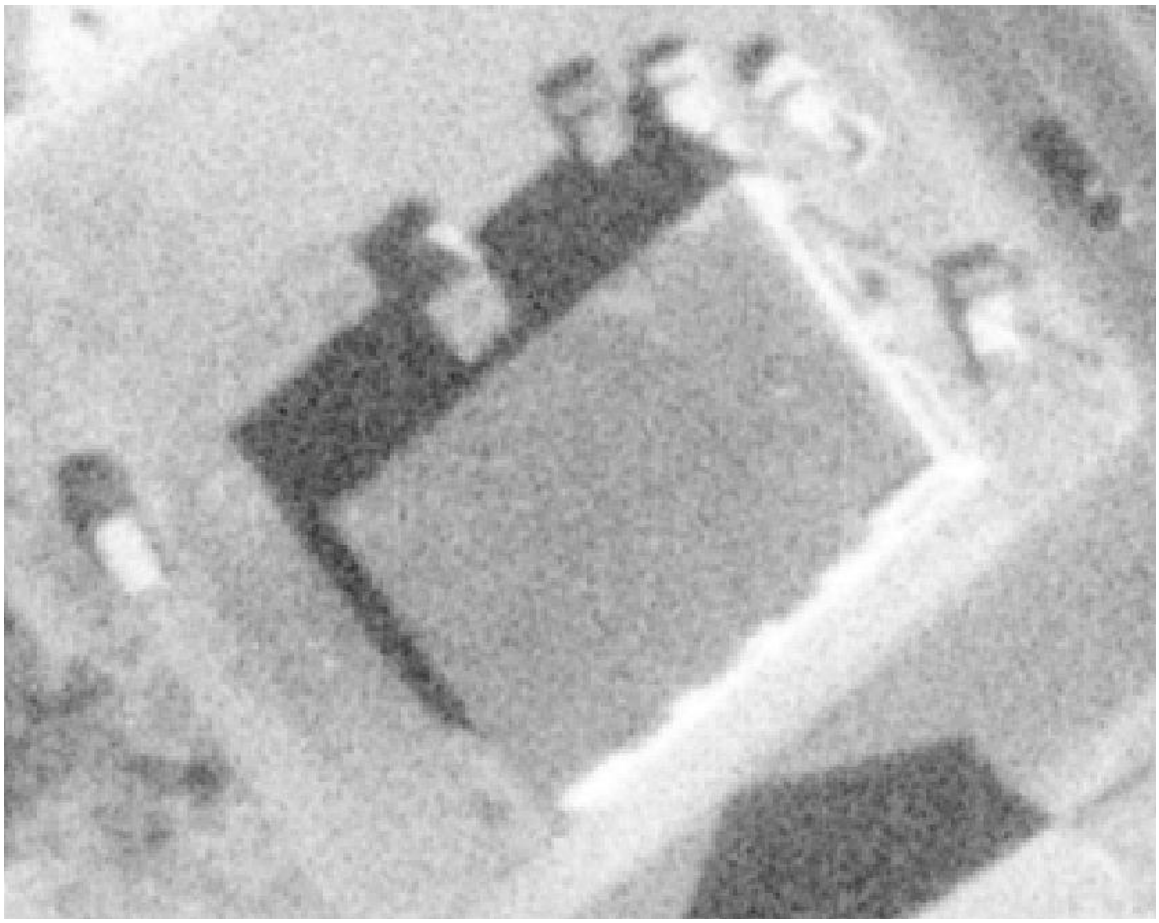


Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Siler Garage- Santa Fe Motor Co./ Rainbow Gate**	**2. Location:** **320 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3380** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Siler Garage- Santa Fe Motor Co./ Rainbow Gate**	**2. Location:** **320 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3380** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: South and east elevations.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Siler Garage- Santa Fe Motor Co./ Rainbow Gate**	**2. Location:** **320 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3380** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: East and north elevations.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Siler Garage- Santa Fe Motor Co./ Rainbow Gate**	**2. Location:** **320 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3380** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: North and west elevations.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Duplex/Edward Jones**	**2. Location:** **316 and 318 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3136** **4. County: Santa Fe** **Parcel # 12027520**

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: June 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6831949,-105.9455749

10. Photo Information: Giulia Caporuscio, photographer. **Photo 1: View of south (front) elevation, facing south.**

11. Brief Description of the Property:

The building is a Craftsman bungalow with telescoping double gables that appears to have been built as a duplex after 1928. The city directory of 1930 uses the addresses of 316 and 318 Read Street and recorded tenants over the years, including an employee of Monero Coal Company, a filling station owner, a janitor for a downtown hotel, and two individuals who maintained the state capitol. Following Business-Capitol District designation, both units converted to commercial use, using the single address 316 Read Street.

Continued on Page 5.

12. Who uses the property? Commercial/Office

13. Construction Date:
Date: 1920s
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: **_x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Ray and Daniel Gandra and Virginia Pena

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: _x_ Significant __ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Duplex/Edward Jones	316 and 318 Read Street Historic Transition District Santa Fe	Santa Fe ID # H-3136
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

Two, stuccoed stacks, east and west

13. Porches __ N/A
Type: __ Entry __Partial-Width _x_ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
_x Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

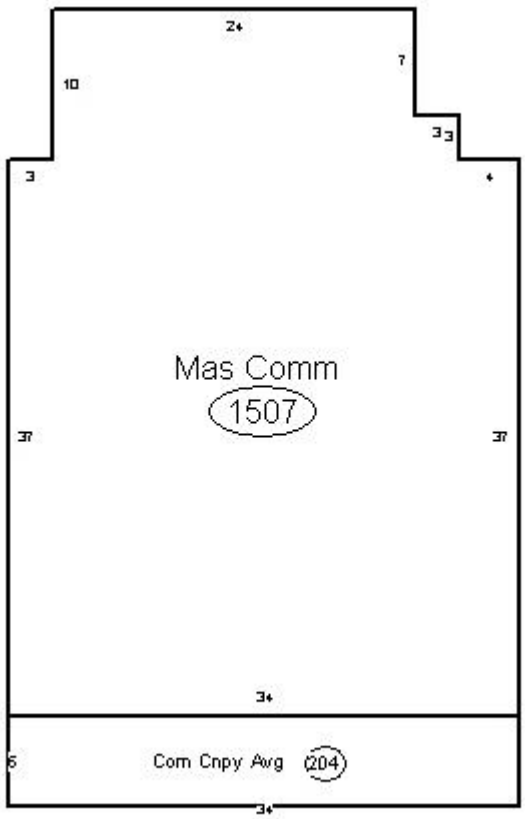
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Duplex/Edward Jones**	**2. Location:** **316 and 318 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3136** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Like its neighbor to the east, this house was erected in the 1920s and exhibits a Craftsman bungalow form. It faces the street with telescoping double gables. The lower gable creates a full-width porch ornamented with a screen of vertical wood slats. The structure is supported by three square wood posts resting on a pier. The pier and porch are porch balustrade have lipped coping. The façade is divided symmetrically into adjacent doors flanked by paired windows. The doors are ten-light wood units; the windows 6/6 wood sash. The side elevations have three openings holding similar wood sash windows. The rear, consisting of an enclosed porch, has been altered since the 1997 survey. Then having two doors and sliding windows, the elevation was changed by removing a door and adding an ADA entrance ramp. The building recently received tenant improvements, which installed a new asphalt shingle roof and made cosmetic improvements. A low stuccoed wall in front of the building has been removed since the 1997 survey. The former duplex encloses 1,507 square feet.

Historical Overview

While its date of construction is unclear, it appears to have been built as a duplex after 1928. The city directory of two years later has it addressed as 316 and 318 Read Street. Colorado native Rodney Sickenger rented 316 with his wife, Lottie. Like his neighbor to the north, Tom Delgado, Sickenger worked for Monero Coal Company which operated mines in Rio Arriba County. Elery Kenyon, and his wife, Lillian, lived in 318. An Illinois native, Kenyon ran a filling station. The house included his son, Merrill, his father-in-law, John Wolford (a carpenter), and a lodger, James Corez. Of Native American background, Corez worked as a janitor for a downtown hotel.

By the 1940s, both units were rented to individuals with Spanish surnames. The duplex apartments were described in newspaper advertisements as three rooms, including a bedroom and a bath. In 1958, Alex and Rafalita Valdez lived in 316. Alex worked as a groundskeeper for the state capitol. Next door lived Herman Herrera, who also worked as a gardener at the capitol.

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: **Duplex/Edward Jones**	**2. Location:** **316 and 318 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3136**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Following Business-Capitol District designation, both units converted to retail use, using the single address 316 Read Street. In the 1990s, it held the Hock Shop, a pawn dealer, and later became an art gallery. Edward Jones currently leases the property.

Evaluation of Status

It is unclear why the building is designated with Significant status; recommendation to downgrade to Contributing.

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: **Duplex/Edward Jones**	**2. Location:** **316 and 318 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3136** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 16.

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: **Duplex/Edward Jones**	**2. Location:** **316 and 318 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3136** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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: **Duplex/Edward Jones**	**2. Location:** **316 and 318 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3136** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 3: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Duplex/Edward Jones**	**2. Location:** **316 and 318 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3136** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey or Giulia Caporuscio, unless otherwise noted)

Photo 2: North and east elevations.
Camera facing southeast.
Giulia Caporuscio.

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: **Duplex/Edward Jones**	**2. Location:** **316 and 318 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3136** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: North and west elevations.
Camera facing southeast.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Duplex/Edward Jones**	**2. Location:** **316 and 318 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3136** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: South elevation.
Camera facing northwest.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **First Congregational Church/ Lannan Foundation**	**2. Location:** **319 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3137** **4. County: Santa Fe** **Parcel # 11964800**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: June 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6835324,-105.9462018

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of west and south elevations, facing northeast.**

11. Brief Description of the Property:

This former red brick building was built in 1883 to serve as Santa Fe's First Congregational Church. Organized in 1881, the First Congregational Church was one of several protestant churches, representing the area's early ambition to create a new Anglo town. The congregation had faulted on its loan within ten years, and the church shuttered. The building was soon converted into a residential duplex and used for this purpose through the early 1970s. After holding an art gallery, a health food store, and a plumbing supply business, it now houses the Lannan Foundation, which also occupies several buildings to the east.

Continued on Page 5.

12. Who uses the property? Nonprofit/Use Unknown

13. Construction Date:
Date: 1883
_x_Known __ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar
Comments: Church form

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Lannan Foundation

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
First Congregational Church/ Lannan Foundation	319 Read Street Historic Transition District Santa Fe	Santa Fe ID # H-3137
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium _x_Steep
Features: __ Eave:
_x_ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll _x_ Metal: Corrugated: variation
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: _x_ __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: __Other: Church architecture

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

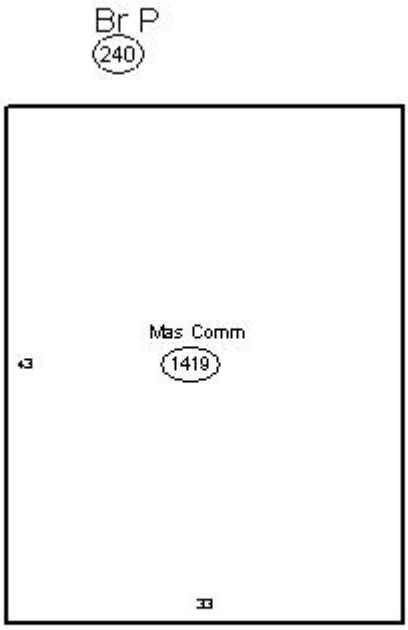
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **First Congregational Church/ Lannan Foundation**	**2. Location:** **319 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-3137** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

Architectural Description

Erected in 1883 as the First Congregational Church, the former ecclesiastical structure continues to communicate its original use with its peaked roof and symmetrical fenestration. Sitting back from the street, it aligns along a roughly north-south axis. Its front area is landscaped with raised concrete beds planted with grass. The church's original — or reimagined — design is evident across its façade. The entry, surmounted by a fanlight transom, holds double wood slab doors. Flanking these are segmental-arched window openings with three-part sash windows. Above the entrance, a flat frieze board with turned wood brackets trims the gable. The rigid fenestration continues along the side elevations, with three segmental head openings holding three-part sash windows. A light tan stucco has been applied to the brick building; its roof is finished with metal paneling. The former church holds approximately 1,420 square feet and has been altered several times as it moved from religious to residential to commercial use. Most recently (post-1997), a non-historic enclosed porch was removed from the façade. The project, however, did not restore a small porch that historically sheltered the entry.

Historical Overview

The Congregationalists, a liberal branch of the Evangelical Protestant creed, were incorporated in New Mexico in March 1881, with a church established in Albuquerque. The same year, a congregation formed in Santa Fe, and the cornerstone for the Santa Fe church was laid on Sunday, December 4. The red brick building on Metropolitan Avenue was completed in 1883 at the cost of $3,000. Final touches, including interior graining, were performed by A. P. Hogle, a Michigan-born painter.

The church supported a sewing group and allowed its chapel to be used by outside groups, including the Grand Army of the Republic. However, the church didn't last long, with the congregation faulting on the building loan in the early 1900s. It was converted into a duplex soon after.

In 1928, Oswald Digneo, a salesman for the Santa Fe Motor Company, and Edward Eckland, a wood carver, were its residents. The building continued to work as a duplex through the early 1970s. Later that decade, it converted to commercial use, holding a plumbing supply business and later Loloma Natural Foods, a short-lived health foods

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: **First Congregational Church/ Lannan Foundation**	**2. Location:** **319 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-3137** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

store. Like many buildings in the district, it evolved into an art gallery. The Lannan Foundation acquired the property and several buildings to the east, including Benjamin Read's home. The foundation remodeled the buildings, applying the same stucco tone, and installed landscaping — giving the north side of the block a uniform look.

Evaluation of Status

Consider upgrading to Contributing status, pending research on recent restoration.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Illustrations

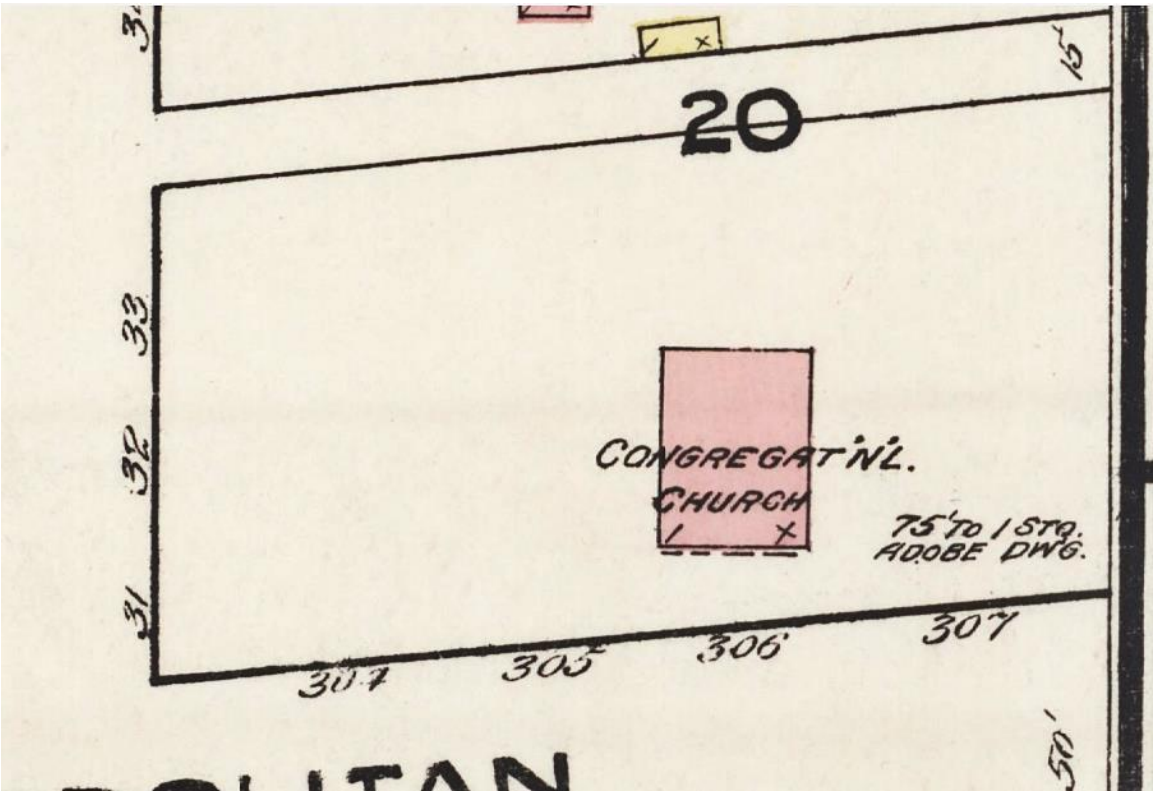

Figure 1: 1883 Sanborn Fire Insurance Map, Sheet 1.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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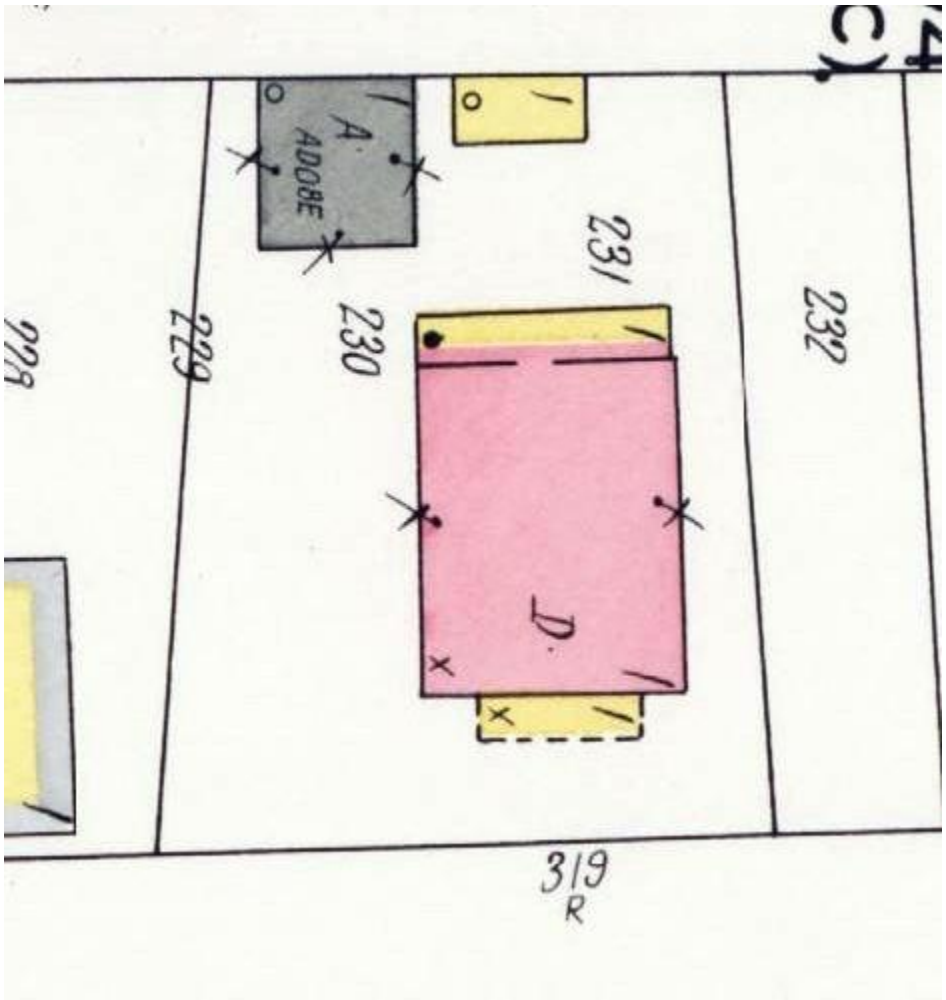


Figure 2: 1930 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **First Congregational Church/** **Lannan Foundation**	**2. Location:** **319 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-3137** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/** **September 12 & 17, 2022**

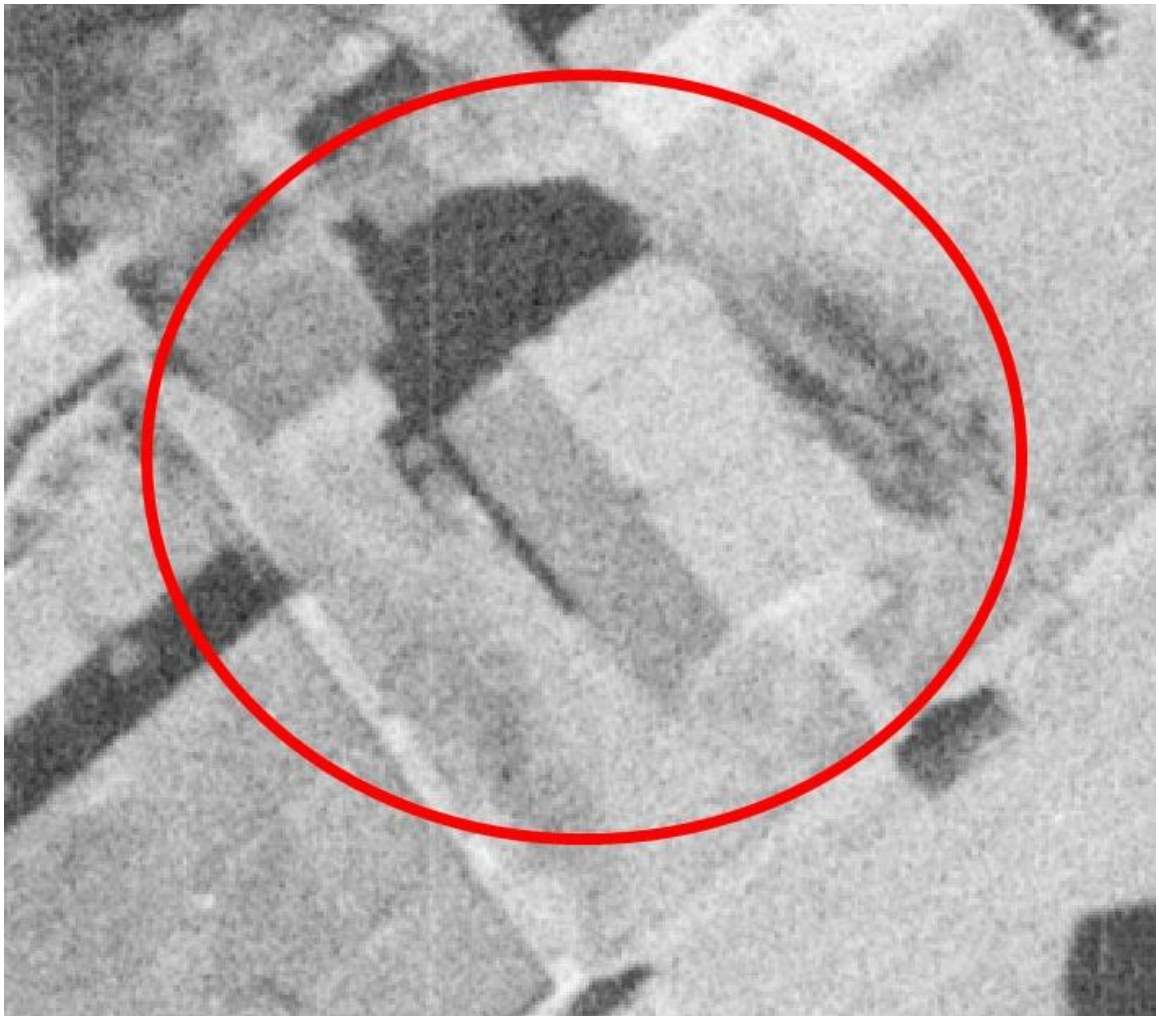


Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **First Congregational Church/** **Lannan Foundation**	**2. Location:** **319 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-3137** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/** **September 12 & 17, 2022**

Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **First Congregational Church/** **Lannan Foundation**	**2. Location:** **319 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-3137** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/** **September 12 & 17, 2022**

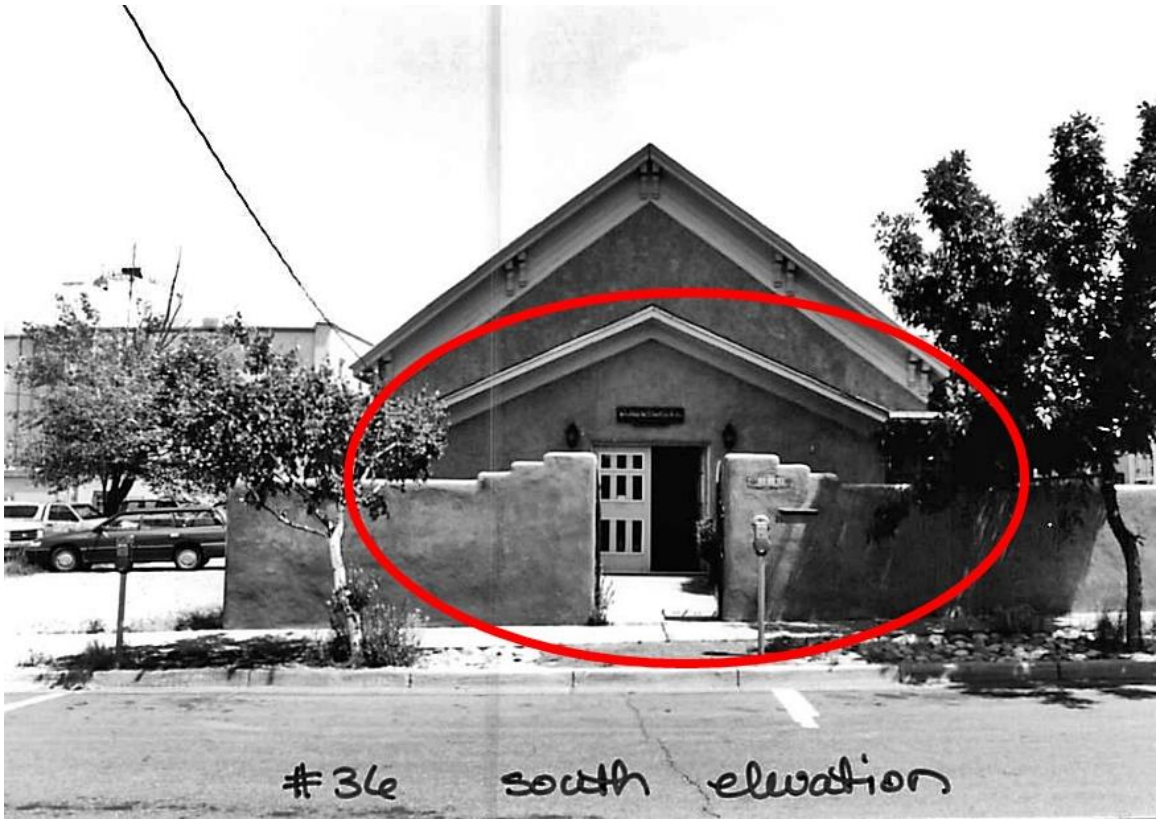


Figure 5: Copy of June 1997 Historic Building Inventory photograph.
Note: This non-historic entrance has been removed.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Tenement Building/ Guadalupe Barber Shop, Zacatlán	**317-323 Aztec Street Historic Transition District Santa Fe**	**Santa Fe ID #: H-521**
		4. County: Santa Fe Parcel # 019224242

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6856486,-105.9447687

10. Photo Information: Giulia Caporuscio, photographer. **Photo 1: View of south (front) elevation, facing north.**

11. Brief Description of the Property:

Predating the Valuable Building Lots addition, this modest building is a rare example of a Santa Fe tenement, most of which did not survive the Urban Renewal movement. It is a long rectangular adobe structure with symmetrical windows and doors. The tenement apartments were converted to retail use with the Business-Capitol District rezoning. It has served as the headquarters for Santa Fe businesses such as Herbs Etc. and the popular Aztec Café and currently houses a restaurant and a barbershop.

Continued on Page 5.

12. Who uses the property? Commercial/Restaurant

13. Construction Date:
Date: pre-1883
_ _Known _x_ Estimated Source: Sanborn Fire Insurance Map

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar
Comments: rare tenement form

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Aztec Café

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing __No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	Local Reference Number: Santa Fe ID #: H-521
Tenement Building/ Guadalupe Barber Shop, Zacatlán	317-323 Aztec Street Historic Transition District Santa Fe	4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe _x_Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

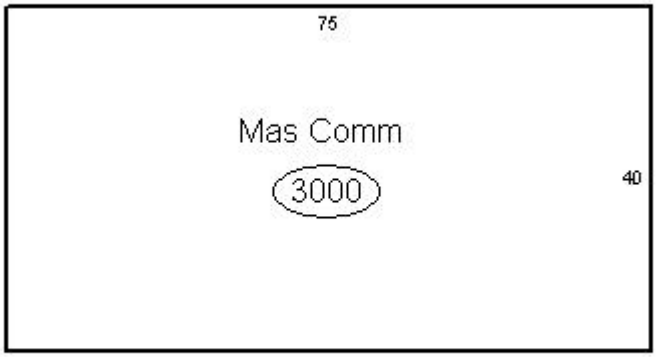
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Tenement Building/** **Guadalupe Barber Shop, Zacatlán**	**2. Location:** **317-323 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-521** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Erected prior to 1883 — and before the development of Aztec Stret — this humble building is a rare example of a tenement, a building type once common in Santa Fe. The long rectangular structure, made of adobe, faces directly onto the sidewalk. Its façade, with stucco applied over the original brick facing, has eight symmetrically placed openings. The tall slots hold a combination of windows and doors for each of the building's four units. The fenestration has been altered with window openings lowered, and door openings changed to windows. Doors are wood ½-light units; windows, 1/1 wood sash, and replacement units. Historically, all four units were residences. The rear, north side of the building contains four doors and windows at the bathrooms. The majority of windows are obscured by storage sheds. The east end of the building is dominated by the entrance and patio of a restaurant housed in 317. A barbershop occupies 321. Despite the alteration of the façade, the building has retained its overall form pattern of openings.

Historical Overview

It was identified in the first Sanborn map of 1883 as a tenement, indicating its use as a building divided into sets of rooms, occupied by separate families. It likely predated the Valuable Building Lots addition of 1880 and appears to be associated with several adobe houses and tenements once located to the north that were removed through urban renewal in the 1970s.

The 1930 census recorded tenants living in three of the units. Fred Thomas, a Kansas-born mechanic, and his wife Mary rented 317. Roger Albo, a shipping clerk of Italian heritage, his wife, Josephine, and son, Frank, occupied 319. Henry Krick, a German-born bottler who owned a beverage business on Guadalupe Street lived in 323 with his daughter, Ida, a stenographer for the state highway department. Krick is indicated to be the owner of the building, then valued at $11,000. He died in 1934, and the tenements continued to be used as rentals.

With the Business-Capitol District rezoning, the individual apartments converted to retail use. This began earlier in 1979 when Art Garcia moved his Guadalupe Barber Shop

into 32; this business has remained. Later, herbalist Michael Moore rented several units to launch his Herbs Etc. line of herbal remedies. In 1990, the Aztec Street Café, described by *the New Mexican* as a "home-away-from-home for an eclectic mix of Santa Feans," took over 317. During this period, the rear of the lot, once crowded with garages and outbuildings, was cleared for parking.

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

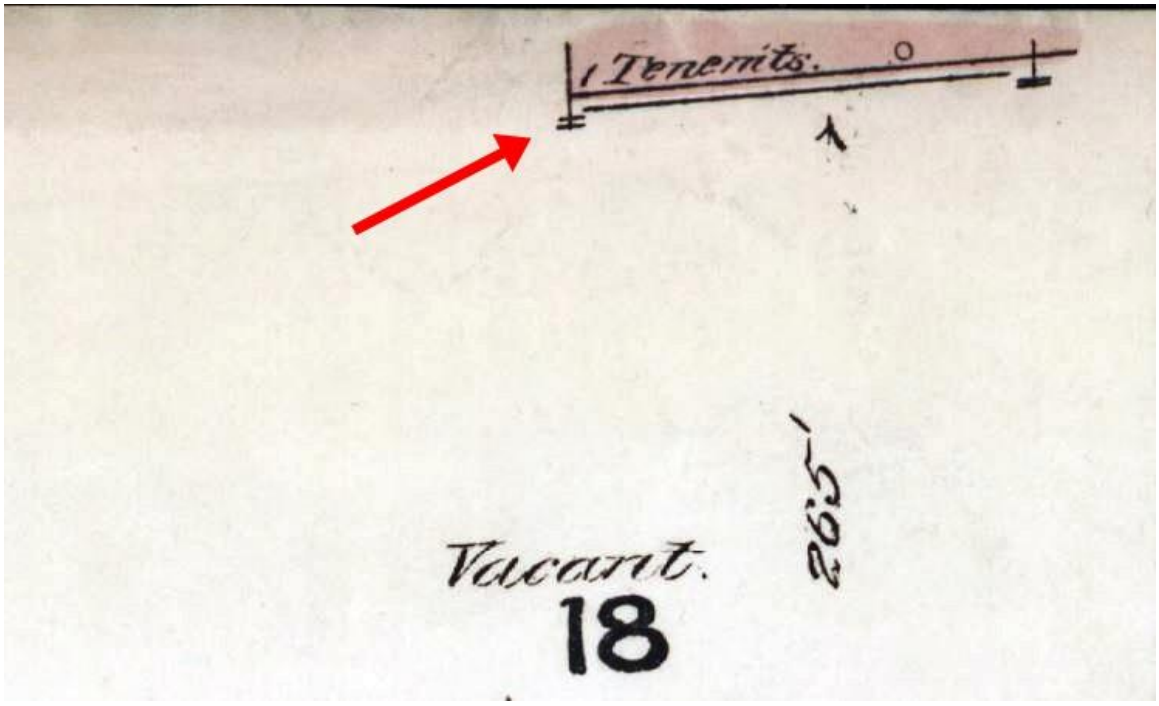

Figure 1: Sanborn Fire Insurance Map, Sheet 1.
Note: Aztec Street has not yet been developed.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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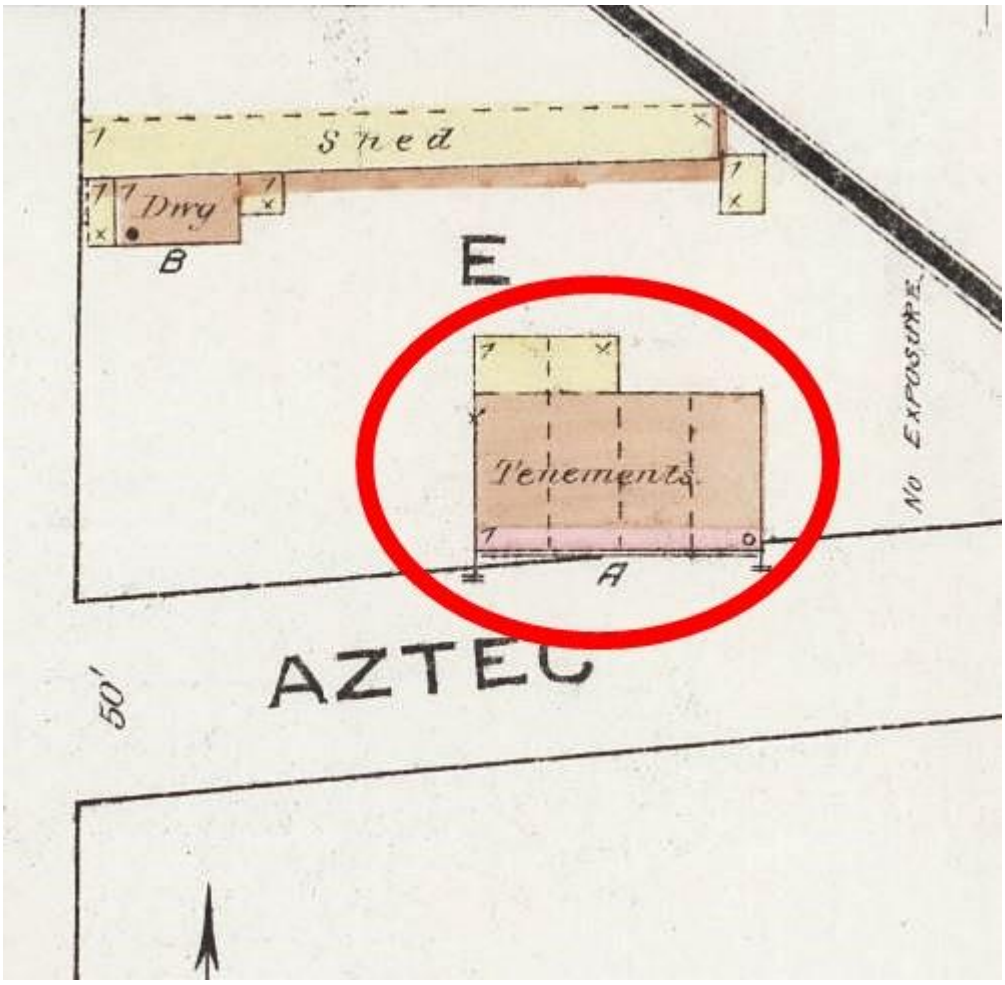

Figure 2: 1886 Sanborn Fire Insurance Map, Sheet 1.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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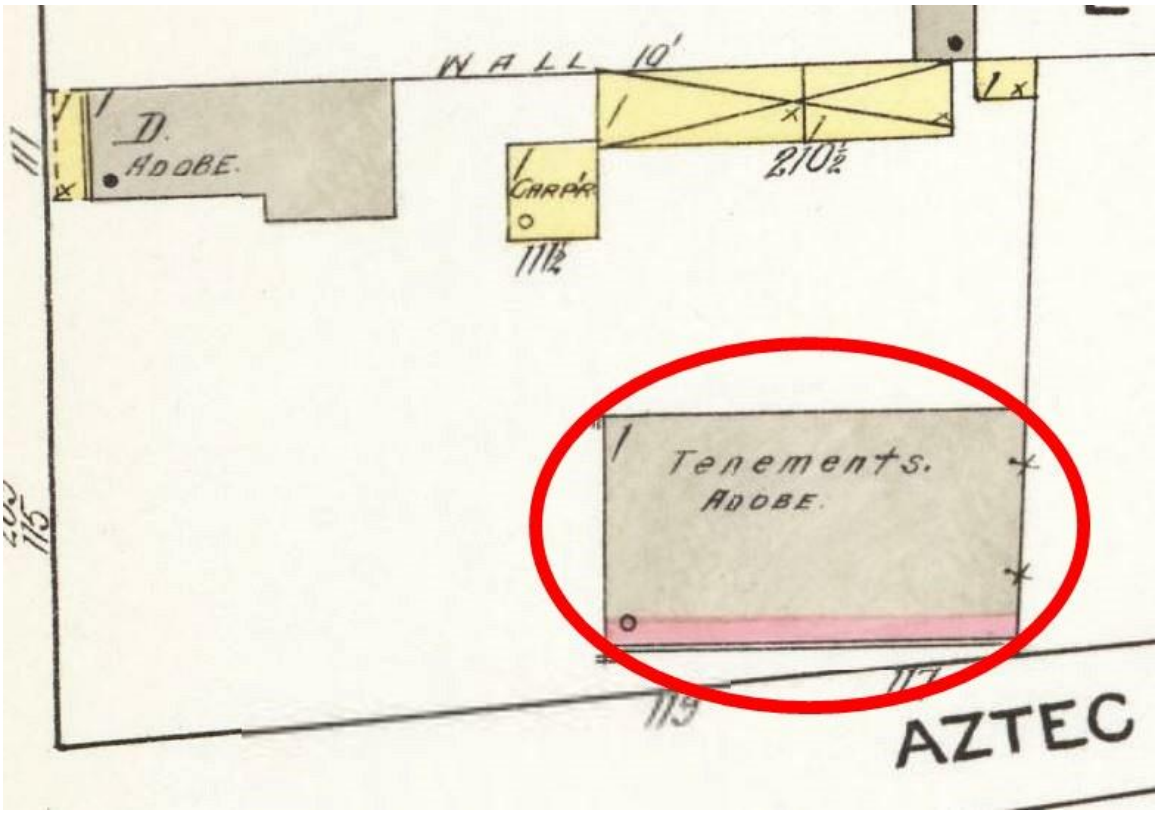

Figure 3: 1913 Sanborn Fire Insurance Map, Sheet 9.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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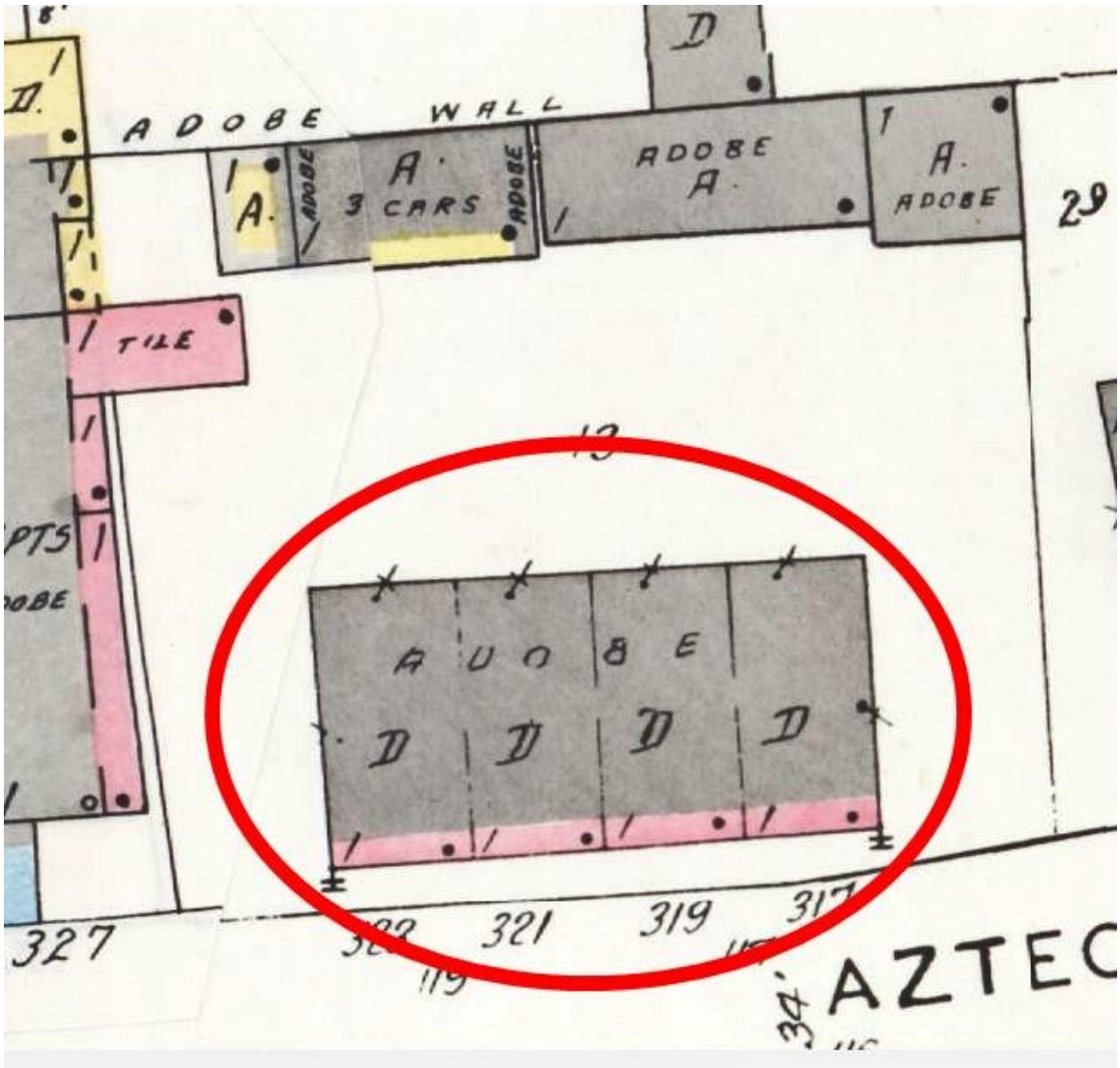

Figure 4: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 4: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Tenement Building/** **Guadalupe Barber Shop, Zacatlán**	**2. Location:** **317-323 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-521** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

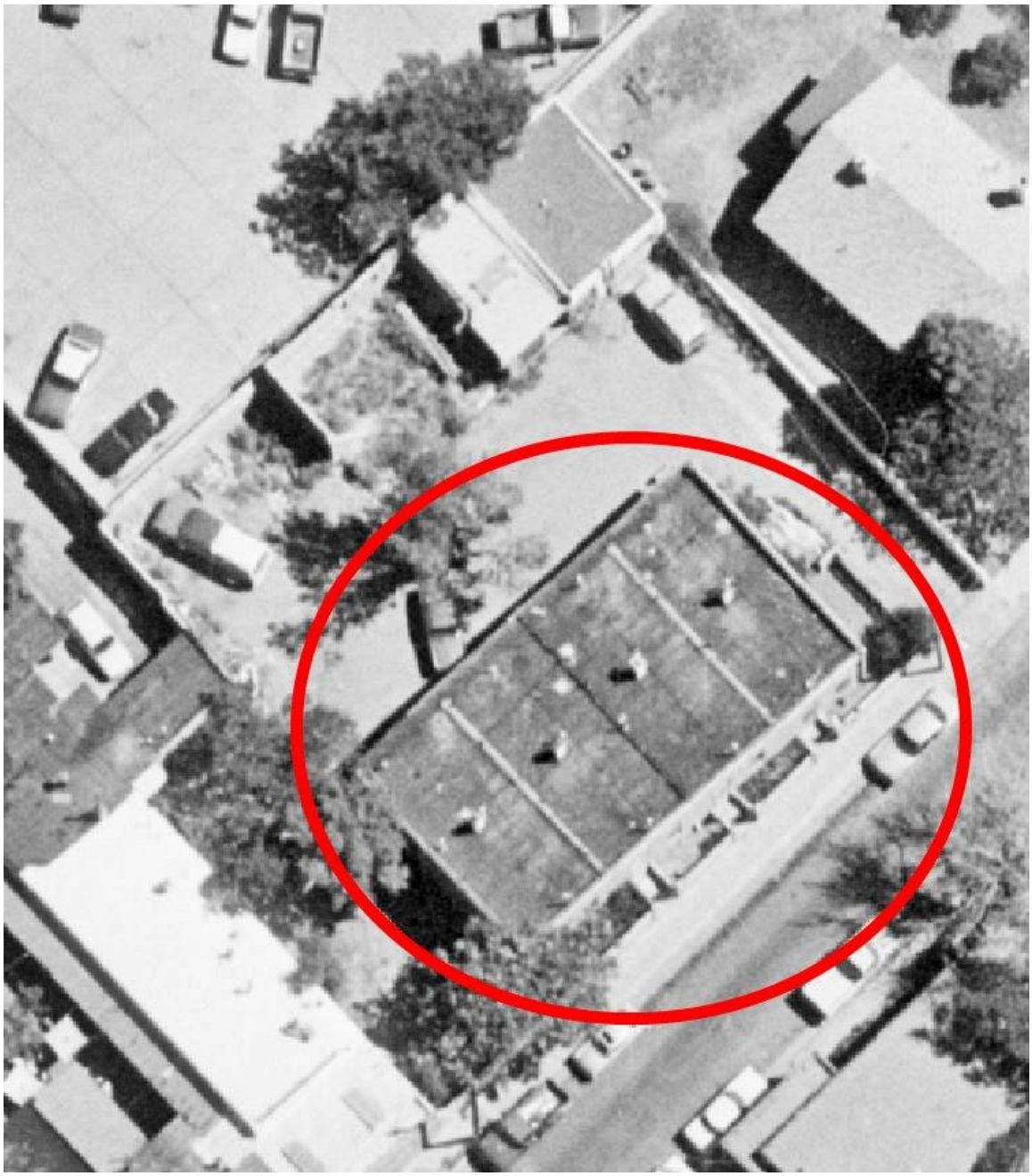

Figure 5: September 11, 1978, Aerial Photograph, Image 60.

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: **Tenement Building/** **Guadalupe Barber Shop, Zacatlán**	**2. Location:** **317-323 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-521** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey or Giulia Caporuscio, unless otherwise noted)

Photo 2: South and east elevations.
Camera facing northwest.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: North elevation.
Camera facing south.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Miguel Chavez Memorial School/** **Santa Fe Real Estate Corporation**	**2. Location:** **314 South Guadalupe Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2293** **4. County: Santa Fe** **Parcel # 10086850**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6864145,-105.9458872

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of east (front) elevation, facing northwest.**

11. Brief Description of the Property:

Spanning nearly 140' along South Guadalupe with a strong Mission-Pueblo presentation is this impressive school designed by noted Albuquerque architect George M. Williamson. To date, it has not been attributed to the architect and is his only known surviving work in Santa Fe. It is the last surviving of the earliest Roman Catholic parish schools in Santa Fe.

Continued on Page 5.

12. Who uses the property? Commercial/Retail, Restaurant

13. Construction Date:
Date: 1926
_x_Known __ Estimated Source: newspaper accounts

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar
Comments: Scale, size, and bulk

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Archdiocese of Santa Fe Real Estate Corporation

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Miguel Chavez Memorial School/ Santa Fe Real Estate Corporation	314 South Guadalupe Street Historic Transition District Santa Fe	Santa Fe ID # H-2293 4. County: Santa Fe 5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: _x_ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_ Raised
Materials: x__ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

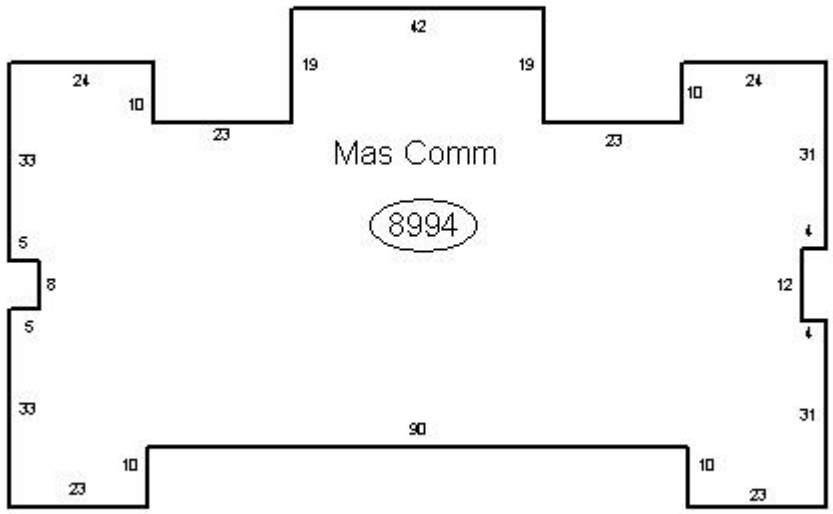
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Miguel Chavez Memorial School/ Santa Fe Real Estate Corporation**	**2. Location:** **314 South Guadalupe Street Historic Transition District Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2293** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Constructed in 1926 from a design by noted Albuquerque architect George M. Williamson, the school was developed to relieve overcrowding at the main parish school near the Cathedral. The building, spanning nearly 140' along South Guadalupe with a strong Mission-Pueblo design, reemphasized the Roman Catholic Church's presence in the Anglo commercial district. Constructed with brick and faced with stucco, it holds roughly 9,000 square feet within an I-shaped footprint.

The façade is divided evenly with a centered entry flanked by classrooms. A shaped parapet, almost in the Mission idiom, towers over the opening. Its central niche once held a statue of the Virgin of Guadalupe; above stood a cross. Four brick steps lead to a recessed entry containing double wood panel doors topped with decorative wood grilles.

Set back from entry are the classroom wings. Each side has three bays filled with 18-light institutional windows with a lower awning panel. These appear to be different than the original windows. They are spanned by wood lintels. The windows of the projecting corners have been filled in with stucco. Based on a historic photograph, this likely occurred before the 1940s.

The north elevation, along Agua Fria, has a secondary entrance bracketed by bays of classroom windows. Creating a foyer is a projection with heavily battered pilasters and a shaped parapet. Above, at the roofline, is a smaller stepped parapet.

The south side, fronting an alley, shows less design but includes four window bays and an entrance at ground level. The rear reveals alteration with an addition inserted into a courtyard and a change of original windows. The interior consists of a central hall with flanking classrooms converted to commercial use.

Historical Overview

Of a mixed Mission and Pueblo Revival style, the building is significant for its design and association with architect George M. Williamson and its history with the Guadalupe Parish. The school was constructed due to overcrowding at two parish schools near St.

Francis Cathedral. These schools were instigated when Archbishop John B. Salpointe directed Reverend Anthony Fourchegu, rector of the cathedral, to build three parish schools in Santa Fe. Two schools — one for boys and one for girls — were to be started at the St. Francis parish, with a third at the Guadalupe parish. Despite the Archbishop's wishes, the latter was not built at this time.

In 1902, the Sisters of Loretto supervised the construction of a two-story adobe building on the site of an old house on Water Street, across from their academy, for girls. Our Lady of Lourdes was followed seven years later by a two-story brick building for boys on the opposite side of the lot, along East San Francisco Street. By the 1920s, these schools had become overcrowded, with 700 students. The downtown buildings would be replaced in 1948 by the Meem-designed St. Francis Cathedral School, and demolished to expand La Fonda.

A significant financial contribution would lead to the construction of a new school for the parish south of the river. Early in 1926, Santa Fe resident Miguel Chavez gave the Catholic church $26,000 to build a school for the Guadalupe Parish. Chavez, a real estate developer, claimed to earn $30,000 a year. Three years before his death in 1928, Chavez had donated $150,000 toward Catholic education in Santa Fe.

The archdiocese hired prominent Albuquerque architect George M. Williamson to design the new school. Born in 1892 in Port Jefferson, New York, Williamson came to Albuquerque in the 1910s, first working for Trost and Trost as a local associate. In that capacity, he designed several significant buildings, including the Lincoln and Washington junior high schools (1922-23) and the Sunshine Building (1926). On his own, he continued to design institutional buildings in various styles, with only one known commission in Santa Fe, Seth Hall Gymnasium (1928, demolished), which was a larger reproduction of the Guadalupe Parish school design. To date, the parish school has not been attributed to Williamson.

The school was quickly constructed during the summer of 1926 by R. E. McKee of El Paso, which, during World War II, would build much of the Manhattan Project and dominate the postwar development of Los Alamos. The brick building held six classrooms, a library, nurse's office, a teacher's lounge, and separate showers for male and female students. It came with a vacuum heating system and tubular steel desks.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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The $40,000 parish school, first named the Miguel Chavez Memorial School, was dedicated on October 3, 1926, with approximately 1,000 people in attendance. The grade school could hold 300 pupils and serve the west and south parts of town. The Sisters of Loretto originally instructed the students.

Plagued by financial difficulties, the parochial school was shuttered in 1969, setting off a wave of closure of local Catholic schools, which continued into the 2000s. The Guadalupe Parish Council began looking to fill the school and a former convent behind it in 1970. A year later, the Santa Fe Community Action Plan, a provider of low-income housing assistance, temporarily moved into the convent and the school.

In 1972, restaurateurs Willie and June Ortiz took over the former convent, opening La Tertulia, a New Mexican-style restaurant. The Ortizes additionally took over the former grammar school, turning it into the Mercado Hispano del Norte, a marketplace for locally made goods and crafts. An early version of the festival marketplace, the mercado — which once included an ironworks — lasted 15 years. The building was revived recently and now consists of a mixture of retail and food services.

Note: Various used for the school - Miguel Chavez Memorial School, Miguel Chavez Roman Catholic School, Guadalupe Parochial School, Guadalupe School

Evaluation of Status

Maintain Contributing status; recommend National Register designation.

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

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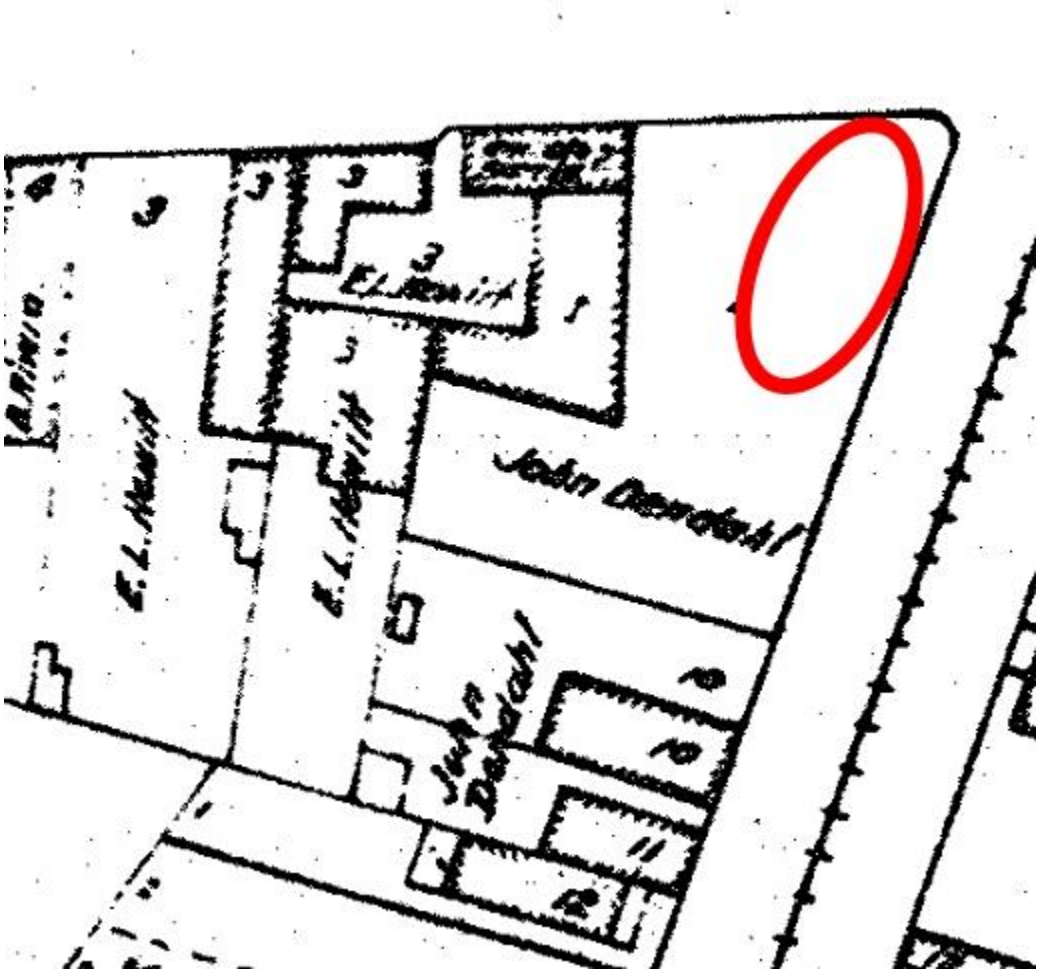
Illustrations



1912 N. L. King "Map of the City of Santa Fe."
Note school was built over grounds of John Dendahl's garden.

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

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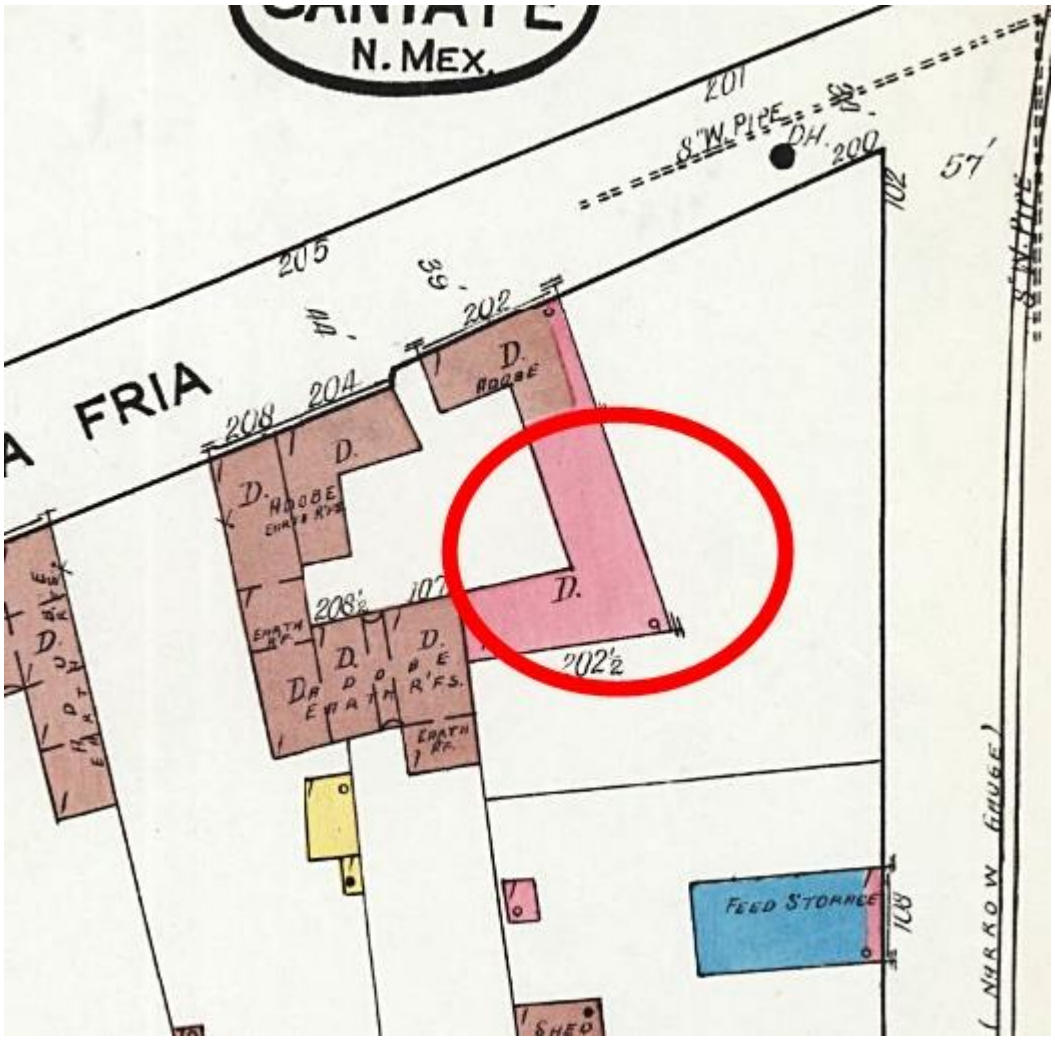

Figure 2: 1921 Sanborn Fire Insurance Map, Sheet 8.
Note construction of school would involve demolition of a portion of the former convent.

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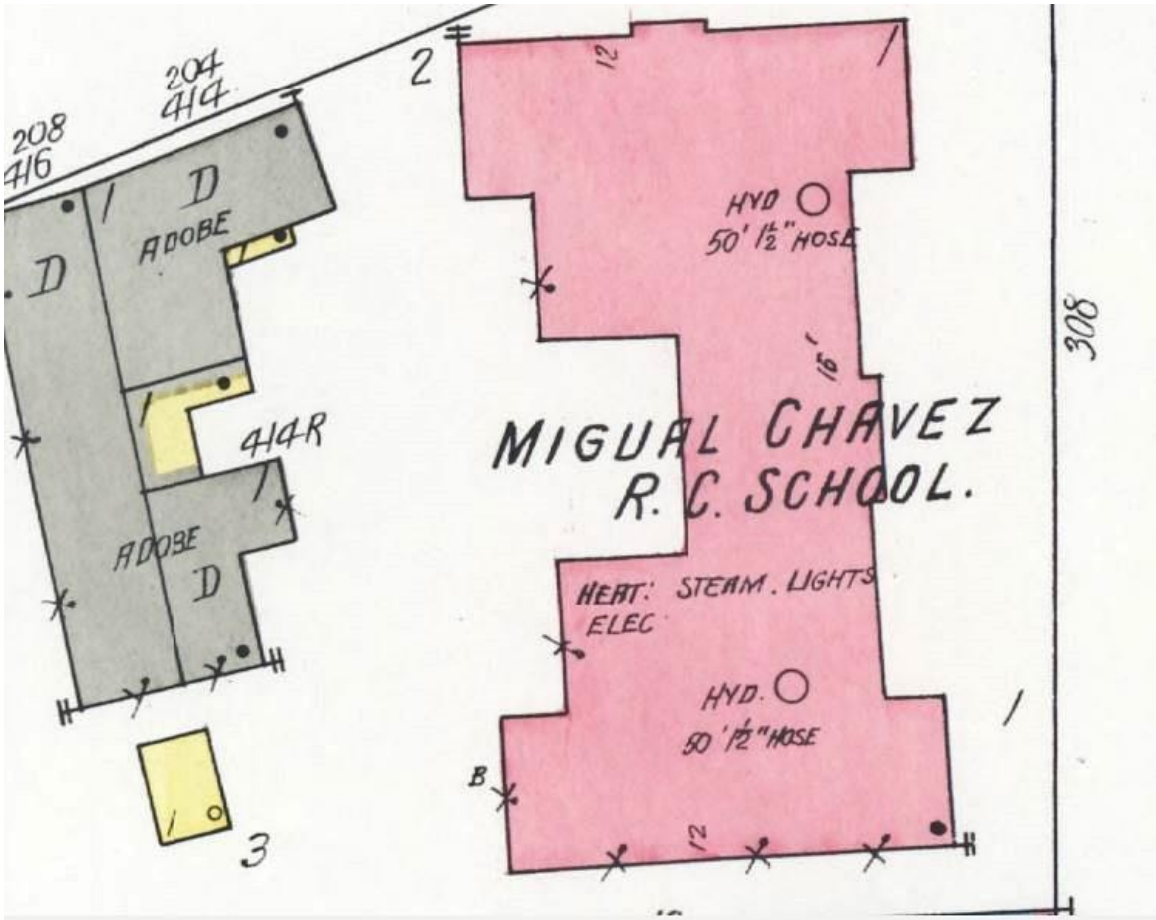

Figure 3: 1930 Sanborn Fire Insurance Map, Sheet 12.

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

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Figure 4: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 5: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 6: Miguel Chavez Memorial School, pre-1946.
Negative 011112.
Courtesy Palace of the Governors Photo Archives, New Mexico History Museum.

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Figure 7: Seth Hall, Santa Fe High Gymnasium (1928; demolished).
Designed by George M, Williamson after the Miguel Chavez Memorial School.
Robert H. Martin, 1947, Negative 041560.
Courtesy Palace of the Governors Photo Archives, New Mexico History Museum.

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Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: East elevation, entry.
Camera facing west.
John W. Murphey.

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

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Photo 3: elevation, infilled window.
Camera facing west.
John W. Murphey.

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

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Photo 4: East and north elevations.
Camera facing southwest.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: North elevation.
Camera facing southwest.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: South elevation.
Camera facing west.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: West elevation.
Camera facing northeast.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Stone Warehouse-Santa Fe Bottling Works/Cielo**	**2. Location:** **316 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22940** **4. County: Santa Fe** **Parcel # 11510656**

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: May 1996
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6860964,-105.945965

10. Photo Information: John W. Murphey, photographer. **Photo 1: View east (front) elevation, facing west.**

11. Brief Description of the Property:

A rare example of a 19th-century mercantile, the stone building was erected around 1885 and appeared on the 1886 Hartmann map as one of a few structures in the future Historic Transition District. It served as a bottling plant for many years and has held everything from hay to hot tubs to oysters to gourmet cooking utensils. Constructed of stone and faced with brick, the Greek Revival building is one of the earliest non-altered commercial facades in Santa Fe.

Continued on Page 5.

12. Who uses the property? Commercial

13. Construction Date:
Date: c.1885
_x_Known __ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: **__ Similar _x_ Dissimilar**
Comments: Brick construction, temple-front design

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Gordon Gecko LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **__ Unknown __ None __ Low __ Moderate _x_ High**
Describe: Historic Santa Fe Foundation Plaque

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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: _x_ Significant __ Contributing __ Non-contributing __No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Westside-Guadalupe Historic District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Stone Warehouse-Santa Fe Bottling Works/Cielo	316 South Guadalupe Street Westside-Guadalupe Historic District Santa Fe	Santa Fe ID # 22940
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock _x_Stone: Rusticated __ Stone: Tabular

__Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: _x_Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

_x_ Other: 19th century commercial with Greek Revival influence

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

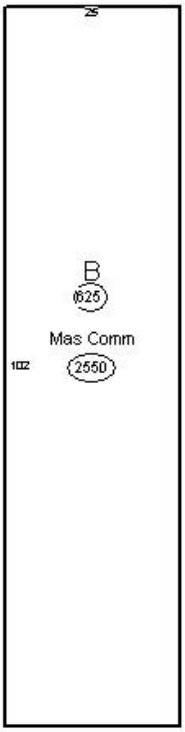
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Stone Warehouse-Santa Fe Bottling Works/Cielo**	**2. Location:** **316 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22940** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Likely erected in 1885 as a grocery warehouse and saloon, the stone building received a brick façade and storefront and served as a bottling plant for many years. The original building sits over a basement. It is made principally of rubblestone but has bricks and dressed limestone blocks along its façade. One of the earliest non-altered commercial buildings in Santa Fe, it presents a façade of strong symmetry with a Greek temple-like form. At the center is a tall entry holding a single door. It is framed by classically detailed posts topped with a molded pediment. Above is a sizeable six-light transom. Flanking the entrance are tall 9-light wood display windows. A wood frieze with interval brackets spans the opening. A pediment crowns the composition. Behind it is a gabled roof. The side walls show its rubblestone construction and have no fenestration. Attached to the rear are two additions. The older addition, making up with west end, is a flat-roof, stuccoed hollow tile volume without windows. A lower gable roof structure is between this and the older stone buildings. Together, the building contains roughly 2,500 square feet.

Historical Overview

Presenting a rare example of a 19th-century mercantile, the stone building was erected around 1885 and appeared on the 1886 Hartmann map as one of a few structures on the west side of Guadalupe Street. It also shows on the 1886 Sanborn as a combined warehouse and saloon with its brick façade. It had many uses over the years. In the early 1900s, it held a beer depot, laundry, and feed store, at different times.

Henry Krick, a native of Germany who arrived in the United States in 1883, operated the beer depot. From it, he worked as an agent for the William J. Lemp Brewing Company of St. Louis, building an icehouse and bottling plant new the railroad depot (318 Montezuma). He sold their famous St. Louis ales and mineral water produced at the Santa Fe facility. Krick evolved his business during Prohibition into a general beverage company, the Santa Fe Bottling Works. At the stone warehouse, he bottled ginger ale, root beer, lemon soda, and trademark brands like Klondike Fizz and Coca-Cola.

The latter would lease the building in the mid-1920s. There, under the name the Santa Fe Coca-Cola Bottling Company, the company bottled its famous product and

homemade sauerkraut. It would stay in this location until moving across the street into a purpose-built plant in 1940.

Harvey Thiel and Co., a wholesale candy distributor, occupied the stone building through the mid-1950s. It later held a cabinetry shop. In the late 1960s, it converted to an electric supply business, which involved remodeling the building and the then-detached garage.

Even before Business-Capitol Designation, it attracted a new wave of tenants, including an oyster bar, a Mexican imports store, a hot tub/sauna showroom, and an art gallery. Following a trend, as the area emerged as a gourmet ghetto, it became part of the Cookworks holdings, serving as their kitchen accessories store.

Evaluation of Status

Maintain Significant status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Stone Warehouse-Santa Fe Bottling Works/Cielo**	**2. Location:** **316 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22940** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

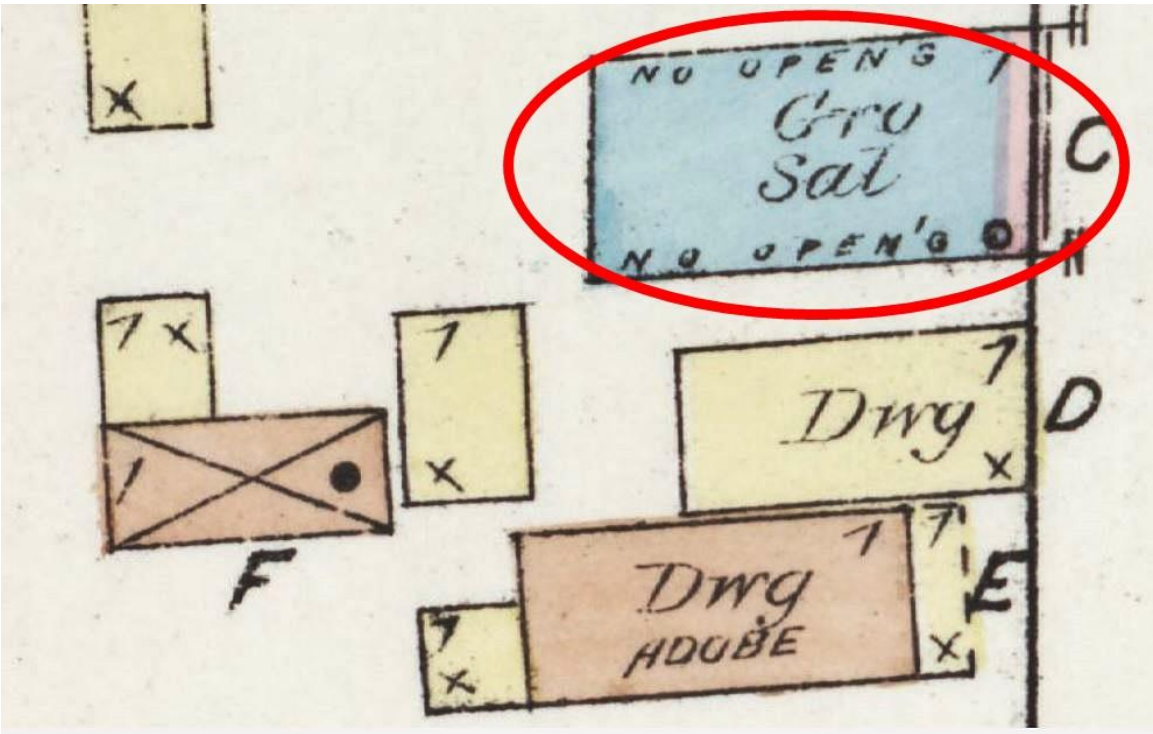


Figure 1: 1886 Sanborn Fire Insurance Map, Sheet 1.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Stone Warehouse-Santa Fe Bottling Works/Cielo**	**2. Location:** **316 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22940** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

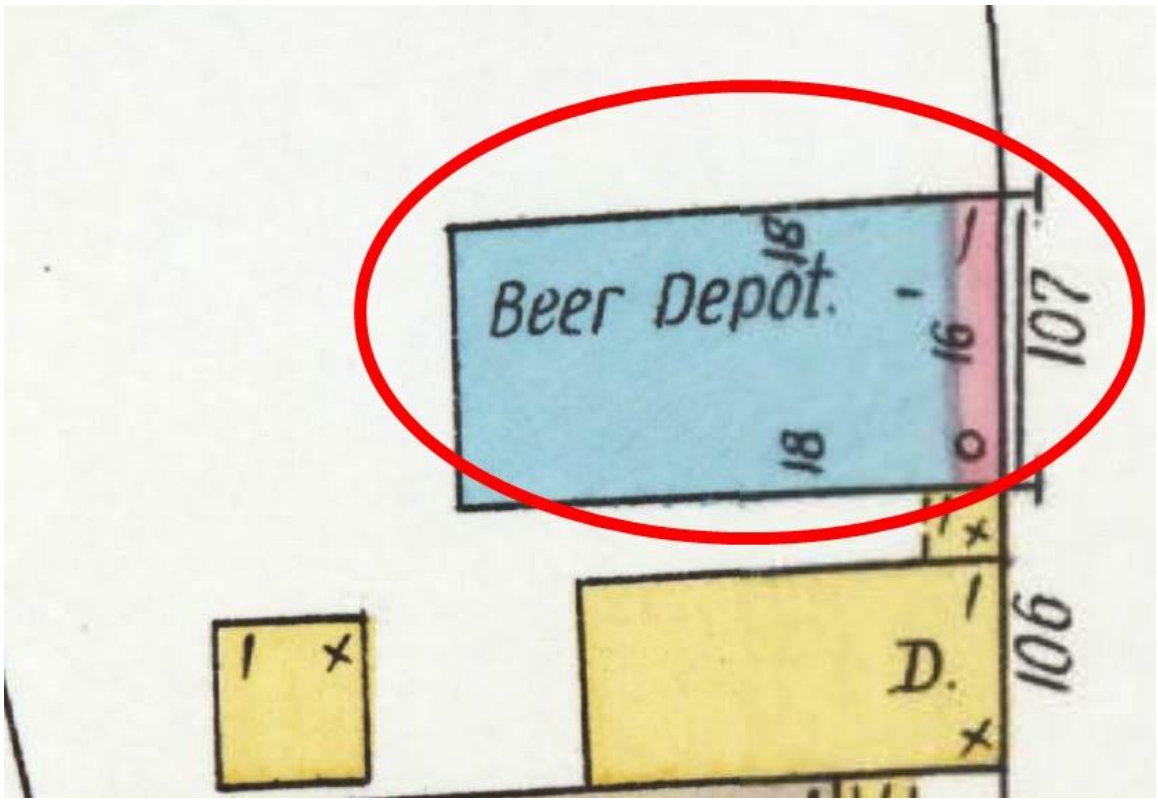


Figure 2: 1902 Sanborn Fire Insurance Map, Sheet 2.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Stone Warehouse-Santa Fe Bottling Works/Cielo**	**2. Location:** **316 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22940** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

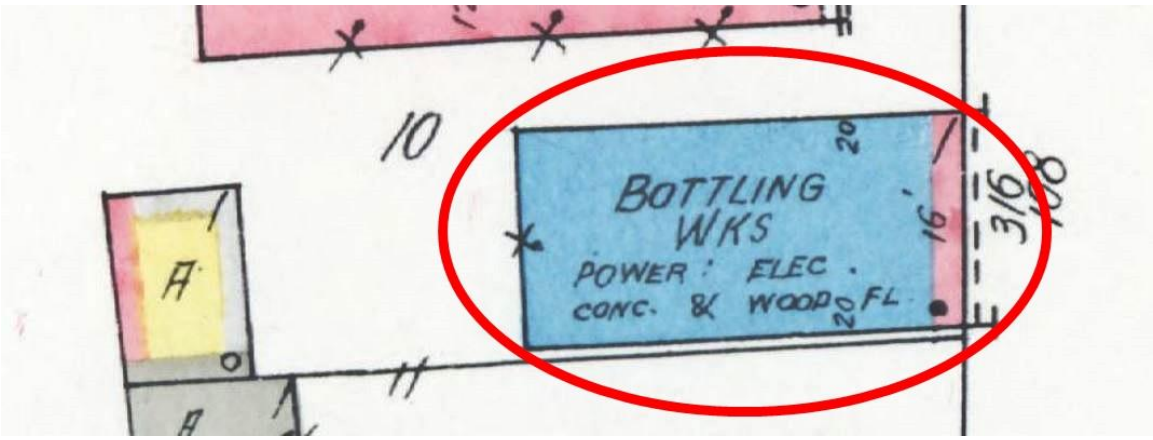


Figure 3: 1930 Sanborn Fire Insurance Map, Sheet 12.

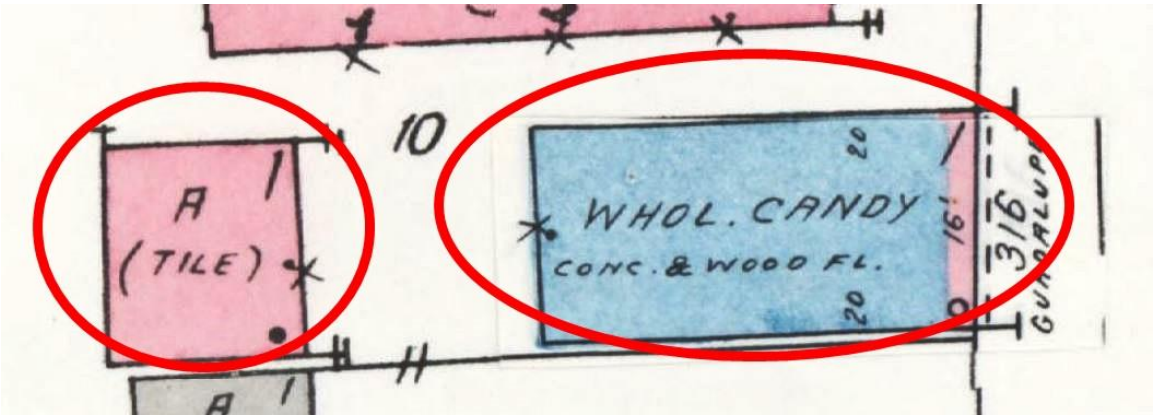


Figure 4: 1948 Sanborn Fire Insurance Map, Sheet 12.
Note hollow tile garage now incorporated into building.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Stone Warehouse-Santa Fe Bottling Works/Cielo**	**2. Location:** **316 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22940** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

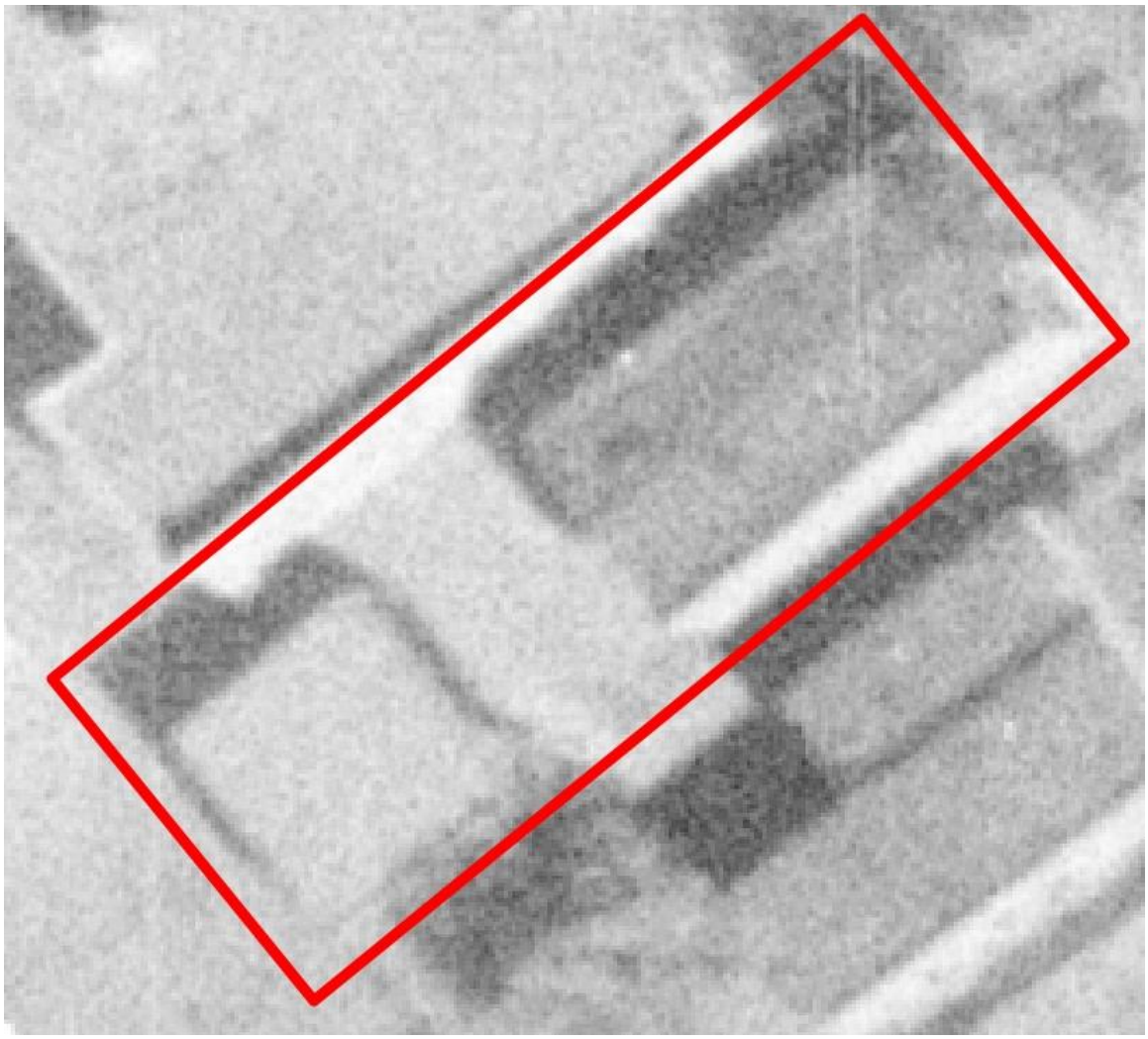


Figure 5: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Stone Warehouse-Santa Fe Bottling Works/Cielo**	**2. Location:** **316 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22940** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 6: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Stone Warehouse-Santa Fe Bottling Works/Cielo**	**2. Location:** **316 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22940** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: Dressed limestone blocks
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Stone Warehouse-Santa Fe Bottling Works/Cielo**	**2. Location:** **316 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22940** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: North elevation.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Stone Warehouse-Santa Fe Bottling Works/Cielo**	**2. Location:** **316 South Guadalupe Street** **Westside-Guadalupe Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-22940** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: North and west elevations, showing additions.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Baird House/Vacant**	**2. Location:** **316 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-519** **4. County: Santa Fe** **Parcel # 10988416**

5. Property Type:
_x Buildings: 1
_x Structures: 1, wall
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: August 30,1993
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6854568,-105.9446688

10. Photo Information: Giulia Caporucio, photographer. **Photo 1: View of north (front) elevation, facing southeast.**

11. Brief Description of the Property:

316 Aztec is an unusual and endangered Pueblo Revival-style house, with a combination *portal* and *porte cochère* dominating its façade. It was owned by the Baird family, and Isabel de Baca Baird ran a dressmaking business from the home in the 1930s. It has been damaged by fire, and its windows are now covered with boards. It sits like a skull on a weedy lot; its future is doubtful.

Continued on Page 5.

12. Who uses the property? Residence/Vacant

13. Construction Date:
Date: 1910s
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Kevin and Monica Moores

19. Is Property Endangered? **__ Unknown __ No _x_ Yes How? – Caught fire, uninhabited**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing: _x_ No Status: Wall
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Baird House/Vacant	316 Aztec Street Historic Transition District Santa Fe	Santa Fe ID # H-517
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

One, low stuccoed chimney at northeast corner

13. Porches __ N/A
Type: __ Entry __Partial-Width _x_ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

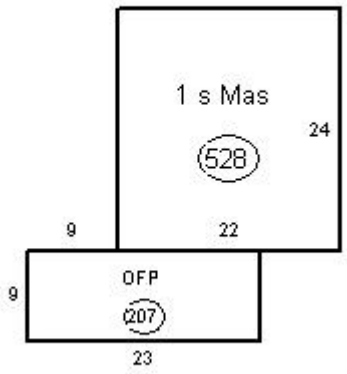
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baird House/Vacant**	**2. Location:** **316 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-517** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Set back from the street is an unusual and endangered Pueblo Revival-style house. Small and low to the ground, the one-story building is a small square volume, with a combination *portal* and *porte cochère* attached to its façade, forming the dominant feature of the house. The striking rectangular piece, with its lumpy stucco, rounded arches, and vigas, recalls an earlier, expressive period of the style. The porte cochère, or doorless garage, is unusual for its period and setting. The remainder of the house is modest, fenestrated with square-shaped openings currently covered with boards. The adobe building encloses roughly 528 square feet. A low, stuccoed-block wall outlines the property. The rear of the lot is open without landscaping. The building recently caught fire, and its future is questionable.

Historical Overview

Likely erected in the 1910s, with the porte cochère added later, the house is associated with its first known owner, William B. Baird. Baird, born in Ohio of English background, arrived in Santa Fe suffering from tuberculosis — an ailment that would kill him in 1934. The 1930 census recorded Baird owning the home, then worth $2,000. The household included his wife, Isabel de Baca Baird, and a grandson, Ralph William Baird, born in Canada. Like many women in the district, Isabel worked as a dressmaker, running the business in her home. Florence Baird later owned the home. Florence's younger son, William A. H. Baird, at first a troublemaker, became a decorated Marine. The house remained in family ownership through the 1970s, later becoming a rental. Despite the district's Business-Capitol District rezoning, it stayed a private residence. Abandonment and fire have transformed the unique home into its current boarded-up status.

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baird House/Vacant**	**2. Location:** **316 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-517** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

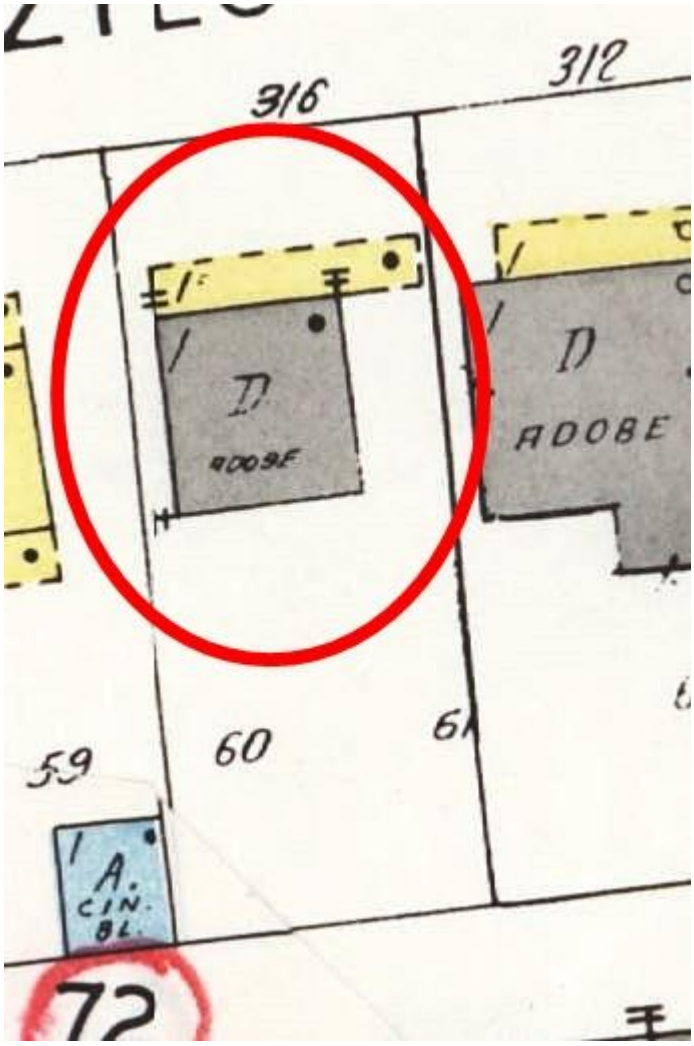


Figure 1: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baird House/Vacant**	**2. Location:** **316 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-517** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baird House/Vacant**	**2. Location:** **316 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-517** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 3: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baird House/Vacant**	**2. Location:** **316 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-517** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey or Giulia Caporuscio, unless otherwise noted)

Photo 2: North elevation.
Camera facing south.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baird House/Vacant**	**2. Location:** **316 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-517** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: North and west elevations.
Camera facing southeast.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Baird House/Vacant**	**2. Location:** **316 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-517** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: South elevation.
Camera facing north.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Lasater House/ **Jamison Barkley Law**	**316 Garfield Street** **Historic Transition District** **Santa Fe**	**Santa Fe ID #: H-2154** **4. County: Santa Fe** **Parcel # 10522496**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6838569,-105.9451909

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of north (front) elevation, facing south.**

11. Brief Description of the Property:

This handsome dual front-gabled Craftsman bungalow includes a simple porch and a raised rubblestone foundation. The Lasater and Fritzges families occupied it before it was converted to retail use. It exhibits fine brickwork and retains its original footprint.

Continued on Page 5.

12. Who uses the property? Commercial/Office

13. Construction Date:
Date: c.1915
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Louis Orlando Cordova

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: _x_ Significant __ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Lasater House/
Jamison Barkley Law

2. Location:

316 Garfield Street
Historic Transition District
Santa Fe

3. Local Reference Number:
Santa Fe ID # H-2154

4. County: Santa Fe

5. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock _x_Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_Raised
Materials: __ Concrete: _x_Stone
Other:
Notes

9. Roof: __ N/A

Shape: _ Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

Two, brick

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
_x_Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

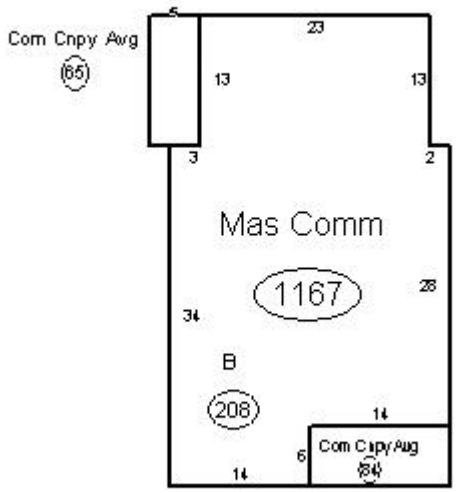
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lasater House/** **Jamison Barkley Law**	**2. Location:** **316 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2154**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Erected around 1915, the Lasater House is one of two adjacent brick bungalows along Garfield Street, each showing similarity in form and use of brick. It presents to the public a dual front-gabled roof configuration typical of the Craftsman style. Less typical of the bungalow is the simple, unsupported porch. The house sits on a raised rubblestone foundation, creating a basement. Standing above are orange-to-red fired brick walls laid in a common bond. The façade has retained its original fenestration, consisting of a grouping of slender 4/1 wood casements, an eight-light glass door, and a distinctive 12/1 window at the porch. The side elevations have an array of openings holding the same types of windows and a few 2/2 wood sash and casements. A tapering brick chimney cuts through the west cross gable. A second chimney is located near the back of the house. The rear of the building, facing an alley, has a small inset porch fitted with a wood panel door. Aside from retaining original style-defining fenestration, the structure exhibits fine brickwork with its tinted mortar joints, engaged pilasters, and dark rowlock bricks at the window sills. It has retained its original footprint with no additions. The former house encloses approximately 1,167 square feet.

Historical Overview

The handsome brick home, first addressed 210 Garfield Avenue, was owned by Olin W. Lasater. Originally from Texas, Lasater worked as a wholesale grocery business manager and once served as Torrance County clerk. The 1920 census recorded Olin living in the home with his wife Maude and daughter Irene, both born in Texas. Like many women in the area, Maude was involved with her church (St. John's Methodist Episcopal), leading recitations and hosting the women's aid society at her home.

Following the Lasaters, the home's owners were Henry and Frieda Fritzges. Born in Germany, Henry worked as a freight clerk for the A.T. & S.F. railroad, less than a block away. Henry and Frieda's family consisted of four children — George, Edith, Ignes, and Thelma — all born in New Mexico. The household included Henry's mother-in-law, Mary Dietzel, who owned the property, valued at $5,000. Her son-in-law leased it from her for $25 a month. All could speak English, with Mary and Henry using German at home. Like her predecessor, Frieda was involved with the Lutheran church. The Fritzges family continued to live in the house through the 1940s.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lasater House/** **Jamison Barkley Law**	**2. Location:** **316 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2154**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

During this period, it changed address to 316 Garfield. After their departure, it became a rental. With Business-Capitol District designation, it converted to office space, initially holding a real estate office.

Evaluation of Status

Retain Significant status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lasater House/** **Jamison Barkley Law**	**2. Location:** **316 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2154** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

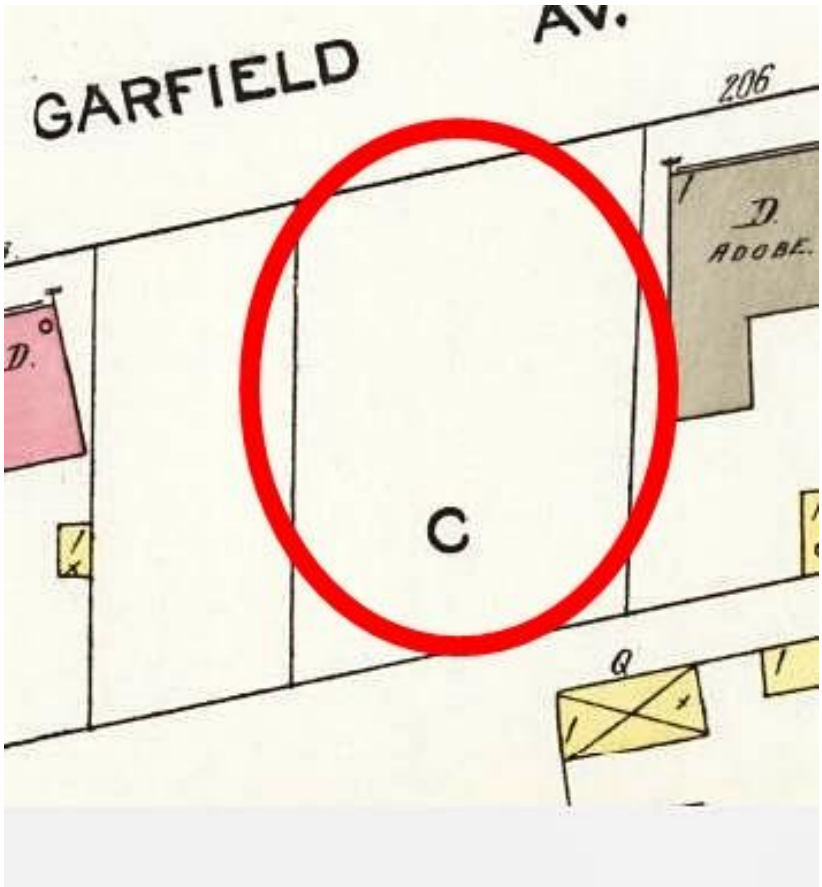


Figure 1: 1913 Sanborn Fire Insurance Map, Sheet 9.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lasater House/** **Jamison Barkley Law**	**2. Location:** **316 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2154** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

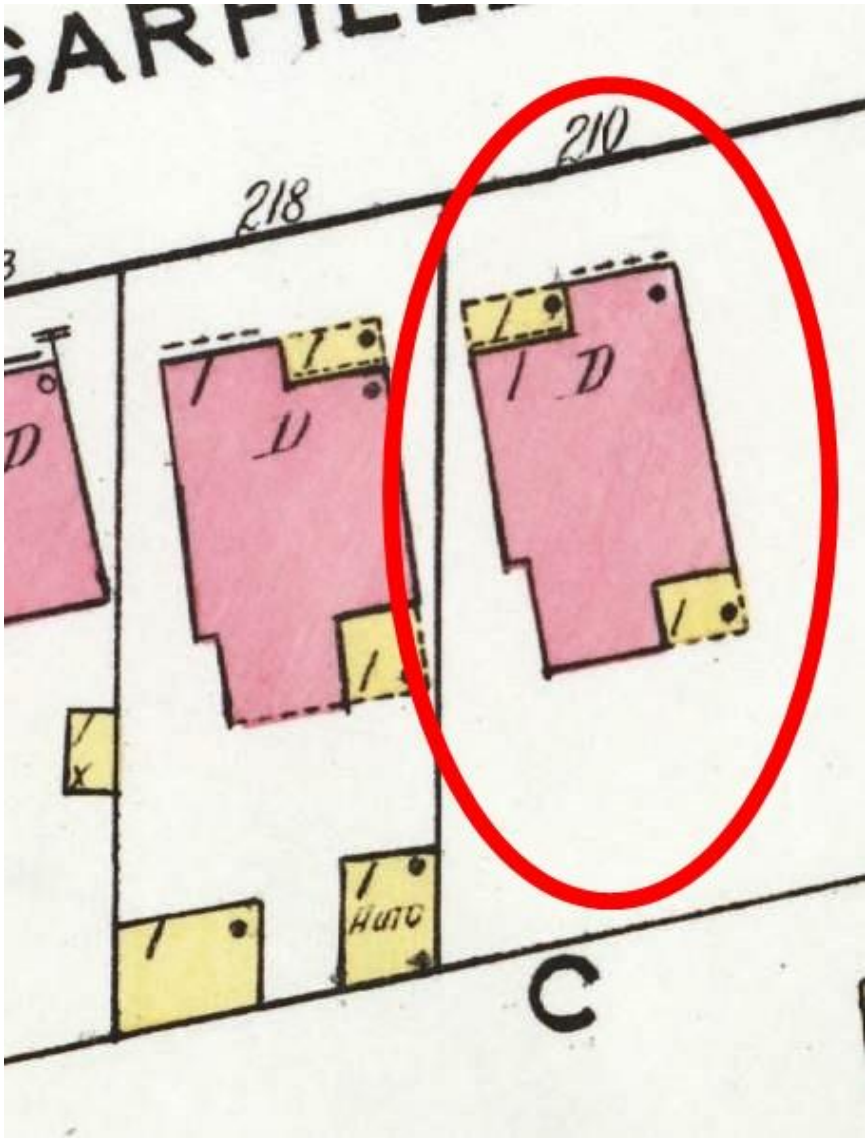


Figure 2: 1921 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Lasater House/** **Jamison Barkley Law**	**2. Location:** **316 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2154** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

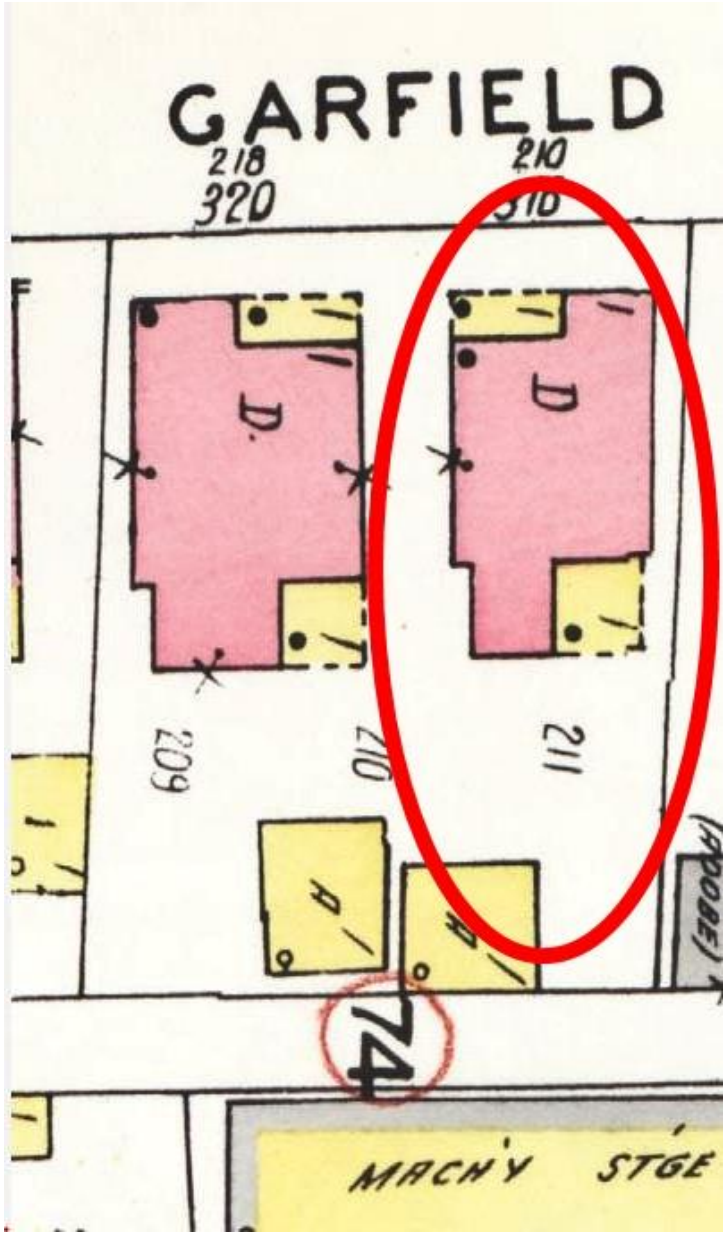


Figure 3: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lasater House/** **Jamison Barkley Law**	**2. Location:** **316 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2154**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

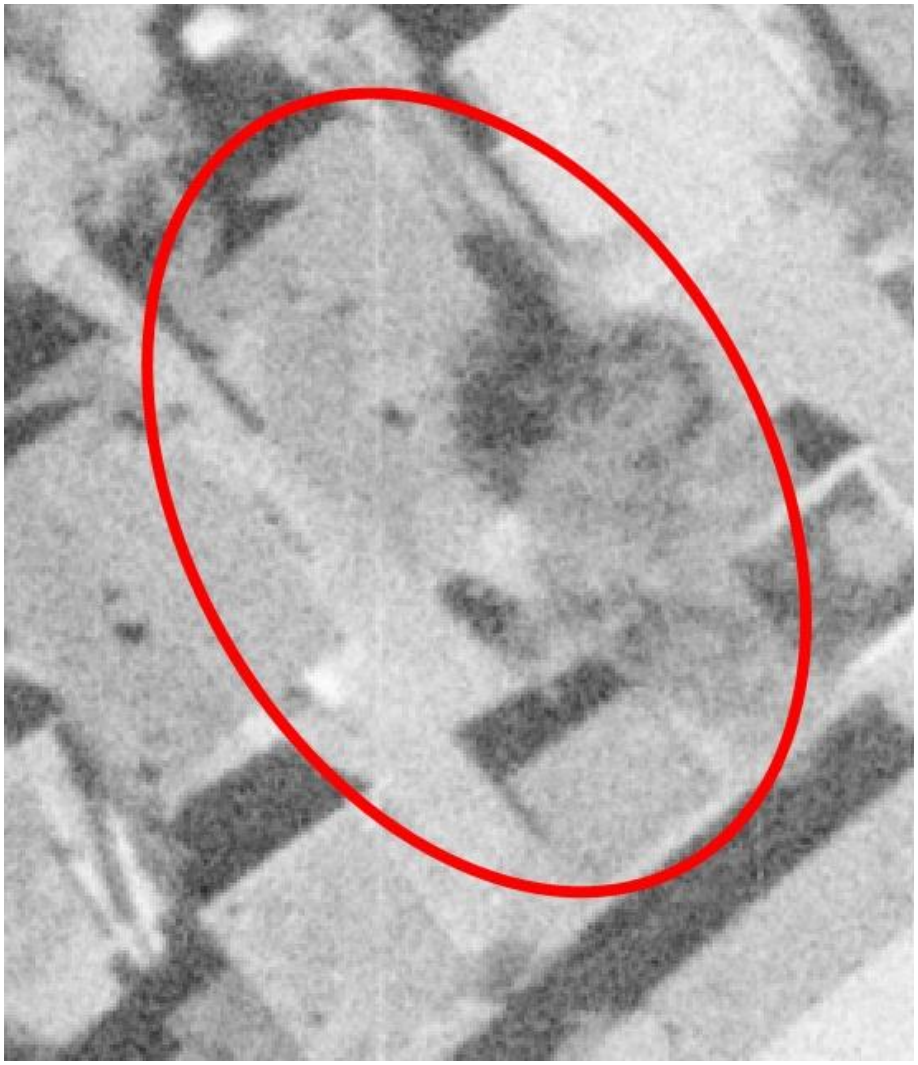


Figure 4: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lasater House/** **Jamison Barkley Law**	**2. Location:** **316 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2154**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 5: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lasater House/** **Jamison Barkley Law**	**2. Location:** **316 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2154** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: 316 and companion at 320 Garfield Street.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lasater House/** **Jamison Barkley Law**	**2. Location:** **316 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2154**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: North and west elevations.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lasater House/** **Jamison Barkley Law**	**2. Location:** **316 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2154** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: Detail of north elevation window.
Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lasater House/** **Jamison Barkley Law**	**2. Location:** **316 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-2154** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 5: West and south elevations.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Delgado House/Rental**	**2. Location:** **314 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-0516** **4. County: Santa Fe** **Parcel # 11171968**

5. Property Type:
_x Buildings: 2
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: June 1996
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6831764,-105.94537

10. Photo Information: John W. Murphey, photographer. Photo 1: View of north (front) elevation, facing southeast.

11. Brief Description of the Property:

This house, previously addressed as 108 Metropolitan Avenue, was the home of Tomas P. Delgado, a railroad engineer, a coal company salesman, and eventually Santa Fe Police Chief and county sheriff. It is a vernacular adobe Craftsman bungalow built in the 1920s. It was later the home of Claude Inches, a Texas native and member of the local V.F.W. The building turned to commercial use with the Business-Capitol District designation.

Continued on Page 5.

12. Who uses the property? Commercial-Office

13. Construction Date:
Date: 1920s
_ _Known _x_ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Galvan Properties LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Delgado House/Rental

2. Location:

314 Read Street
Historic Transition District
Santa Fe

3. Local Reference Number:
Santa Fe ID # H-0516

4. County: Santa Fe

5. Date of Survey: June 24-26, 2022/
September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe **__ Brick** **__ Composition** **__ Concrete: Block**

__ Concrete: Cast Stone **__Concrete: Poured** **__ Earth Plaster** **__ Masonry: Simulated**

__ Metal: Corrugated **__ Metal: Structural Siding** **__ Metal: V-Crimp** **__ Stone: Random Ashlar**

Stone:
__ Random Coursed **__Stone: River Rock** **__Stone: Rusticated** **__ Stone: Tabular**

_x_Stucco: **__ Tile: Clay** **__ Vinyl Siding** **__ Wood: Board and Batten**

Wood:
__ Horizontal Siding **__ Wood: Jacal** **__ Wood: Log** **__ Wood: Shingle**

__ Wood: Tongue and Groove **__ Other:**

7. Number of Stories: **__ N/A**
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: **__ N/A**
__ Not visible __ None
__ At Grade _x_ Raised
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: **__ N/A**

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
_x_ Shed Other:
Pitch: __ None _x_Low
__Medium __ Steep
Features: _x Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: Metal

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

Two, stucco-clad stacks

13. Porches **__ N/A**
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne
_x_ Bungalow/Craftsman
__ Colonial Revival
__ Folk Victorian
__ Gothic Revival
__ International
__ Italianate
__ Mediterranean
__ Mission Revival
__ Neo-Classical
__ Northern NM
__ Prairie
__ Pueblo
__ Queen Anne
__ Ranch
__ Spanish-Colonial
__ Spanish-Pueblo Revival
__Territorial
__ Territorial Revival
__ Tudor Revival

Notes:

_x_ 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

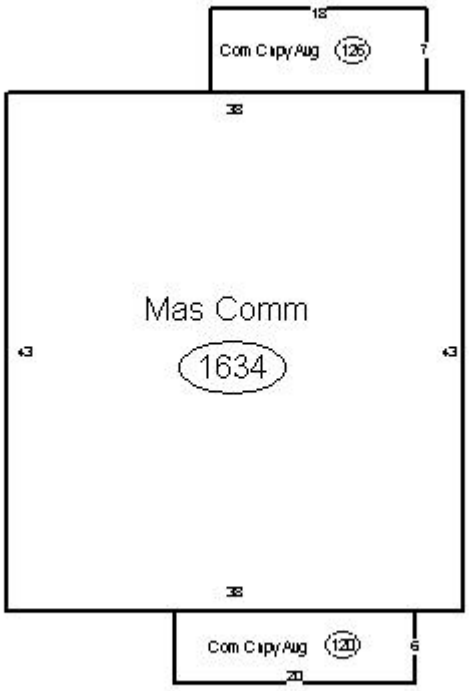
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Delgado House/Rental**	**2. Location:** **314 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-0516** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Erected in the 1920s, the Delgado House is a vernacular take on the Craftsman bungalow. It hunkers close to the ground, resting on a low foundation. The adobe residence faces the street with a broad, low-pitch front-gabled roof. The roof is made of red metal panels. A lower gable creates a porch. The porch gable is open and ornamented with vertical slats. Its left side has three spindly supports — a typical porch treatment of the Craftsman style. A single concrete step leads to the front entry holding a 15-replacement door topped with a transom. The surrounding windows are not of the period. They consist of aluminum sliding units and a large steel combination unit. Similar windows are found along the side elevations, which are sparse in openings. The east side contains a bay-like window filled with multi-light windows of unknown vintage. A hipped roof porch shelters the entry at the rear elevation. Based on Sanborn maps, the feature is likely original. The entry holds a ½-light, glass-and-panel door. An adjacent wood sash and window attic above appear to be the only period windows remaining.

A small stuccoed-frame shed-roof building stands at the southwest corner of the property. Erected in the 1960s, the roughly 400-square-foot dwelling took form where a garage once stood.

Historical Overview

The house, then addressed as 108 Metropolitan Avenue, appears in the 1920 census. Tomas P. Delgado, a railroad engineer, owned it free of mortgage. He lived with his wife, Jennie, a Kansas native and a member of the Women's Board of Trade. The street was later renamed to reflect its most noteworthy resident, historian Benjamin Read.

By the next census, the household had expanded. Included within it were Jennie's sister, Natalie Gold, and her two sons. The census takers recorded the property's value at $5,000. Tomas then worked as a salesman for the Monero Coal Company, which operated mines in Rio Arriba County. Tomas, known as Tom, would move into law enforcement, rising to the level of Santa Fe Police Chief and later county sheriff.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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The Delgados moved from the residence in the early 1930s, after which it became a boarding house. Board came with a private room and meals.

Claude Inches, a Texas native and former Tucumcari resident, owned the house in the 1950s. Inches was a member of the local V.F.W. and likely frequented their hall on Montezuma Avenue. Claude lived in the home with his wife, Annie Elizabeth. They appeared to have stayed in the house through the 1970s, with Claude dying in 1976.

With Business-Capitol District designation, the former residence turned to commercial use. In the late 1980s, it housed Copygraphics, a duplication business, and later an art gallery. Its interior was renovated in 2009 with new floors, walls, ceilings, and central air.

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

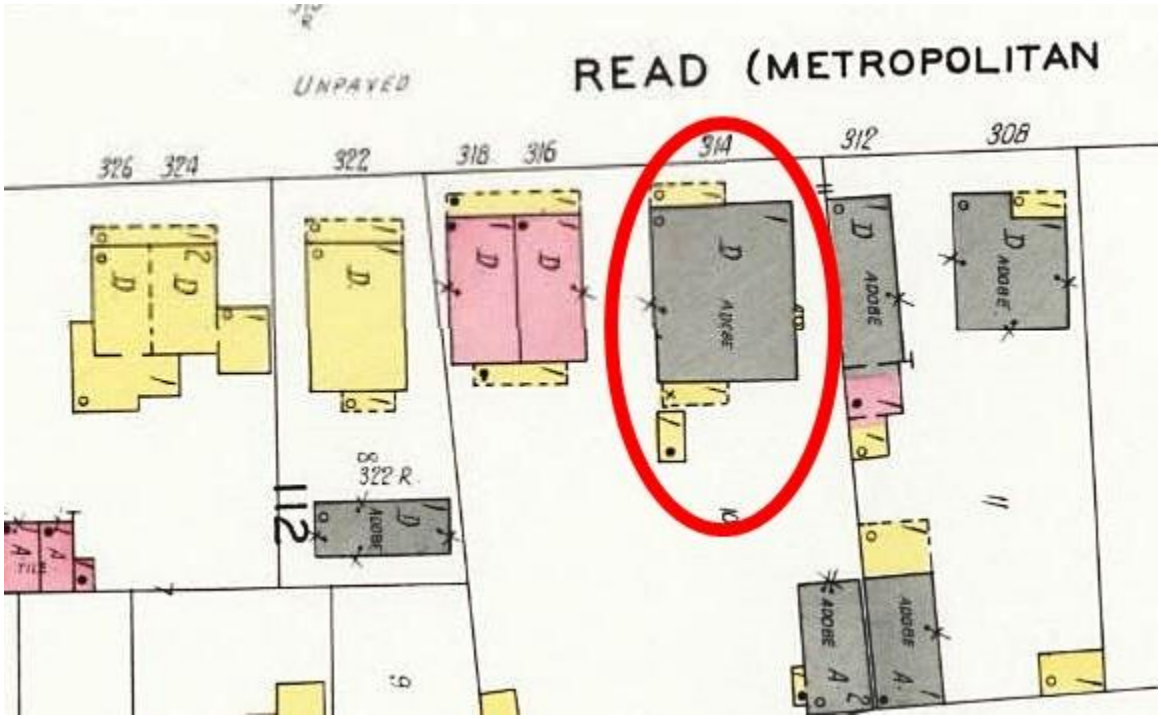

Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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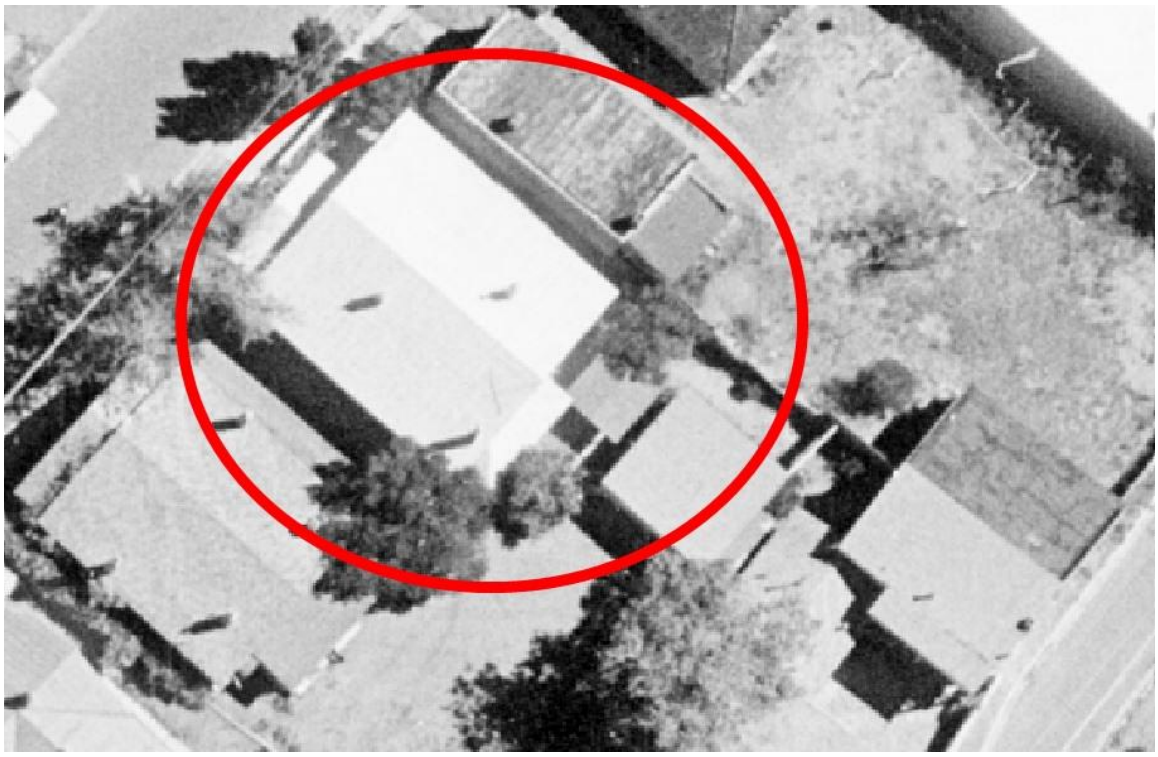

Figure 3: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by John W. Murphey or Giulia Caporuscio, unless otherwise noted)

Photo 2: North elevation.
Camera facing southwest.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: North and west elevations.
Camera facing southeast.
Giulia Caporuscio.

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: **Delgado House/Rental**	**2. Location:** **314 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-0516** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: West and south elevations
Camera facing northeast.
John W. Murphey.

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: **Delgado House/Rental**	**2. Location:** **314 Read Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-0516** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 5: Rear Dwelling, north and west elevations.
Camera facing southeast.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Tom Edwards Motor Company/ Guadalupe Center**	**2. Location:** **315 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2711** **4. County: Santa Fe** **Parcel # Multiple**

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6850601,-105.9457125

10. Photo Information: John W. Murphey, photographer. Photo 1: View of south (front) elevation, facing northeast.

11. Brief Description of the Property:

The building's current appearance reflects the industrial trend of the 1980s, during which it was remodeled. It was originally designed in a Territorial Revival style by former Meem office architect Truman J. Mathews as a Dodge-Plymouth dealership in 1947. It came about during a period when dealerships moved away from the Plaza to the south side. It is one of several examples of adaptive reuse of former automotive buildings in the district.

Continued on Page 5.

12. Who uses the property? Commercial

13. Construction Date:
Date: 1948
_x_Known __ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Multiple

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Tom Edwards Motor Company/ Guadalupe Center

2. Location:

315 Montezuma Avenue
Historic Transition District
Santa Fe

3. Local Reference Number:
Santa Fe ID #: H-2711

4. County: Santa Fe

5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: __ Entry __Partial-Width __ Full-Width _x_ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Industrial era

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

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan. Not Available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Tom Edwards Motor Company/ Guadalupe Center**	**2. Location:** **315 Montezuma Avenue Historic Transition District Santa Fe**	**3. Local Reference Number: Santa Fe ID #: H-2711** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

Architectural Description

Taking on its current appearance in 1986, the Guadalupe Center is one of several adaptive reuses of former automotive buildings as the Transition District saw new investment in the 1980s. Its first iteration was designed by former Meem office architect Truman J. Mathews as a Dodge-Plymouth dealership in a Territorial Revival style. The façade facing Montezuma has a line of former automobile bays filled with window walls. A business is attached at the top of each window, signifying the business behind it. The former showroom at the east end holds double storefronts with floor-to-ceiling glazing. This space, and other entries, are sheltered by flat-roof porches supported by oversized round concrete posts. These and other trim reflect the industrial trend of the period. The same form is found on the west elevation, creating a portal wrapping around two façades. Concrete steps from South Guadalupe lead up to the portal. Sitting at the west end at a lower height is a small volume, which historically worked as a body shop. The building is divided into eight condominium units and holds roughly 15,000 square feet.

Historical Overview

The building's history represents two trends: one, when car dealerships began to move away from the Plaza after World War II, and two, when investors looked for revitalization projects in the Historic Transition District starting in the early 1980s.

Former Meem associate Truman J. Mathews designed the combination dealership-service building on Montezuma Avenue in 1947, the second of two dealerships to move into the area. It was erected over nine empty lots, pointing to the sluggish development of the Montezuma Avenue subdivision. The new Tom Edwards Motor Company, representing Dodge-Plymouth, opened in 1948. An announcement, in high hyperbole, called it the "Most Modern, Most Up to Date Automobile Sales & Service Garage in the Entire Southwest!"

The building attempted to bridge commercial architecture and traditional design. It featured a long service section punched with industrial steel windows. In a nod to tradition, the windows were terminated with Territorial-type brick sills. Bricks were also applied across the parapet as a dentil course. The showroom, in contrast, was

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thoroughly modern, with a band of tall display windows capped by a cantilevered upswept overhang.

By the 1980s, this and another dealership at 418 Cerrillos Road sat empty. Local real estate investor Jarratt Applewhite converted the older dealership into individual businesses accessed by an interior corridor. The $1 million project came with an anchor tenant, the Santa Fe Chamber of Commerce, and the organization's move to the district signified the area's revitalization. The project was completed in 1987 and, by the following year, housed ten tenants, including a national chain (Kinko's copy shop).

Evaluation of Status

Consider for future Contributing as a 1980s adaptive re-use project.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

Illustrations

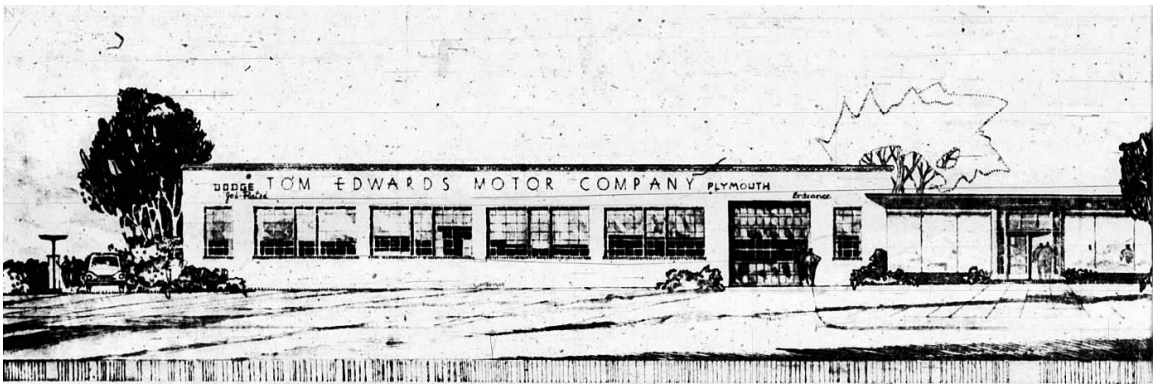

Figure 1: c.1948 rendering of façade.

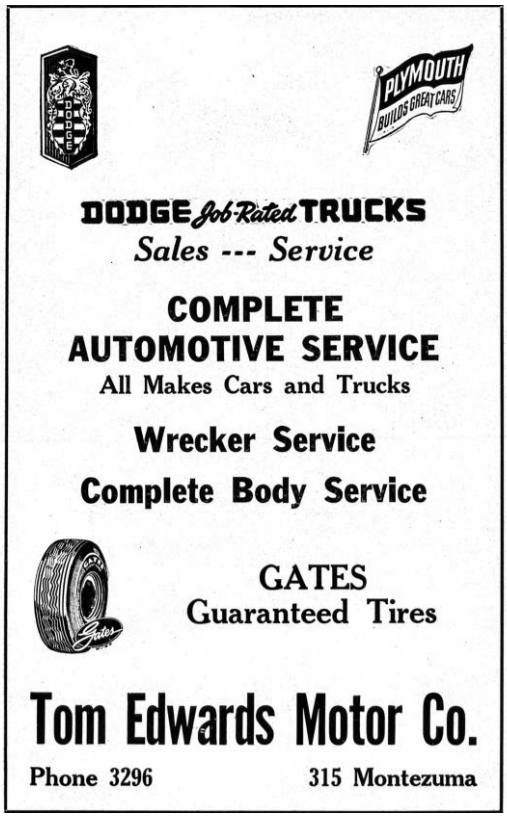

Figure 2: 1949 advertisement.

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

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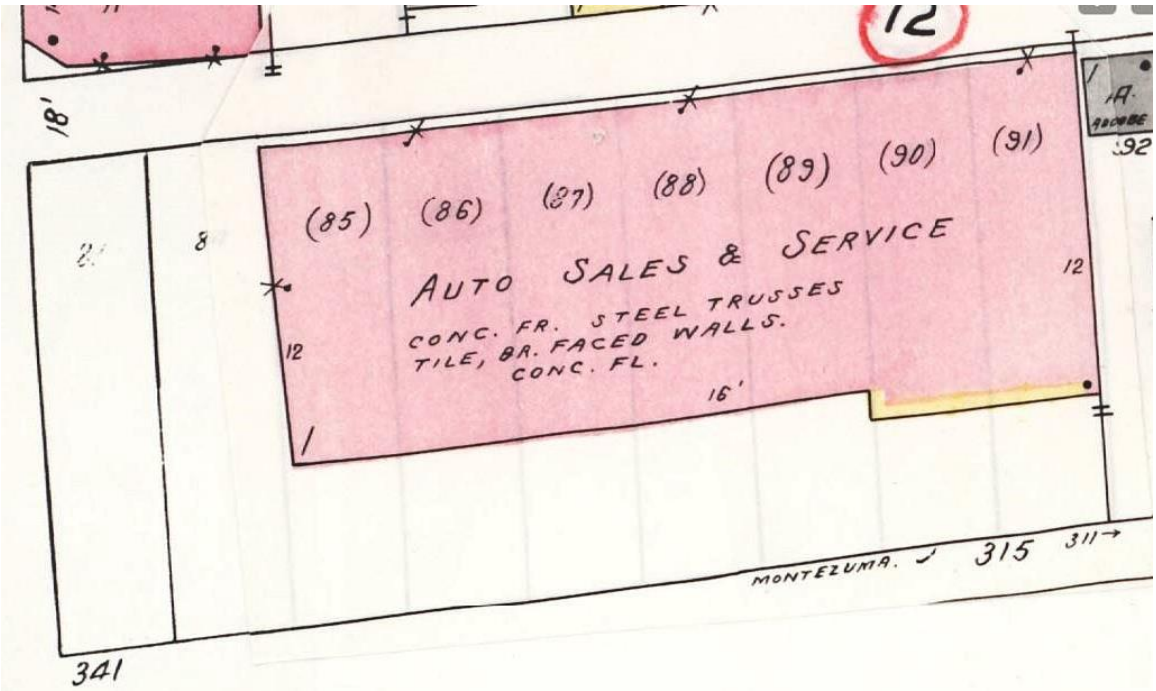

Figure 3: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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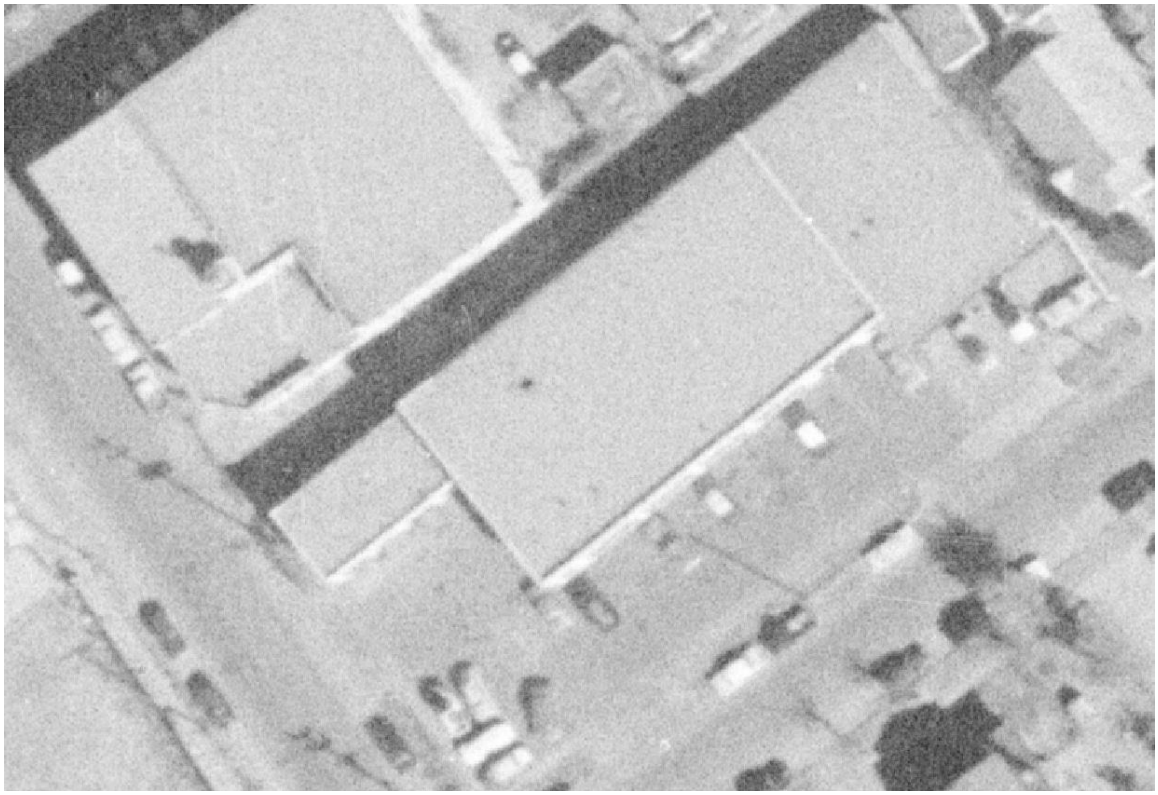

Figure 4: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 5: September 11, 1978, Aerial Photograph, Image 60.

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

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		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: South elevation.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: South elevation, former showroom.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Tom Edwards Motor Company/ Guadalupe Center**	**2. Location:** **315 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2711**
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

Photo 4: South elevation, window walls.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
W. F. Turney and Associates/ Chocolate + Cashmere	**312 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**Santa Fe ID #: H-2721** **4. County: Santa Fe** **Parcel # 12849024**

5. Property Type:
_x_ Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6846508,-105.9448975

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of north (front) elevation, facing southwest.**

11. Brief Description of the Property:

This low-slung mid-century modernistic building was built in 1957 for the W. F. Turney and Associates engineering firm. It contained a distinct drafting room with natural light supplied by the building's innovative U-shaped form. Turney's firm occupied it until 1994, after which it sat unoccupied before being renovated and converted to retail use. Its horizontality, ribbons of industrial windows, and simple block surfaces bring attention to the building as a rare International-style design in a district characterized by early 20th-century architecture.

Continued on Page 5.

12. Who uses the property? Commercial

13. Construction Date:
Date: 1957
_x_Known __ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban **If Urban: _x_ Commercial __ Industrial __ Residential __Public**

15. Relationship to Surroundings: **__ Similar _x_ Dissimilar**
Comments: Modern-era design

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Zuma312 LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

W. F. Turney and Associates/
Chocolate + Cashmere

2. Location:

312 Montezuma Avenue
Historic Transition District
Santa Fe

3. Local Reference Number:
Santa Fe ID # H-2721

4. County: Santa Fe

5. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: _x_ Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: Modern era

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

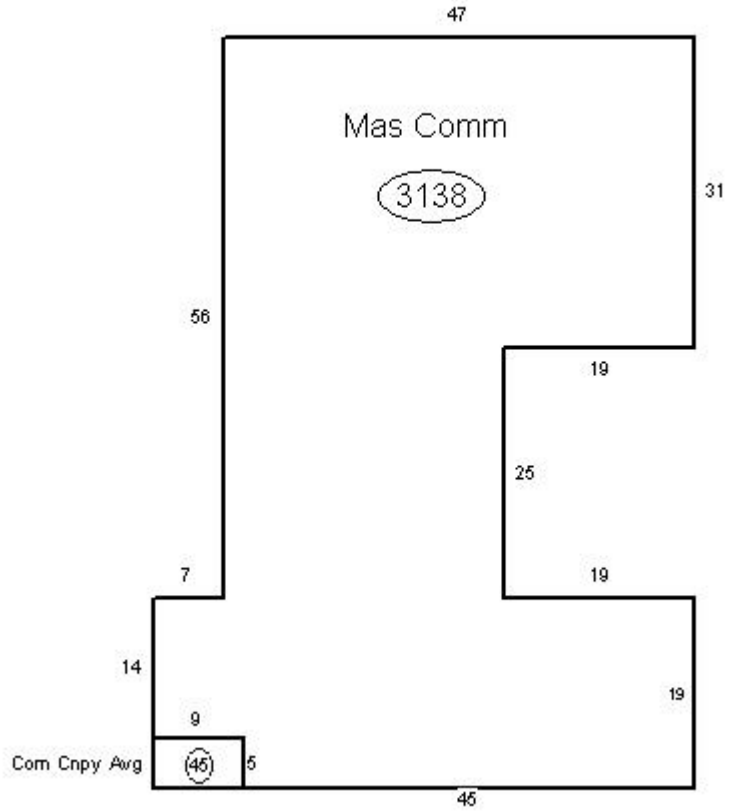
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **W. F. Turney and Associates/ Chocolate + Cashmere**	**2. Location:** **312 Montezuma Avenue Historic Transition District Santa Fe**	**3. Local Reference Number: Santa Fe ID #: H-2721** **4. County: Santa Fe** **5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022**

Architectural Description

The W. F. Turney and Associates office is the only modernistic building in the district and one of a few intact drafting offices left in Santa Fe. It was constructed in 1957 on the site of a residential home. The new building, made of standard and custom block construction, was purpose-built to serve the prolific consulting-engineering firm. It presents to the street a low-slung rectangle trimmed with an overhang and metal fascia. Its blocks are stacked vertically, signifying its mid-century construction. Long rectangular openings are filled with industrial awning windows. A window wall entry at the north end leads to the former office, now a coffee shop. The building's side elevations are fenestrated with a combination of aluminum awning and sliding units. Once holding the drafting room, the north elevation of the south volume has a ribbon of awning units delivering diffuse northern light to the workspace. Aside from the decorative door at the entrances, the other entries hold standard wood units. One of these, on the south elevation of the office, was replaced with a glass door since 2021. Recently renovated, the building has retained much of its original design and materials, including its interior exposed steel trusses. The former office holds 3,138 square feet.

Historical Overview

Born in Mesilla, New Mexico, in 1914, William Forbes Turney fought in the European Theater in World War II, returning to work as a draftsman for the International Boundary Commission. Engineering positions with other federal agencies followed. Turney and his wife Mary moved to Santa in 1946, when he took a job with the R.O. Rubie Company. Turney went out on his own in 1952 as a consulting engineer.

His firm, W.F. Turney and Associates, emerged as one of the foremost consulting engineering firms in Santa Fe, with work spread across New Mexico. Projects ranged from construction engineering to economic feasibility studies to designing the Buckman Well Project. The company specialized in municipal water systems.

Originally located at 223 Montezuma, Turney created the office at 312 Montezuma in 1957. Innovative for its time, it was built in a U-form to allow natural light into its drafting room, which was a separate volume segregated from the office functions of the

business. Turney explained to the New Mexican that it was designed specifically to meet the firm's requirements but also to respect the "tone" of Santa Fe. The building served this purpose until 1994; after that, it sat idle for many years.

Evaluation of Status

Upgrade to Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **W. F. Turney and Associates/** **Chocolate + Cashmere**	**2. Location:** **312 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2721** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

Figure 1: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **W. F. Turney and Associates/** **Chocolate + Cashmere**	**2. Location:** **312 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2721** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 2: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **W. F. Turney and Associates/** **Chocolate + Cashmere**	**2. Location:** **312 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2721** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

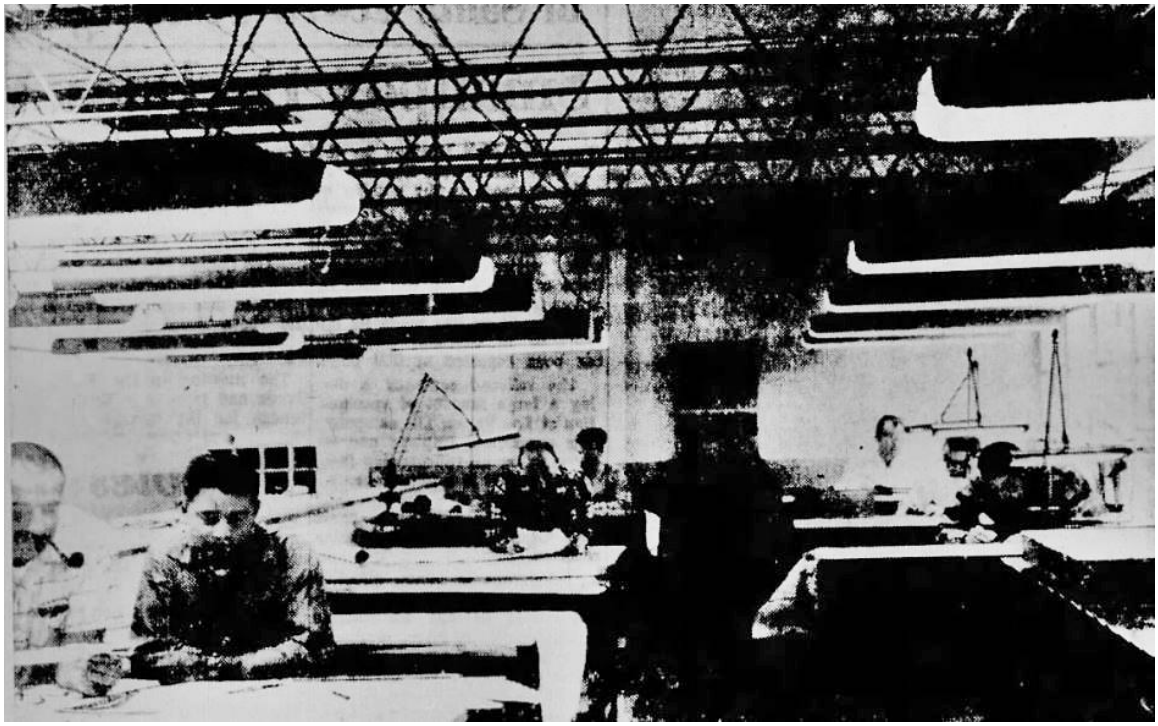


Figure 3: Copy of photo of drafting room, 1957.
Courtesy Santa Fe New Mexican.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **W. F. Turney and Associates/** **Chocolate + Cashmere**	**2. Location:** **312 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2721** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: East elevation, entry.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **W. F. Turney and Associates/** **Chocolate + Cashmere**	**2. Location:** **312 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2721** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: 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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **W. F. Turney and Associates/ Chocolate + Cashmere**	**2. Location:** **312 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2721** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: North and west elevations.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **W. F. Turney and Associates/** **Chocolate + Cashmere**	**2. Location:** **312 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2721** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 5: East elevation, entry.
2021, pre-renovation.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **W. F. Turney and Associates/** **Chocolate + Cashmere**	**2. Location:** **312 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2721** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 6: West elevation.
2021, pre-renovation.
Note original doors.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Second Ward School/ La Casa Fina	**312 Sandoval Street Historic Transition District Santa Fe**	**Santa Fe ID #: H-3379**
		4. County: Santa Fe Parcel # 12857472

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July1993
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6857804,-105.9443056

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of east (front) elevation, facing southwest.**

11. Brief Description of the Property:

Santa Fe's first purpose-built public school was erected in 1886. Sitting on a large lot, it displays fine craftsmanship and classical symmetry, with its tall windows topped with stone hoods and rusticated quoins. It was erected (and possibly designed) by Irish immigrant Florence Donoghue, associated with many significant structures of Santa Fe's late territorial period. The school was decommissioned in 1931. The building then served as a voting place, union hall, and commodity storehouse before being used as a warehouse and eventually the headquarters for *La Union Protectiva de Santa Fe.*

Continued on Page 5.

12. Who uses the property? Commercial/Retail

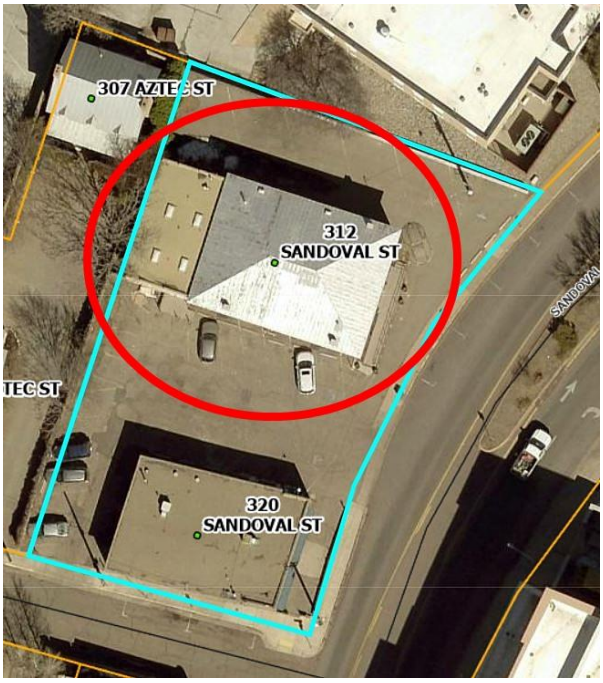
13. Construction Date:
Date: 1886
_x_Known __ Estimated Source: newspaper accounts

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar
Comments: 19th century form and architectural presentation; stonework

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Union Protectiva de Santa Fe

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **__ Unknown __ None __ Low __ Moderate _x_ High**
Describe: Historic Santa Fe Foundation Plaque

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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_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 _x_ Yes
If yes: _x_ Significant __ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Second Ward School/ La Casa Fina	312 Sandoval Street Historic Transition District Santa Fe	Santa Fe ID # H-3379
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock _x_Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_ Raised
Materials: __ Concrete: x_Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat __Gabled
_x_ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: _x_ Eave:
__ Parapets
Materials: Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam_x_ Metal: V-Crimp: likely
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys __ N/A

Two, short stuccoed, east and west

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	_x_Italianate	_ Northern NM	_ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

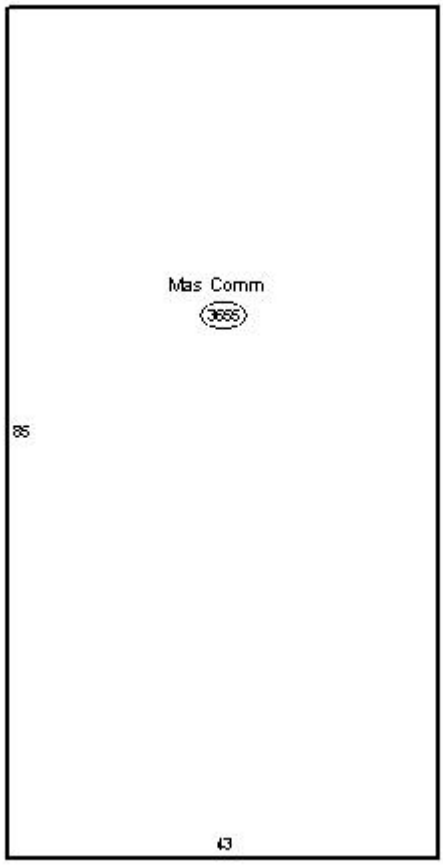
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Second Ward School/** **La Casa Fina**	**2. Location:** **312 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3379** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Sitting alone, surrounded by asphalt, is Santa Fe's first purpose-built public school, erected in 1886. Constructed of brick and stone by Irish immigrant Florence Donoghue, it exhibits fine craftsmanship and classical symmetry. Rough-cast stucco, painted pink, is applied over the brick construction. The older part of the building is rectangular and sheltered by a hipped roof. The front façade of the former two-room school is arranged symmetrically with five openings. An entry holding a double door, a replacement unit is at the center. The adjacent opening to the north also has a replacement door. The windows are tall, single-hung, 2/2 units, characteristic of their period. They fit in a segmental arch, topped with stone hoods, typical of the Italianate style. Likely made by Donoghue, a skilled mason, they consist of a flat base of sandstone with a raised rusticated cord and keystone. The same pitched face technique is used at the sills. The stonework continues at the corners with alternating quoins finished with a pitched face. A simple wood frieze caps the wall. The original side elevations, of which the north is the best preserved, have a line of 2/2 wood sash windows. These sit in segmental openings but without the stone trim of the façade. Attached to the rear at a lower height is an addition constructed by 1948 when the building was used as a beverage warehouse.

Historical Overview

The Territorial legislature hoped to address the shortage of public schools in 1860 with legislation to pay teachers fifty cents per pupil per month and an act to establish a standard school term extending from November 1 to April 1. Still, public schools in Santa Fe remained few and in poor condition, with Catholic parochial schools dominating. A local poll tax raised in 1882 to fund new schools was mistakenly transferred to the territorial government, delaying progress.

Santa Fe County's tax situation improved by the late 1880s, and there was sufficient revenue to consider school construction. With a $4,000 surplus in 1885, the county board identified the greatest need south of the Santa Fe River. Before this, pupils were taught in an old adobe building sitting behind the Guadalupe Chapel. The county sold this land to James DeFouri, resulting in money to erect a new school. Land for the new school consisted of a large lot holding a brick public market house the county had constructed two years earlier.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Second Ward School/** **La Casa Fina**	**2. Location:** **312 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3379** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

The county commissioned contractor Florence Donoghue to design the building. Donoghue, an Irish immigrant, had settled in Santa Fe in the mid-1870s and evolved into one of Santa Fe's leading builders, specializing in brick construction. He constructed signature examples of the Territorial style, including the 1877 remodeling of the Palace of the Governors, with its exuberant brick cornice.

In 1884, he partnered with Quintus Monier, a French-born architect who came to Santa Fe to supervise the construction of St. Francis Cathedral. Their collaboration, Donoghue and Monier, was responsible for many of the town's most significant structures, including the original state capitol, county courthouse, and the Sisters of Loretto Academy. In 1887, they built a brick double tenement at 236 Montezuma, which became a hotel.

Bidding on the construction of the estimated $3,000 school opened on May 24, 1886, with the market house demolished the following week. The school was finished in time for the fall term.

The structure received an additional classroom in 1906 and continued to be used until 1931, when Alvord Elementary School replaced it. Renamed Hancock Street School, it worked as a public building during the Great Depression, serving as a voting place, union hall, and commodity storehouse for undernourished children.

It went into private ownership after World War II, used as a warehouse for the Santa Fe Beverage Company, which installed the addition before 1948. Harvey Thiel & Company, a wholesale candy distributor, leased the building in the late 1950s through the 1960s. It was later converted into retail use, and for many years held the office of *La Union Protectiva de Santa Fe*, a Hispanic cultural preservation fraternal organization.

Evaluation of Status

Maintain Significant status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Second Ward School/** **La Casa Fina**	**2. Location:** **312 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3379** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

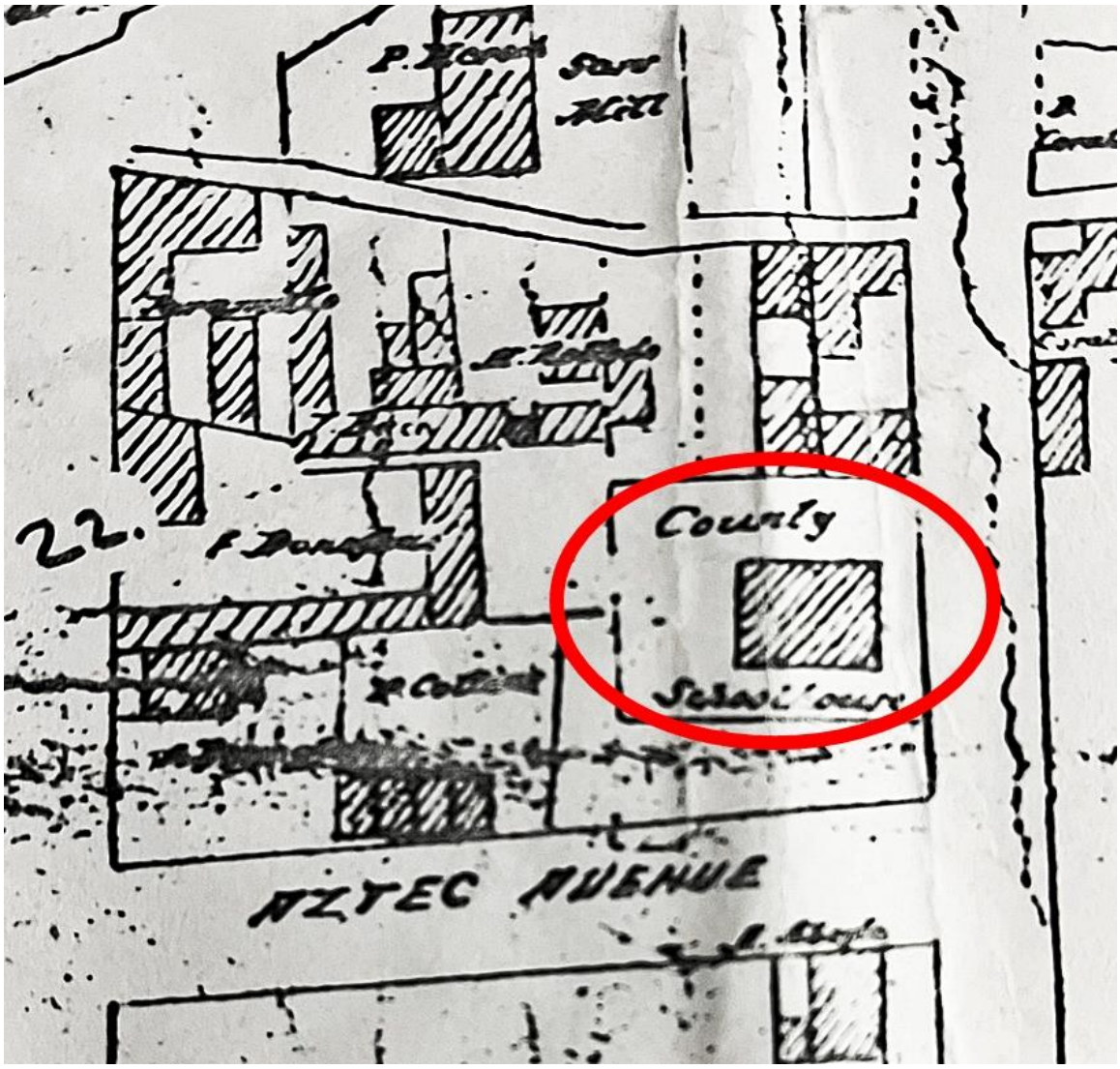


Figure 1: 1886 H. H. Hartmann, "Map of the City of Santa Fe."

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Second Ward School/** **La Casa Fina**	**2. Location:** **312 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3379** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

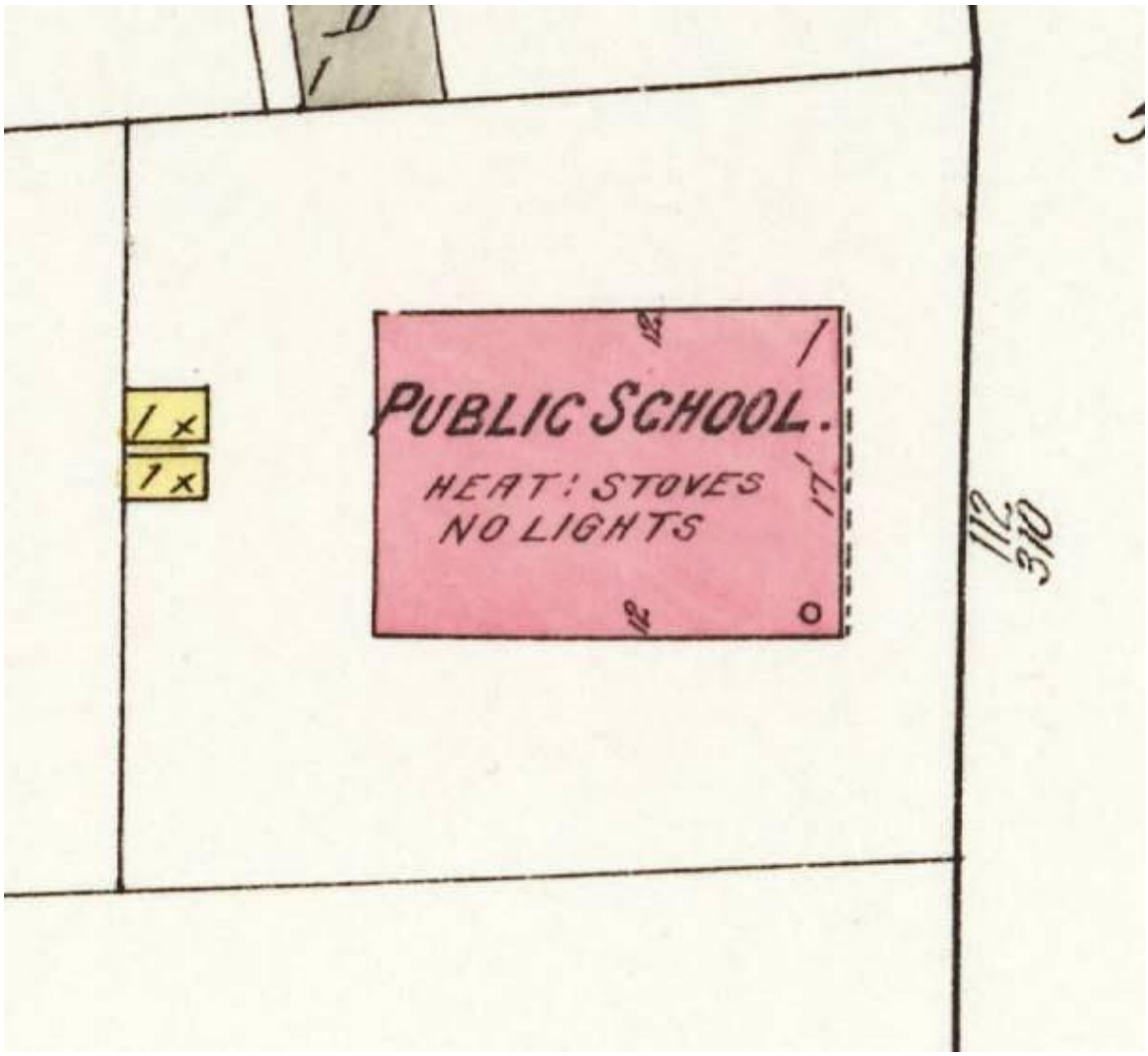


Figure 2: 1913 Sanborn Fire Insurance Map, Sheet 9.
Note presence of outhouses.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Second Ward School/** **La Casa Fina**	**2. Location:** **312 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3379** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

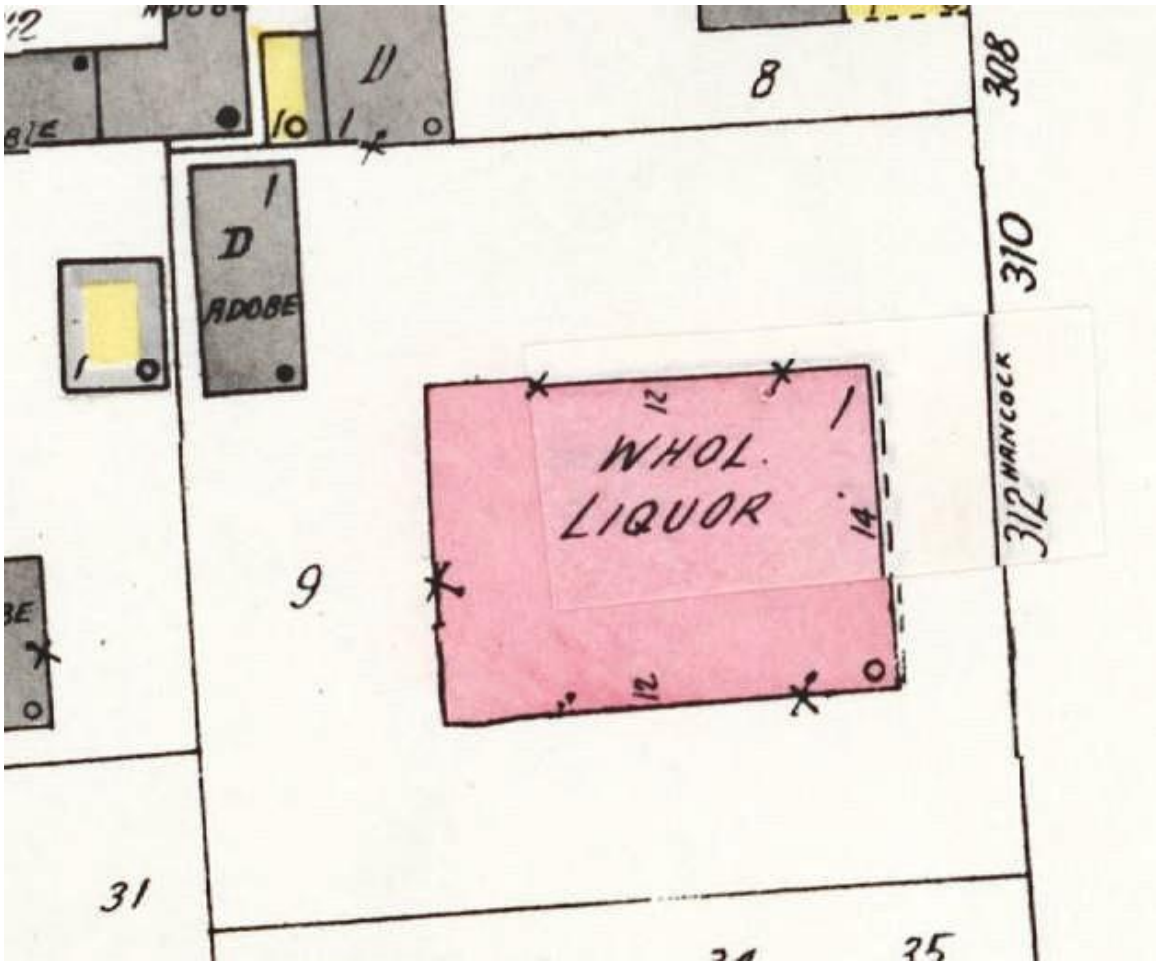


Figure 3: 1948 Sanborn Fire Insurance Map, Sheet 13.
Note presence of addition.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Second Ward School/** **La Casa Fina**	**2. Location:** **312 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3379** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 4: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Second Ward School/** **La Casa Fina**	**2. Location:** **312 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3379** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 5: February 2, 1968, Aerial Photograph, Image 23.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Second Ward School/** **La Casa Fina**	**2. Location:** **312 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3379** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: East and north elevations.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Second Ward School/** **La Casa Fina**	**2. Location:** **312 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3379** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: South and east elevations.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Second Ward School/** **La Casa Fina**	**2. Location:** **312 Sandoval Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-3379** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: South elevation.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Alarid House**	**2. Location:** **312 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-518** **4. County: Santa Fe** **Parcel # 10024320**

5. Property Type:
_x_Buildings: 2
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6854568,-105.9446688

10. Photo Information: Giulia Caporuscio, photographer. **Photo 1: View of north (front) elevation, facing south.**

11. Brief Description of the Property:

One of the few remaining residential use buildings in the district, the Alarid House appears to be a twin of the adjacent house at 310 Aztec. Its first owner was Ramon Alarid, who worked as a shoemaker at the H. C. Alarid shoe shop on Don Gaspar Avenue. The small adobe Craftsman cottage, finished with stucco, has undergone additions and is accompanied by a garage in a modern style. The house is true to its vernacular roots.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: 1910s
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner:
Elizabeth Alarid Trust Et Al

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Alarid House	312 Aztec Street Historic Transition District Santa Fe	Santa Fe ID # H-518
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

One, short brick stack at ridgeline

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
_x_Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

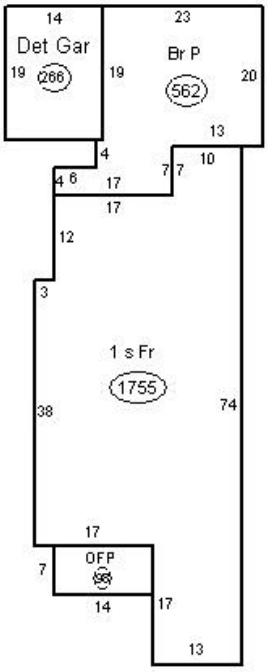
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Alarid House**	**2. Location:** **312 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-518** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

This small Craftsman cottage faces the street with a non-historic addition. Constructed of adobe and finished with stucco, it was likely erected in the 1910s, and is one of the few remaining private residences in the district. It appears to be a twin of the adjacent house at 310 Aztec. The original house, behind the addition, has a low-pitch roof, front-gabled Craftsman form. The earlier front elevation contains a door flanked by a single window and protected by a hipped-roof porch. A low concrete stuccoed wall, spaced with short posts, frames the porch. From the posts rise tapering wood supports. The porch trim is modest. Above, the gable end is finished with painted wood shingles. This treatment is used at the addition to tie the two components together. The front addition encloses 220 square feet. It is entered from the east, off the original porch. A square picture window penetrates the building's north (street-facing) façade. The side elevations display a typical pattern of openings, holding original and replaced units. Attached to the rear of the house are a garage-studio and an enclosed brick patio. The garage has a gabled form but with extended, angular rafters, giving it a modern look. Together, the original house and its additions hold approximately 2,415 square feet. This building has not changed demonstrably along its façade since last surveyed in 1997. The garage-studio appears to have been altered, and the closed patio added.

Historical Overview

One of the few remaining residential-use buildings in the district, this small bungalow was likely an investment property financed by Danish-born Santa Fe hotel operator P. F. Herlow. Its first known owner, Ramon Alarid, worked as a shoemaker at the H. C. Alarid shoe shop on Don Gaspar Avenue. The 1930 census recorded Ramon owning the home, then valued at $3,000. The household included his wife, Luisita, and two children: Henry and Consuelo. The house has remained in family ownership until the present. Bucking the trend of the Business-Capitol District rezoning, it remains a private residence.

Evaluation of Status

Maintain Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Alarid House**	**2. Location:** **312 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-518** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

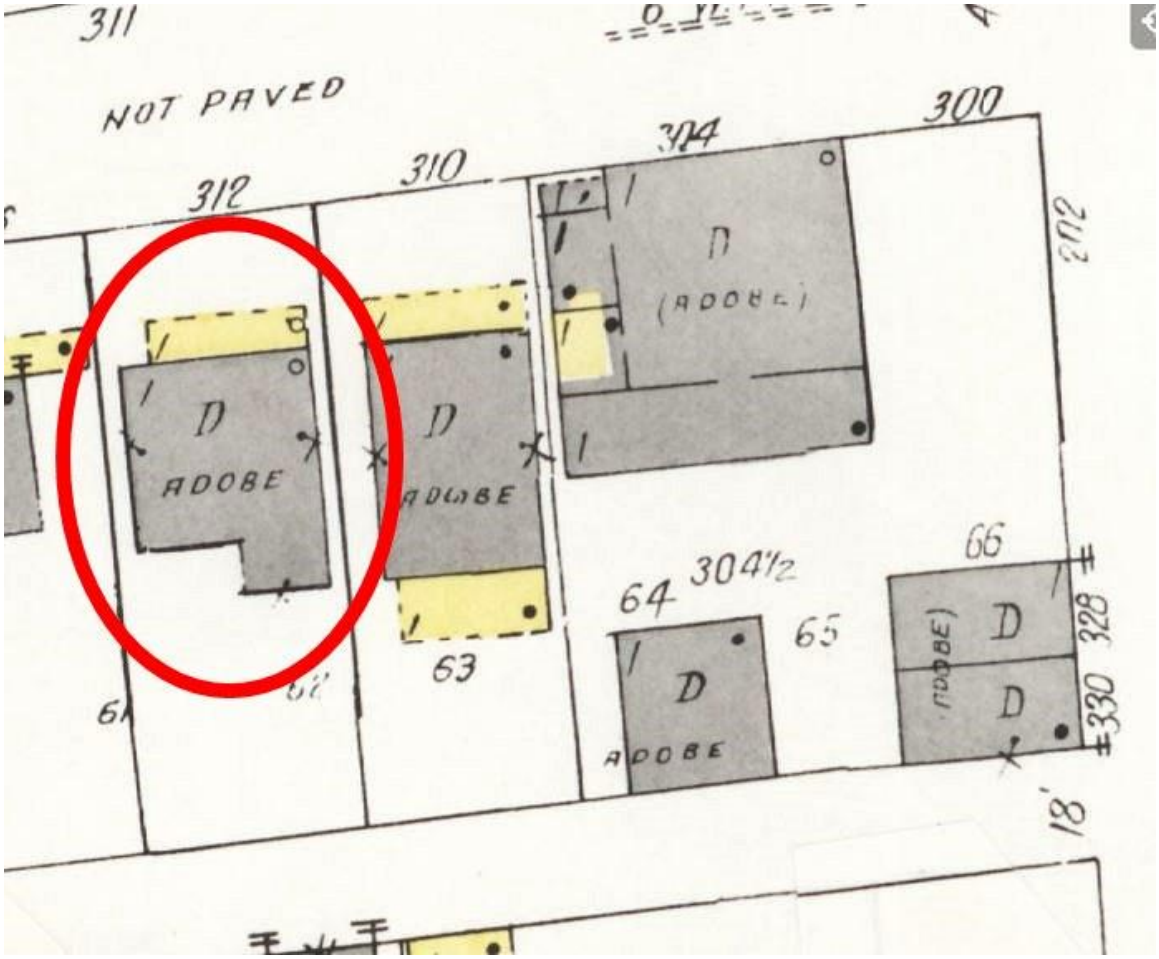


Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Alarid House**	**2. Location:** **312 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-518** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

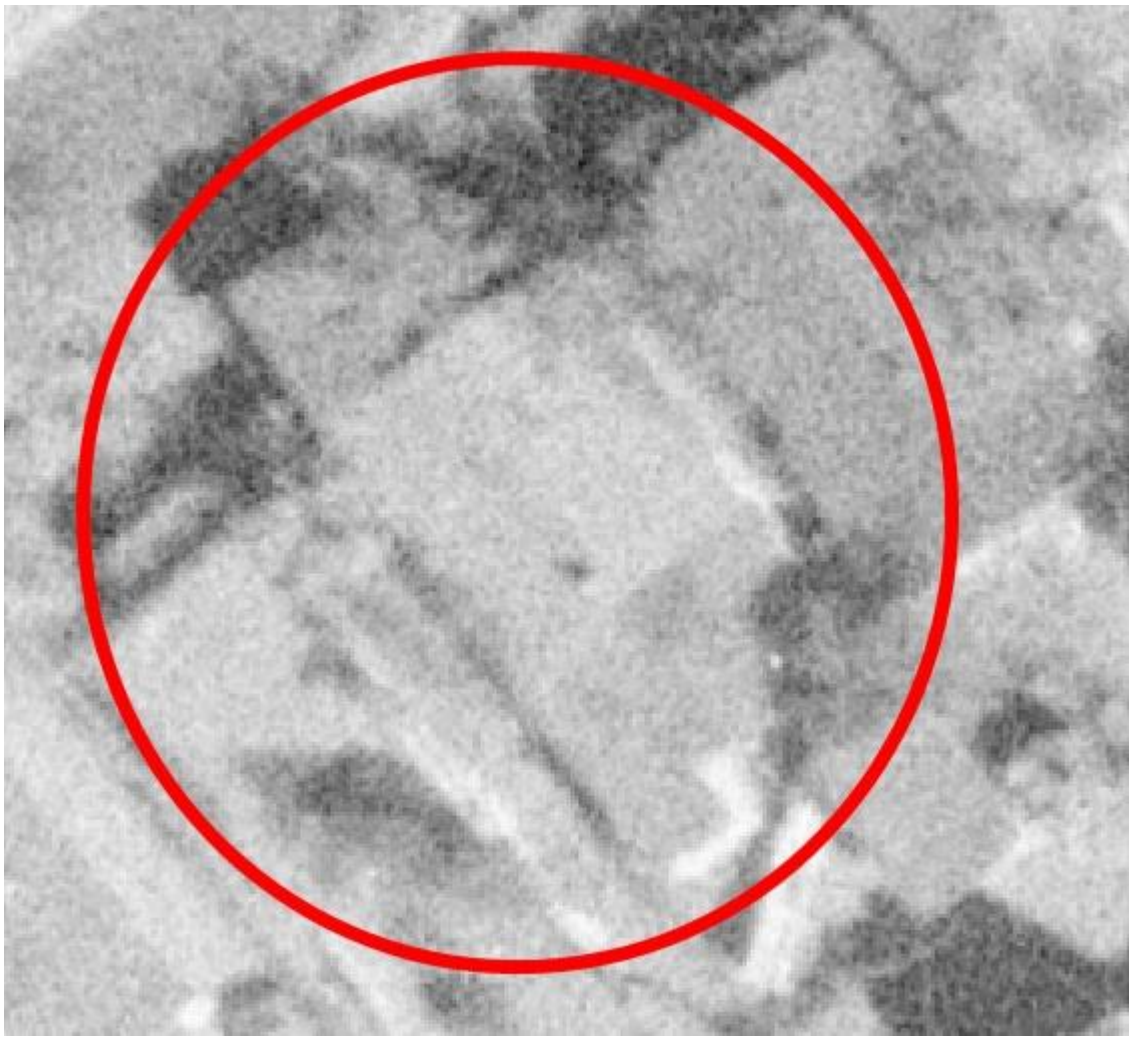


Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Alarid House**	**2. Location:** **312 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-518** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

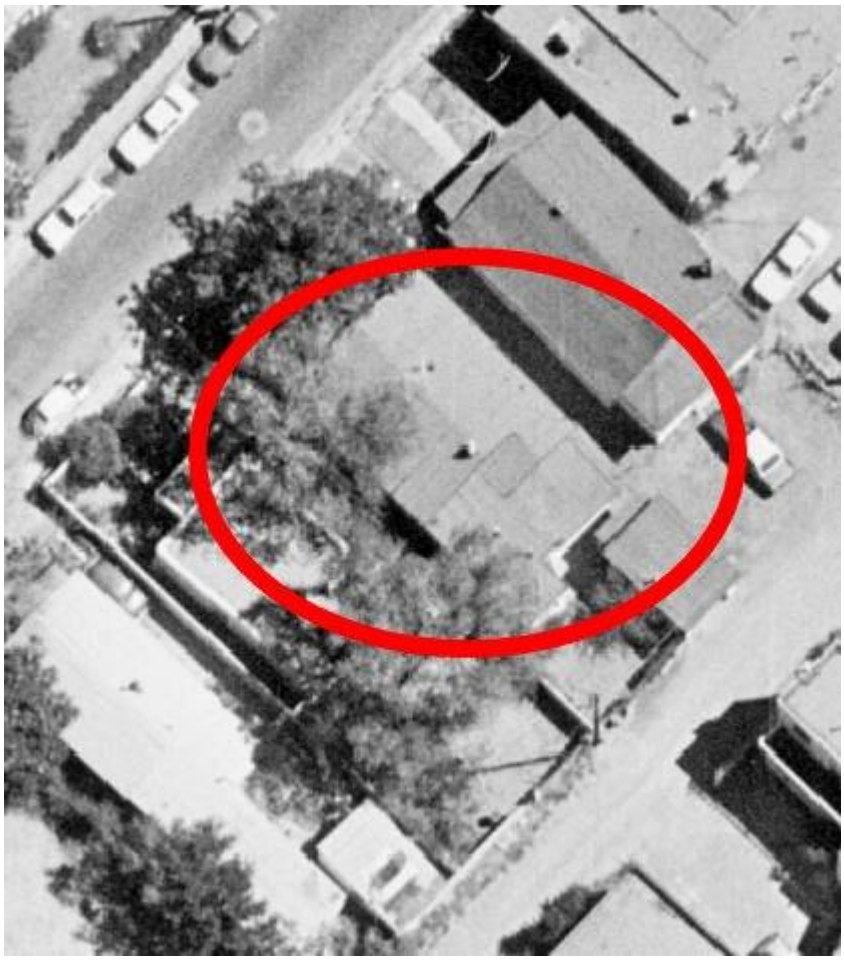


Figure 3: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Alarid House**	**2. Location:** **312 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-518** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: Garage-studio, south and east elevations.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Alarid House**	**2. Location:** **312 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-518** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: House and garage-studio, south elevation.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Wilder House/Hacer Santa Fe	311 Montezuma Avenue Historic Transition District Santa Fe	Santa Fe ID #: H-2710 4. County: Santa Fe Parcel # 992200886

5. Property Type:
_x_Buildings: 2
_x_Structures: 1, wall
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:
35.6849536,-105.944774

10. Photo Information: John W. Murphey, photographer. **Photo 1:** View of south (front) elevation, facing north.

11. Brief Description of the Property:

This building is similar to several Craftsman houses in and outside the district, indicating that the same builder may have constructed them. It has a dual front-gabled form with an intersecting cross-gable on the east. A rear dwelling was added before 1948. Probably built in the 1910s or 1920s, the main house was occupied by the Wilder, Bernardinelli, and Pimental families until it was converted to office and retail use

Continued on Page 5.

12. Who uses the property? Retail

13. Construction Date:
Date: 1920s
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Stephen D. Aarons, Attorney at Law

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing Front and back dwellings __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Wilder House/Hacer Santa Fe	311 Montezuma Avenue Historic Transition District Santa Fe	Santa Fe ID # 2710
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 _x_ 2: Back unit
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

Main House: one stuccoed stack, west; Rear Dwelling: stuccoed chimney, north

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_Spanish-Pueblo Revival
_x_ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ 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

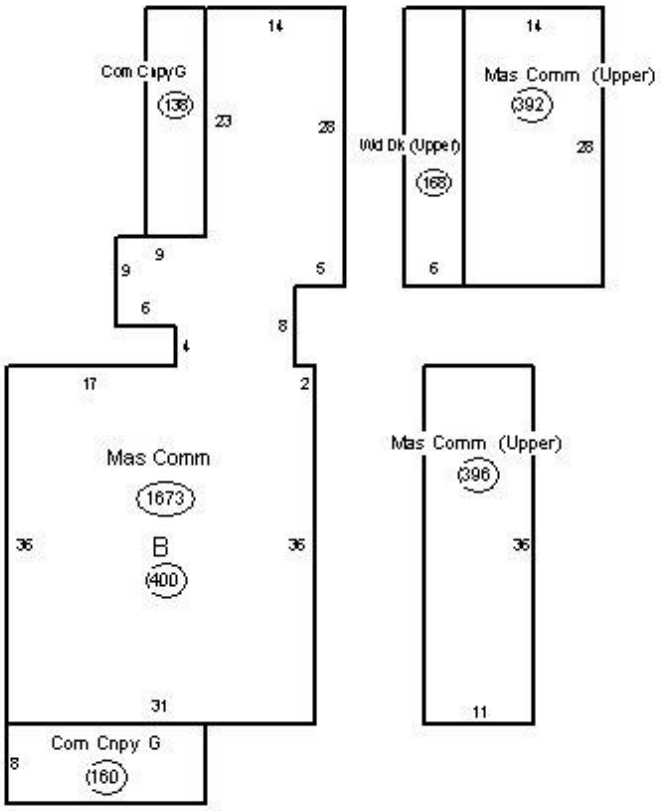
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Wilder House/Hacer Santa Fe**	**2. Location:** **311 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # 2710** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

A later Craftsman made of adobe, the former Frederick W. Wilder house is one of two surviving residences on Montezuma Avenue. Squished between the V.F.W. hall and the Guadalupe Center, it sits back from the street with a small yard floored with flagstone. It has a Craftsman, dual front-gabled form with an intersecting cross-gable on the west. The front gables have exposed rafters and decorative purlins, characteristic of the style. Wood shingles are tacked across their ends. The lower gable shelters a porch, which is approached from the south. Similar to 311 Aztec — to which shows more than a passing resemblance — stout square piers, topped with hobble-skirt supports, carry the porch. Its floor is made of concrete; the ceiling is finished with bead boarding. Like the Aztec Street house, it is outlined with a solid balustrade. The building is entered through a French door, with sidelights and a transom. An opening to the east, holding a combination of windows typical of the style, has one 8/1 sash flanked by 3/1 units. Similar windows, simpler in light configuration, fenestrate the side elevations. A stuccoed chimney breaks the west cross gable. The rear elevation has one door and cube-like addition, working as a mechanical room. A red panel roof covers the house.

Attached to the rear is a two-story Pueblo Revival volume. Added before 1948, it has a symmetrical west front façade and a combination of wood sash and aluminum windows. A double veranda dominates its front elevation.

Historical Overview

This building is similar to several Craftsman houses inside and outside the district, with a double front-gabled form and distinctive porch design — likely indicating the same builder constructed them. Fashioned with adobe, they could be viewed as a national style, applied over a traditional building technique.

Probably built in the late teens or early ‘20s, the house was leased in its early years by Frederick W. Wilder. Wilder worked as an engineer for the New Mexico Power Company, the predecessor of PNM. A 1926 newspaper notice advertising the sale of a black Jersey cow may indicate a milk cow was kept on the property. The 1930 census recorded that the household was headed by Frederick, originally from Colorado, and his

wife, Minnie, an English immigrant. They rented the house for $35 a month. The family included three sons — David, Horace, and George — aged 14 to 21. Also in the home was Ramon, a grandson born in Colorado.

Joe Berardinelli, a magistrate judge, rented the house in the 1940s. Starting in the late 1930s, the rear unit, then addressed as 311½, is indicated to be owned by Manuel Pimental, who likely also owned the front house. The 1940 census seems to confirm this, as it recorded Manuel, originally of Massachusetts, employed as a landlord. His wife, Soledad, a native of Mexico, worked as a cook in a private home.

The front of the main house was rented as office space in the 1950s. Following Business-Capitol District designation, the entire house was converted to commercial use, holding the Office Machine Center and later Branch Realty. Despite its change in use, the building still communicates its past residential use and Craftsman style.

Evaluation of Status

Maintain Contributing status for both dwellings.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Wilder House/Hacer Santa Fe**	**2. Location:** **311 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # 2710** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

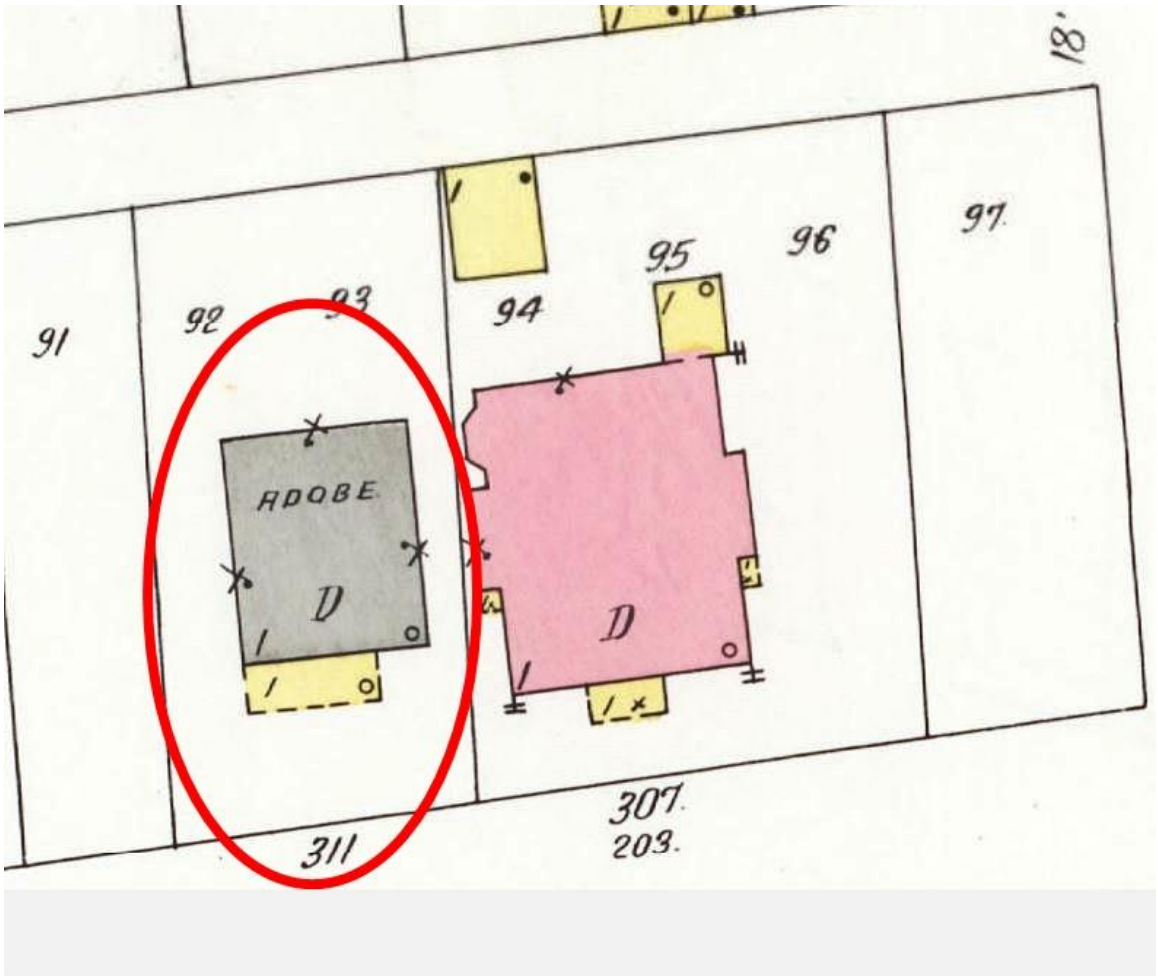


Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Wilder House/Hacer Santa Fe**	**2. Location:** **311 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # 2710** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

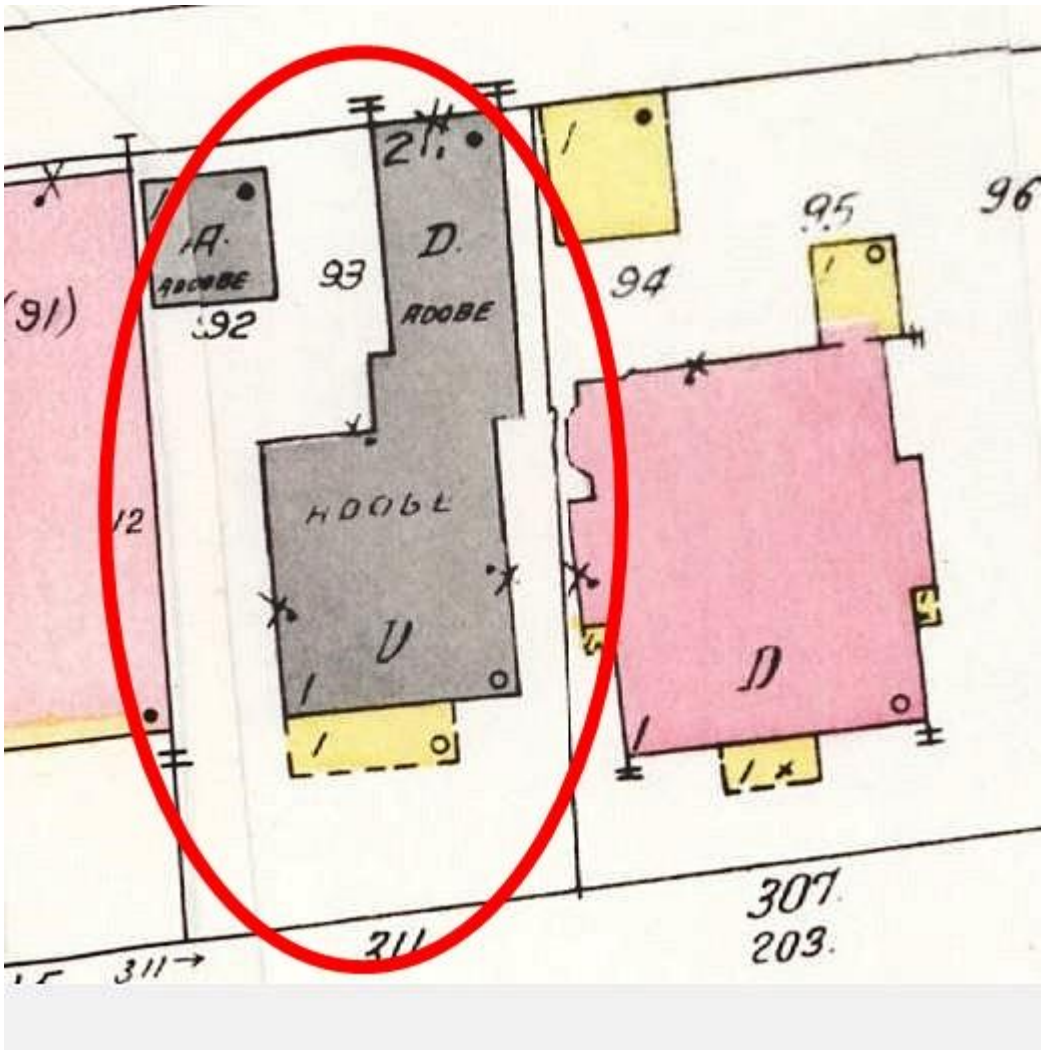


Figure 2: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Wilder House/Hacer Santa Fe**	**2. Location:** **311 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # 2710** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

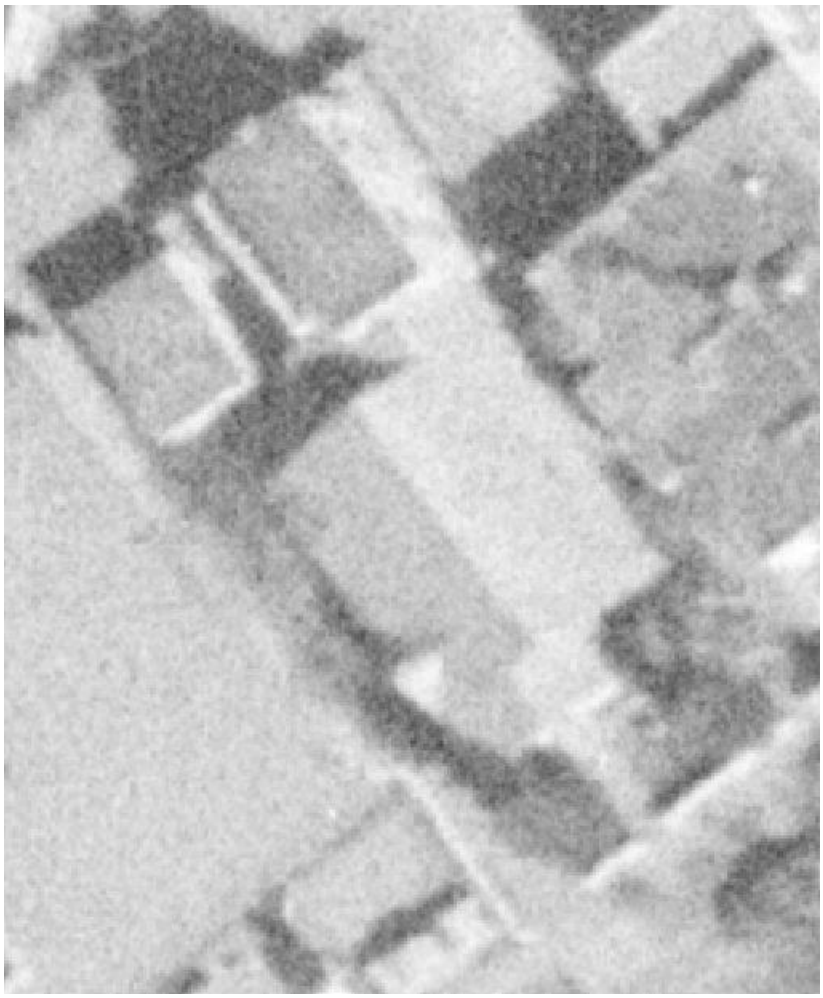


Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Wilder House/Hacer Santa Fe**	**2. Location:** **311 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # 2710** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Wilder House/Hacer Santa Fe**	**2. Location:** **311 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # 2710** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey or Giulia Caporuscio, unless otherwise noted)

Photo 2: South elevation.
Camera facing northwest.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Wilder House/Hacer Santa Fe**	**2. Location:** **311 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # 2710** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: View of south and west elevations.
Camera facing northeast.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Wilder House/Hacer Santa Fe**	**2. Location:** **311 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # 2710** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: Rear dwelling, west elevation.
Camera facing southeast.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Rental Duplex/** **Rosengren Chiropractic Center**	**2. Location:** **410 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2159** **4. County: Santa Fe** **Parcel # 12839040**

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6838569,-105.9451909

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of north (front) elevation, facing south.**

11. Brief Description of the Property:

This 1941 symmetrical adobe structure shows a modest Pueblo Revival appearance. As a duplex rental from the 1940s to the 1960s, it attracted professional couples employed in capacities such as draftsmen, bookkeepers, and title company executives. At the time of Business-Capitol District designation, it moved from residential use into offices and wellness facilities, including a commercial sensory deprivation tank.

Continued on Page 5.

12. Who uses the property? Commercial/Office

13. Construction Date:
Date: 1941
_x_Known __ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Garfield Properties LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Rental Duplex/ Rosengren Chiropractic Center	410 Garfield Street Historic Transition District Santa Fe	Santa Fe ID # H-2159
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental Duplex/** **Rosengren Chiropractic Center**	**2. Location:** **410 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2159** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

A study in simple symmetry, the former house was erected in 1941 over two vacant lots. The boxy-like building is constructed of adobe and finished with heavily textured stucco in a light camel color. It presents to the street its basic composition of three bays: a centered, recessed entry alcove flanked by rectangular window openings. Once stitched over the entry, the vigas have been removed, further simplifying its presentation. Inside the alcove, left and right, are faux plank doors giving entrance to offices. The front windows are large, fixed glass units. Approximately 12' back from the façade, the building bulges out an extra two feet, giving interest to the side elevations. These hold a series of 6/6 wood sash windows protected by storm units. Each side has separate entries near the north end of the wall. The rear (south) elevation contains its original windows and has strong symmetry, with one window in the former bedroom and another at the bathroom. The roof drains to the south. Parapets run along all but the south elevation. The former duplex shows a modest Pueblo Revival influence, with its batwing front parapet as its most interesting feature. The building has retained its original footprint. Once standing at the southwest corner of the lot, a small adobe garage was removed before 1978. This area is paved and used for parking. The onetime duplex encloses roughly 1,244 square feet.

Historical Overview

In 1941, Jay Young — a real estate agent who was involved with the sale or lease of many residences in the future historic district — advertised the new duplex. Each unit held three bedrooms and a bath. They were "modern" and rented for $30 a month. The duplex, addressed as 310 and 312 Garfield Street, attracted professional couples.

In 1942, Cleofas Ramirez, a draftsman for the state highway department, lived in 310 with his wife, Susana. In the late 1940s, Elizabeth Brookshier, a bookkeeper with the Santa Fe Motor Company, rented it with her husband Orville, an auditor for the State Income Tax Division. Later, in the 1950s, Leo and Susie Catanach leased it. Leo was the vice president of the United Abstract Company. In the late 1940s, Tomasita Trujillo, a clerk at city hall, rented 312. Other tenants held jobs as stenographers, surveyors, and clerks.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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The building remained a rental through the late 1960s. It changed use around the time of Business Capitol District designation, moving from residential into offices. The Bio-Clinic, a quiet, dark space holding a 250-gallon saltwater sensory deprivation tank, was one of its first commercial uses. Later came psychotherapists, chiropractors, and the like.

Evaluation of Status

Recommend upgrade to Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

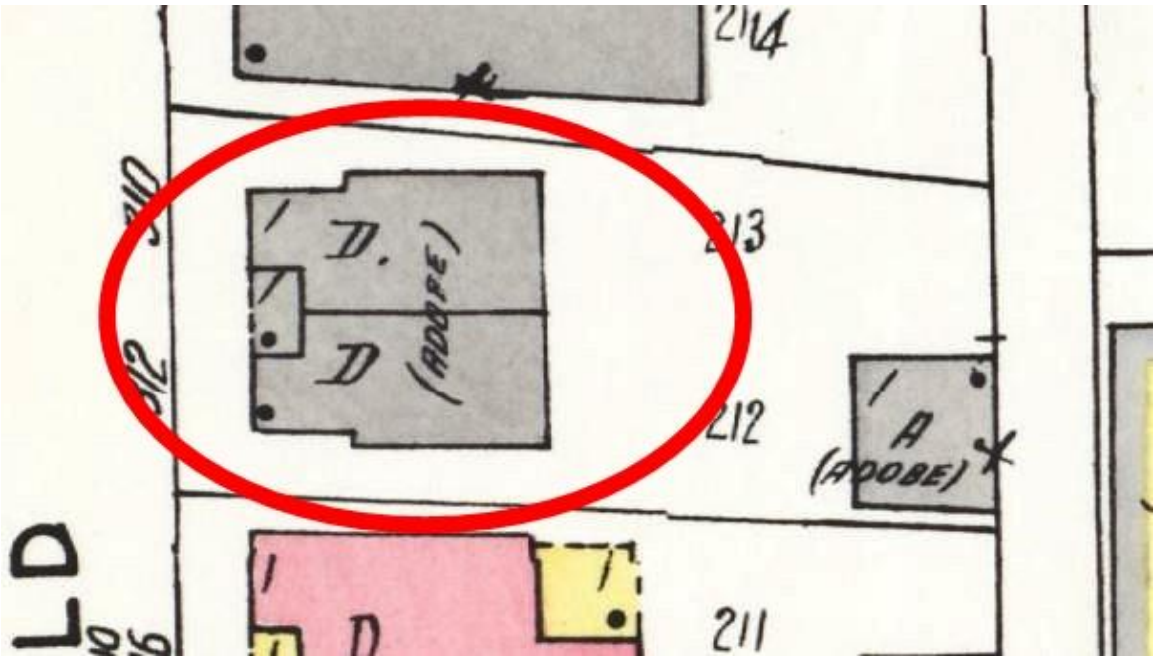

Figure 1: 1948 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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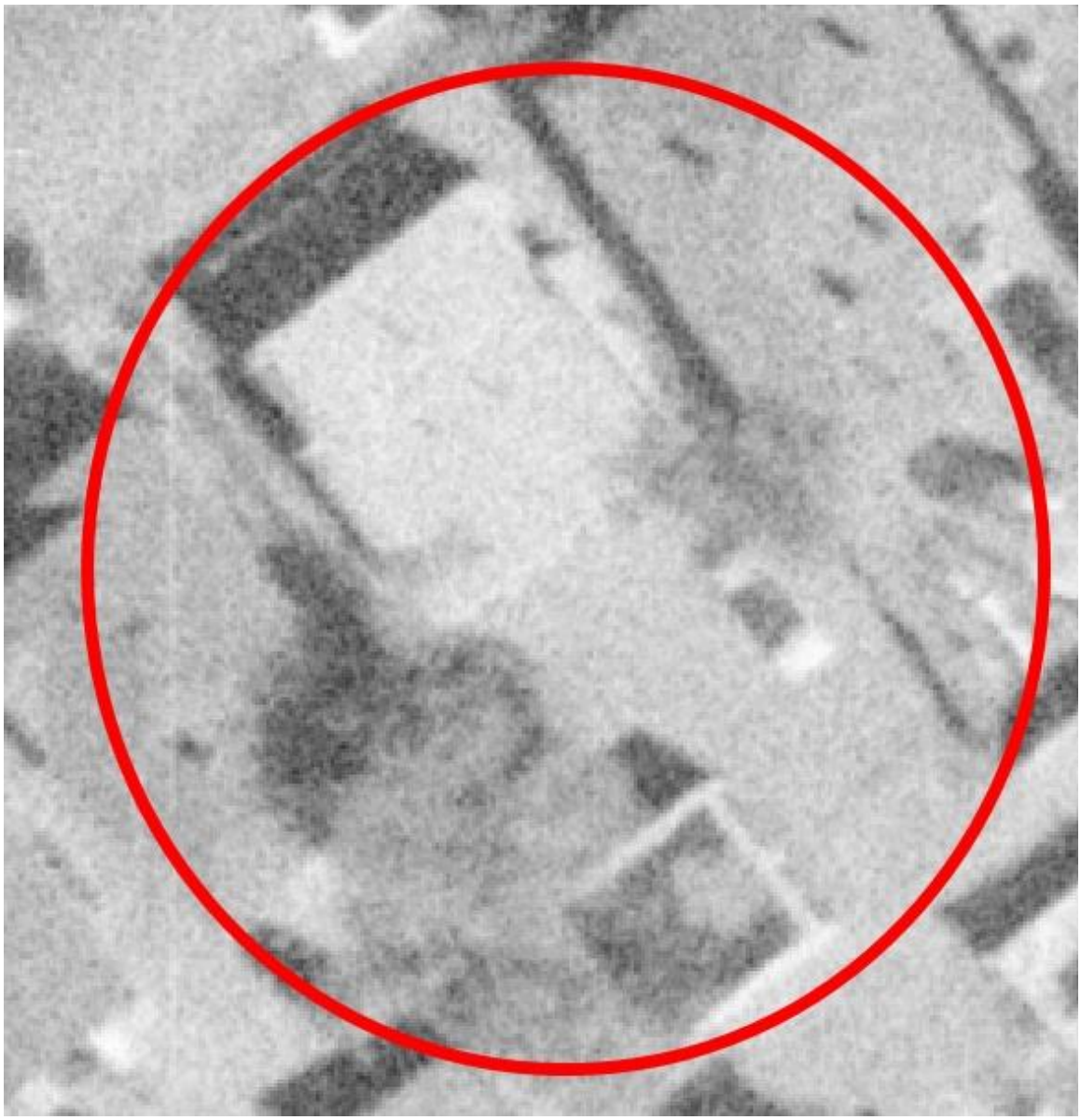

Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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: **Rental Duplex/** **Rosengren Chiropractic Center**	**2. Location:** **410 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2159** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

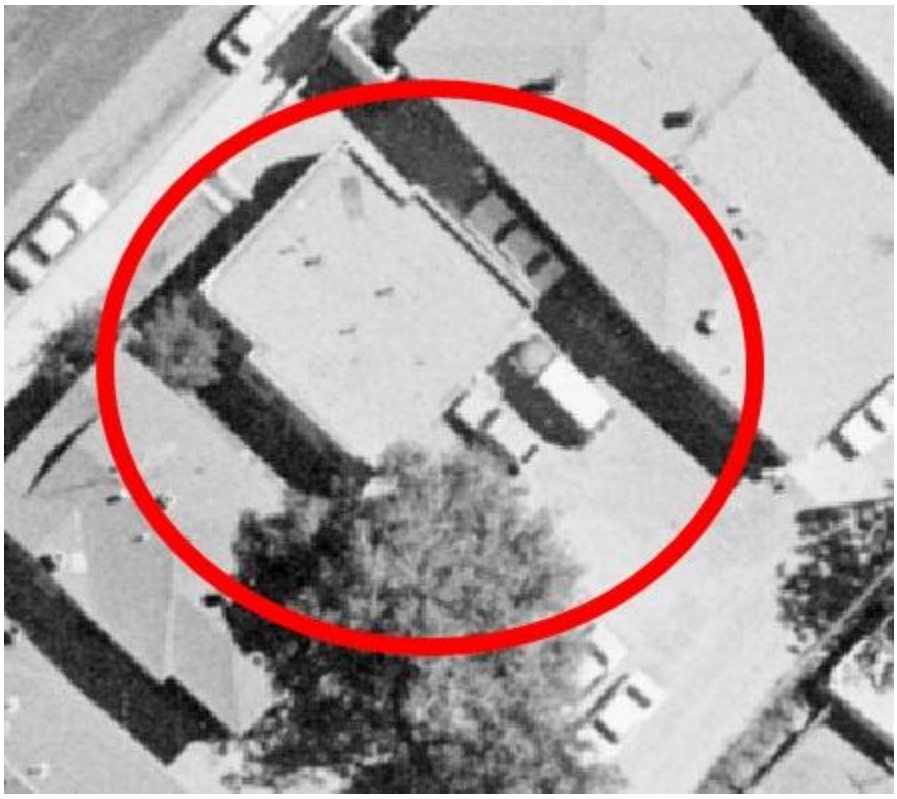


Figure 3: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental Duplex/** **Rosengren Chiropractic Center**	**2. Location:** **410 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2159** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: East and north elevations.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental Duplex/** **Rosengren Chiropractic Center**	**2. Location:** **410 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-2159** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: South elevation.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Rental/Patrick McQuitty, DDS	**308 Garfield Street** **Historic Transition District** **Santa Fe**	**Santa Fe ID #: H-2152** **4. County: Santa Fe** **Parcel # 10445440**

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6838106,-105.9454712

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of north (front) elevation, facing south.

11. Brief Description of the Property:

Recalling a wide-brimmed hat — or perhaps Judge Roy Bean's Texas home — this building took on its unusual shape through several additions, including a wraparound porch. The original building was constructed before 1908. At one time, its rooms were rented individually and on a monthly, weekly, or daily basis, and it may have been owned or managed by historian Benjamin Read. In the 1970s, it served as a recovery clinic. It is now in use as a dental office

Continued on Page 5.

12. Who uses the property? Commercial/Dentist

13. Construction Date:
Date: pre-1908
_ _Known _x_ Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Garfield Properties LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Rental/Patrick McQuitty, DDS	308 Garfield Street Historic Transition District Santa Fe	Santa Fe ID # H-2152
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat __Gabled
_x_ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: __ Entry __Partial-Width _x Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ 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

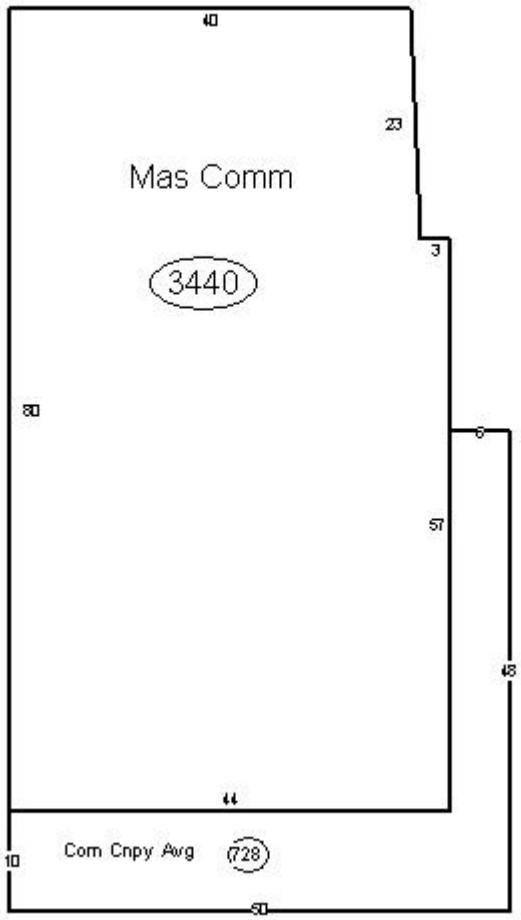
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Patrick McQuitty, DDS**	**2. Location:** **308 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number: H-2152** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

One of the earlier, and most altered homes in the district, the house was originally a hipped roof box with an attached hipped-roof wing. This adobe structure initially worked as a boarding house. At some point after 1968, the façade was given an odd symmetrical extension to transform it into office use. This tacked-on façade matched the building immediately to the west (310 Garfield). Before that, an L-shaped CMU addition had been appended to the rear, altering the original wing. The commercial façade was removed after 1984, with a wrap-around porch introduced. This treatment gives it the feel of Judge Roy Bean's home in Langtry, Texas. Now a commercial building, it looks onto Garfield Street under the brim of this exaggerated porch. A larger French door penetrates its front wall, along with a tall 1/1 sash window covered with a screen. The same type of window, obscured by security grilles, marks the west elevation under the side porch. The rear addition is purely functional with a steel door and aluminum windows. The former house holds 3,440 square feet.

Historical Overview

Initially addressed 206 Garfield Avenue, the adobe house predates 1908. A newspaper notice in 1911 advertised furnished rooms in the home. Several advertisements over the years give Benjamin Read, the historian, as the contact person for the rentals, suggesting he may have owned the property.

The census from 1920 found it occupied by Corydon Lowe, an Iowa-born gold miner, his wife, Domitilla, a New Mexico native, and four young children. By the late 1920s, it had gained its current address. Newspaper advertisements indicate rooms were rented individually and on a monthly, weekly, or even daily basis.

In the 1950s, the rental had been formalized into two units given the addresses 308 and 308½ Garfield Street. During this period, city directories indicate the duplex was rented by individuals and couples with Spanish surnames, representing a trend in population shift for the future historic district.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Patrick McQuitty, DDS**	**2. Location:** **308 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number: H-2152** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

The building also responded to a district trend in the early 1970s, when it was converted to hold the Santa Fe Recovery of Alcoholics Program, a City of Santa Fe treatment program, and later the Child Development Center. Following Business-Capitol District designation, it became a dentistry office. This use now occupies the entire building.

Evaluation of Status

Maintain Noncontributing status.

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: **Rental/Patrick McQuitty, DDS**	**2. Location:** **308 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number: H-2152** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

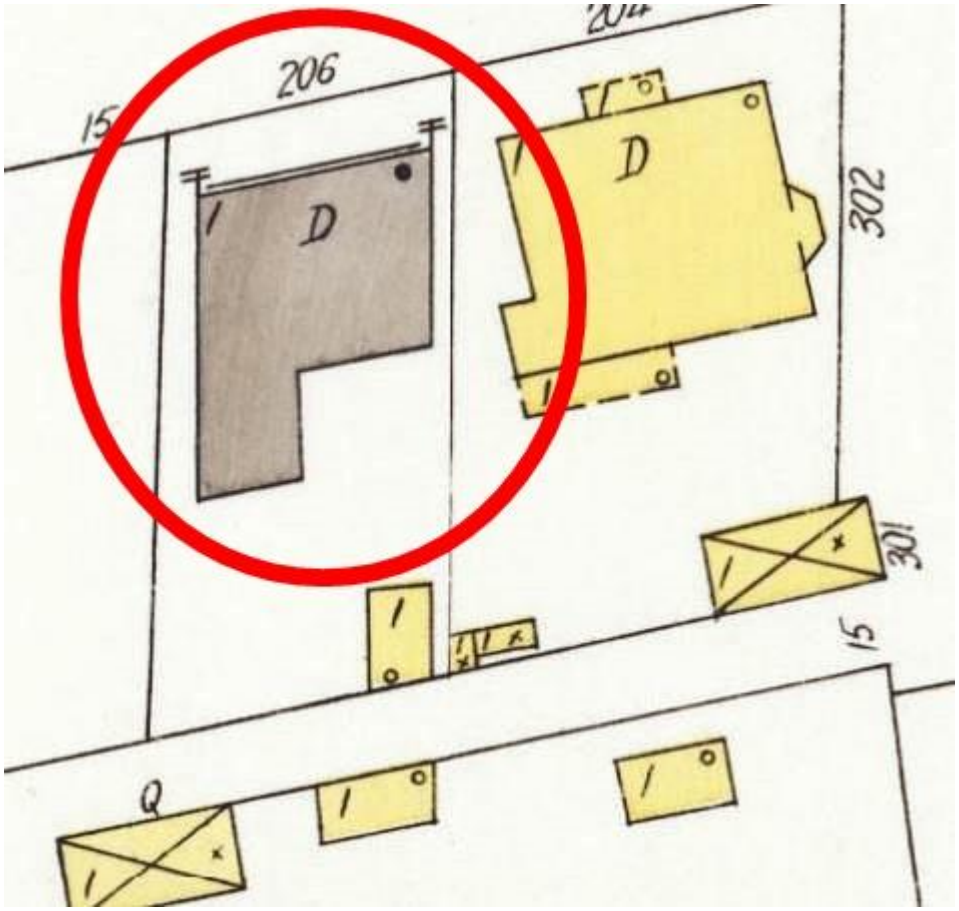

Figure 1: 1908 Sanborn Fire Insurance Map, Sheet 9.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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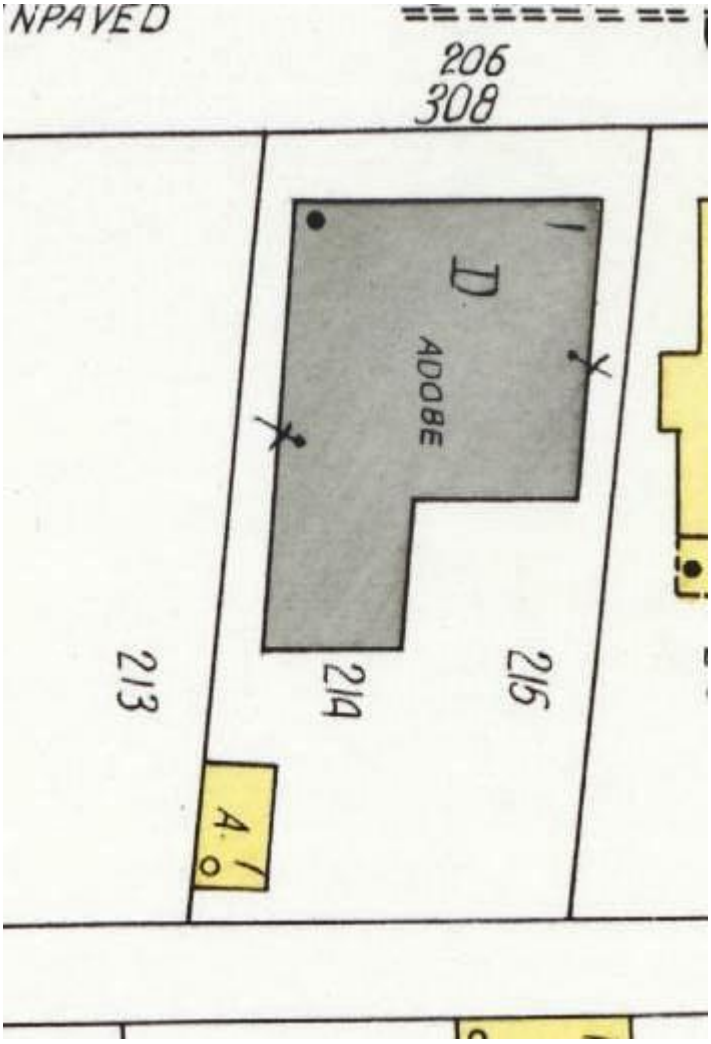

Figure 2: 1930 Sanborn Fire Insurance Map, Sheet 16.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Patrick McQuitty, DDS**	**2. Location:** **308 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number: H-2152** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

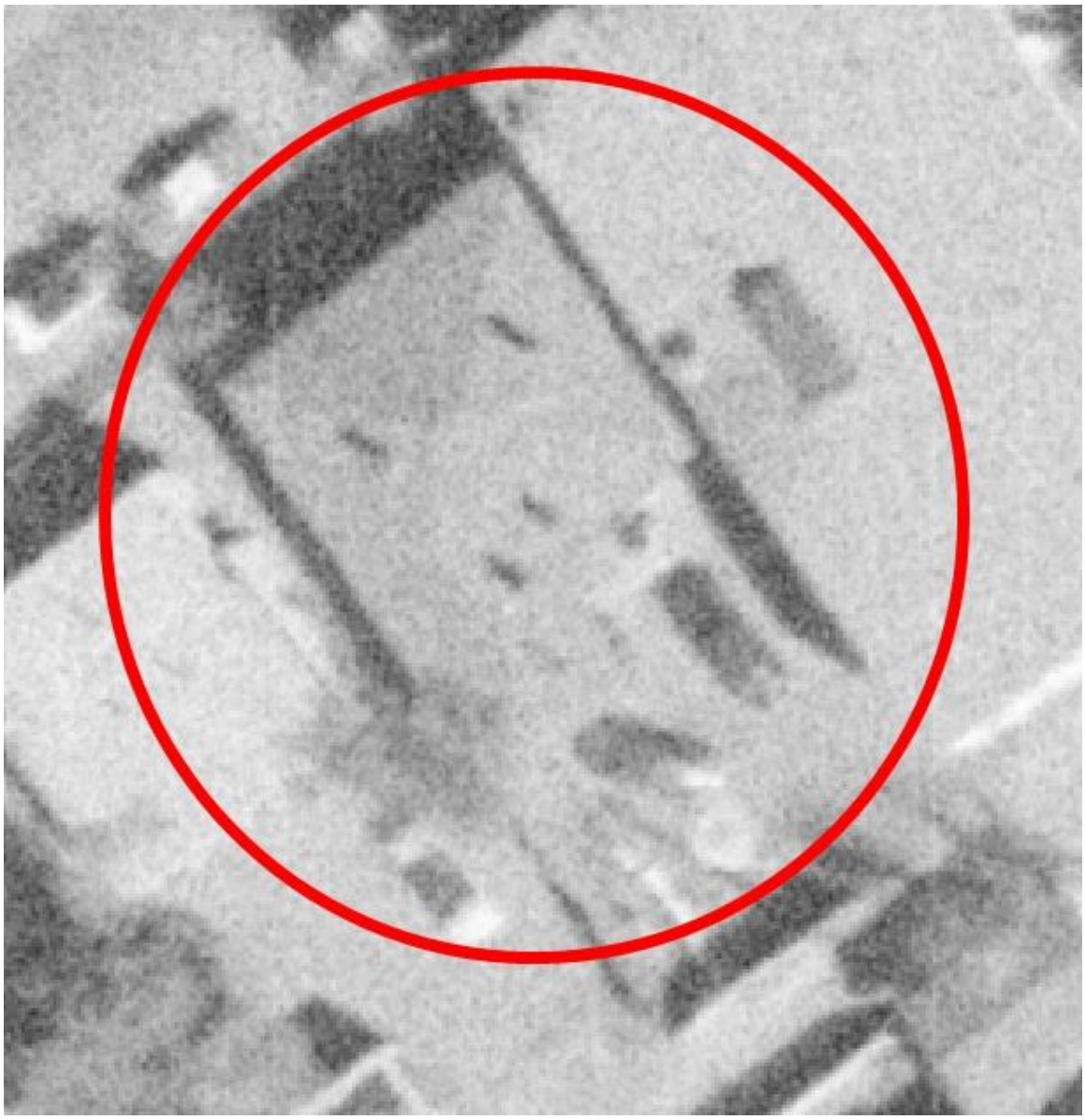

Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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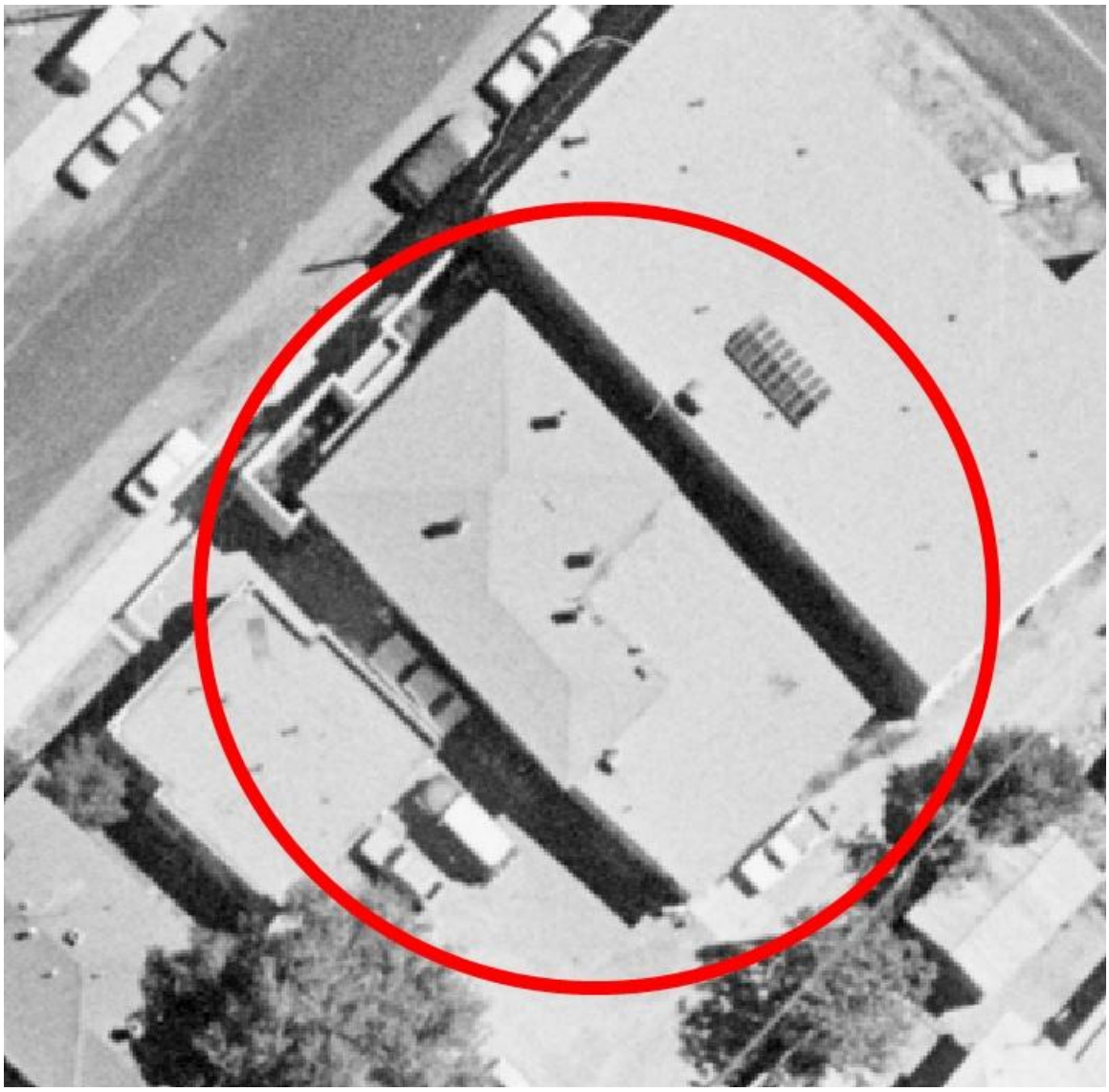


Figure 4: September 11, 1978, Aerial Photograph, Image 60.
Note tacked on façade.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Patrick McQuitty, DDS**	**2. Location:** **308 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number: H-2152** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

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

Photo 2: North and west elevations.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Patrick McQuitty, DDS**	**2. Location:** **308 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number: H-2152** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: West and south elevations.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental/Patrick McQuitty, DDS**	**2. Location:** **308 Garfield Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number: H-2152** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: South elevation.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
V.F.W. Hall Santa Fe, Post 2951	307 Montezuma Avenue Historic Transition District Santa Fe	Santa Fe ID #: H-2709 4. County: Santa Fe Parcel # 12914450

5. Property Type:
_x_Buildings: 1
__Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6849112,-105.9448546

10. Photo Information: John W. Murphey, photographer. Photo 1: View of south (front) elevation, facing north.

11. Brief Description of the Property:

This building's significance needs to be viewed from the perspective that it has served for nearly 75-year use as a V.F.W hall. It presents a plain façade with a vernacular Pueblo Revival appearance. Many aspects of its design are functional additions to a brick residence erected before 1902. The front and east elevations were altered, and a porch of unknown vintage has been removed.

Continued on Page 5.

12. Who uses the property? Fraternal Hall

13. Construction Date:
Date: Current configuration, 1950
_x _Known __ Estimated Source: newspaper accounts

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Veterans of Foreign Wars

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
V.F.W. Hall Santa Fe, Post 2951	307 Montezuma Avenue Historic Transition District Santa Fe	Santa Fe ID # H-2709
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ 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

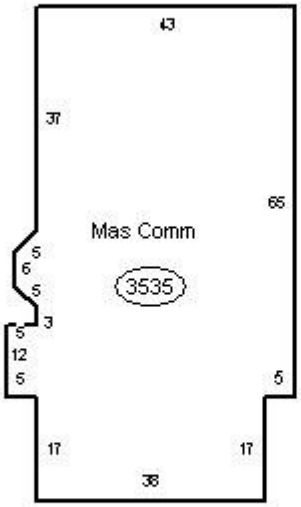
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **V.F.W. Hall** **Santa Fe, Post 2951**	**2. Location:** **307 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2709** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

In 1950, the Veterans of Foreign Wars remodeled an earlier brick residence in this location to serve as its Santa Fe post hall. The front and east elevations were altered to accommodate new openings, and the building took on a Pueblo Revival scheme. It shows to the street a plain façade made mostly of wall. Two asymmetrically placed windows break up the monotony. In between, in raised steel letters, is the building's name: "VFW, POST 2591, Home of the Braves." The east side elevation serves as the main entrance to the hall. It is penetrated with deeper window openings indicating older construction. These hold fixed and steel casements protected by iron bars. Doors are conventional units. The concrete block addition, at a lower height, is trimmed with a simple brick cornice. Its openings are purely functional. While not accessible, limited views of the west elevation of the former residence show segmental arch openings and a bay window. These elements are found in other older brick residences in the district. Since first surveyed in 1984, a porch of unknown vintage was removed from its façade. The fraternal hall holds 3,535 square feet and includes a basement.

Historical Overview

Predating 1910, the original brick residence had six rooms, sat over a basement, and was surrounded by shade trees. It is indicated to be owned by someone with the name Taylor on the 1912 King's map. Just before the sale to the V.F.W., the Armijo family owned it.

Santa Fe attempted to start a V.F.W. post in 1922 but didn't achieve that status until 1934, when it established Post No. 2951. The organization grew more prominent after World War II and built a veterans' housing project, Gran Quivira, on far West San Francisco Street. However, the organization lacked a permanent home.

The Montezuma Avenue site was acquired in the late 1940s and converted into a permanent post hall. Constructed by local contractors Moya & Mignardot, it opened in May 1950 and became known as the V.F.W. Club House. The same year, a new V.F.W. clubhouse opened in Los Alamos. The Santa Fe building held the post's office and served as the site for V.F.W. ceremonies and rituals, including initiations, honor ceremonies, and funerals. It hosted social events, such as spaghetti feeds organized by the women's

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: **V.F.W. Hall** **Santa Fe, Post 2951**	**2. Location:** **307 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2709** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

auxiliary, for members and the public. Over the years, its bar became popular. With diminishing membership, the V.F.W. began to open its hall to outside groups, renting it out for musical and art events.

Evaluation of Status

Potentially upgrade to Contributing for association with the Veterans of Foreign Wars.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

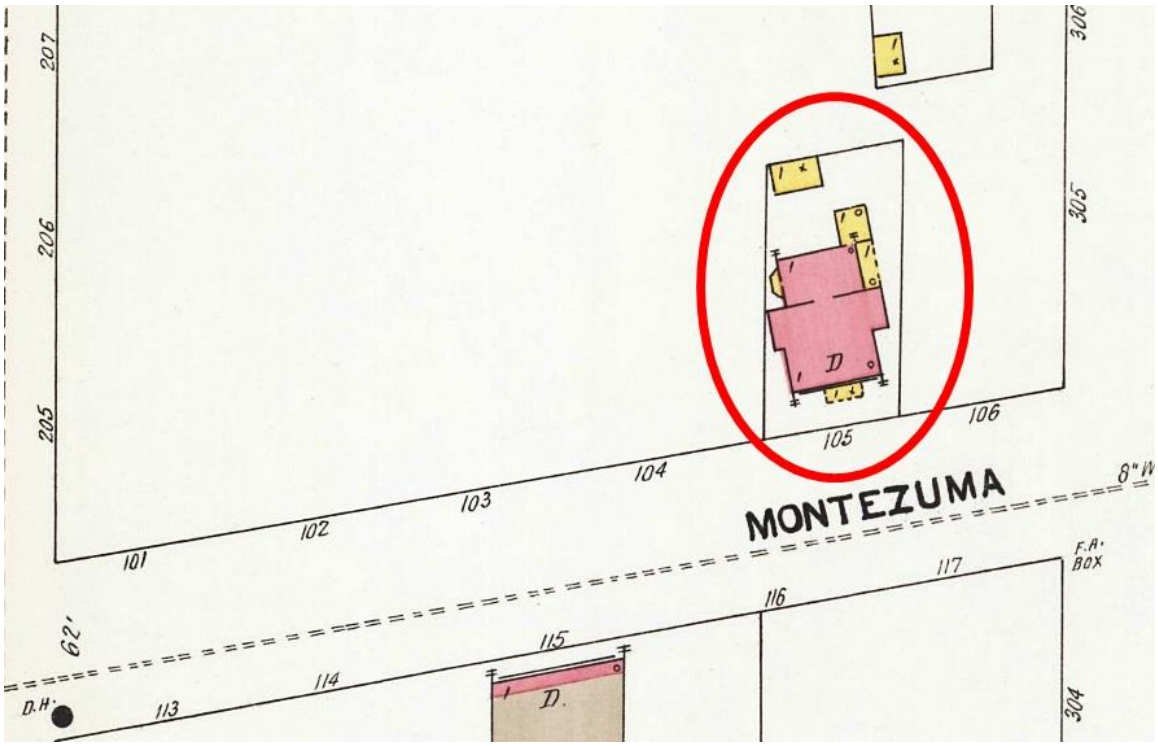


Figure 1: 1902 Sanborn Fire Insurance Map, Sheet 9.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **V.F.W. Hall** **Santa Fe, Post 2951**	**2. Location:** **307 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2709** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

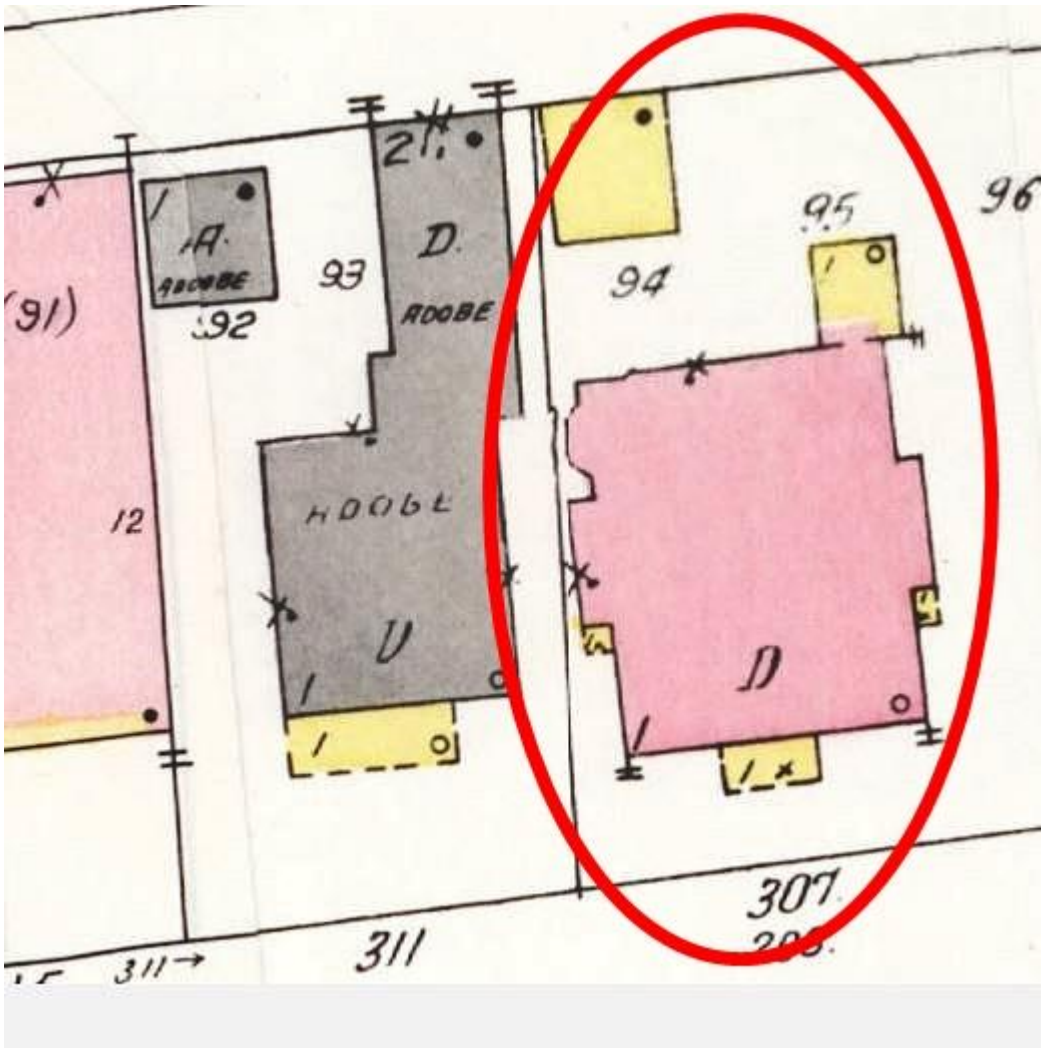


Figure 2: 1948 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **V.F.W. Hall** **Santa Fe, Post 2951**	**2. Location:** **307 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2709** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

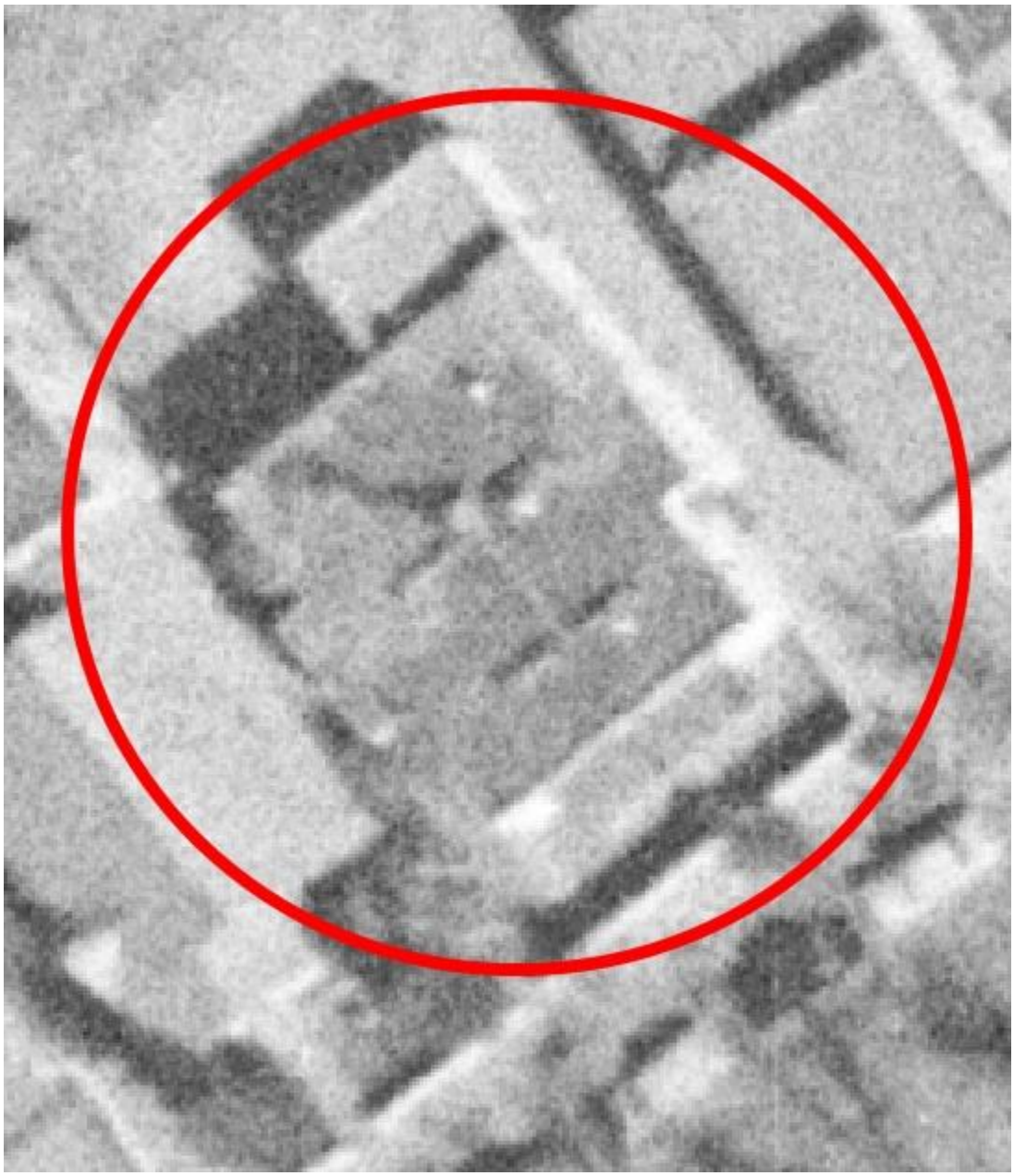


Figure 3: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **V.F.W. Hall** **Santa Fe, Post 2951**	**2. Location:** **307 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2709** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

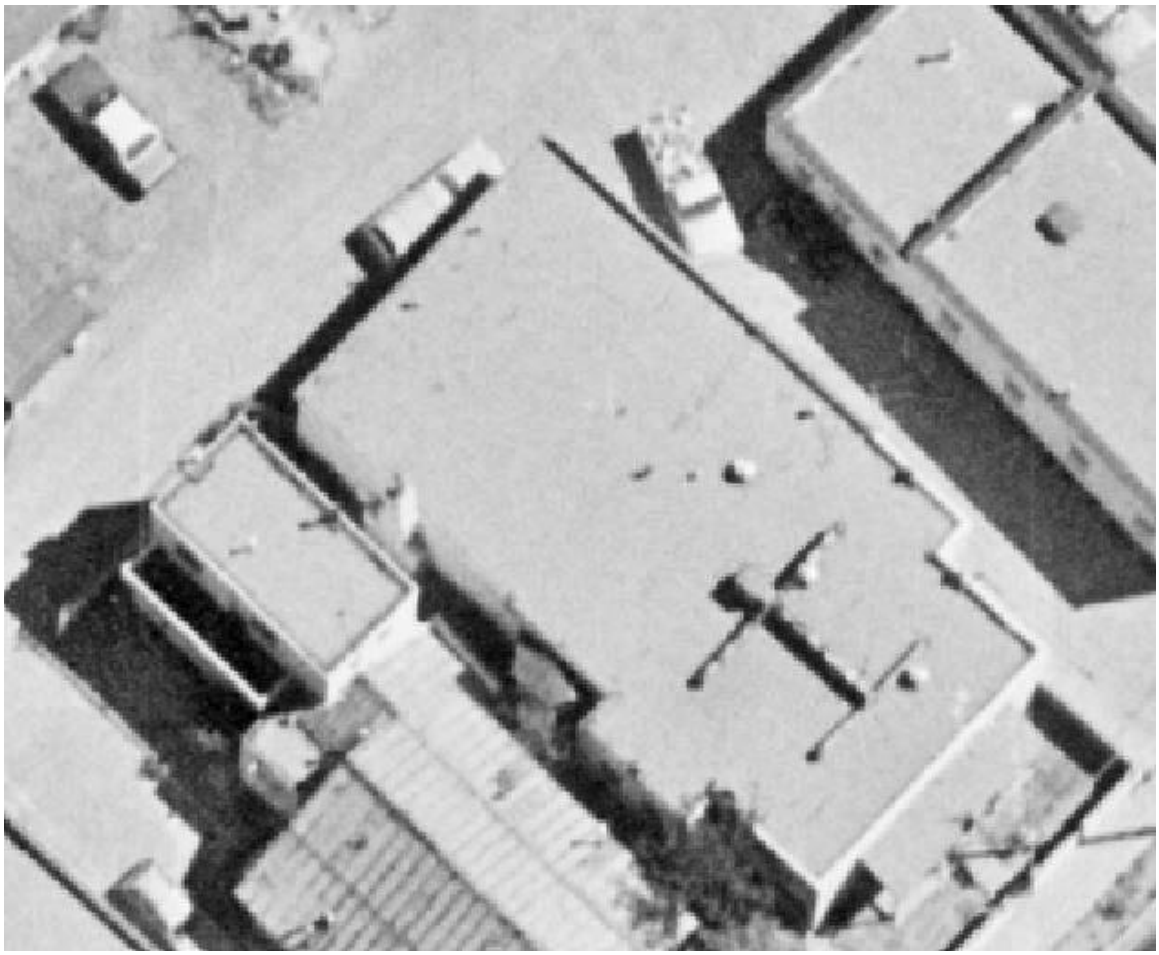


Figure 4: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **V.F.W. Hall** **Santa Fe, Post 2951**	**2. Location:** **307 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2709** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

(All images taken by John W. Murphey, unless otherwise noted)

Photo 2: East elevation.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **V.F.W. Hall** **Santa Fe, Post 2951**	**2. Location:** **307 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2709** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: East and north elevations.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **V.F.W. Hall** **Santa Fe, Post 2951**	**2. Location:** **307 Montezuma Avenue** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID # H-2709** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 4: West elevation.
Note projecting bay in background.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Duran House/Aztec Street Compound**	**2. Location:** **311 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-517** **4. County: Santa Fe** **Parcel # 10651520**

5. Property Type:
_x Buildings: 1
__Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1993
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6856475,-105.9446728

10. Photo Information: Giulia Caporuscio, photographer. **Photo 1: View of south (front) elevation, facing northeast.**

11. Brief Description of the Property:

Likely erected in the 1910s, the Duran House is an excellent example of an adobe version of a traditional Craftsman bungalow. It started as a five-room dwelling but has been used over the years as offices, a gallery, and a music and book store before being converted to a vacation rental. This particular example shows a typical double-gable design and retains the style's characteristic windows.

Continued on Page 5.

12. Who uses the property? Vacation rental

13. Construction Date:
Date: 1910s
_ _Known _x_ Estimated **Source:** newspaper accounts, city directories, property records

14. Setting:
__ Suburban __ Rural _x_ Village __ Urban **If Urban: _x_ Commercial __ Industrial _x_ Residential __Public**

15. Relationship to Surroundings: **_x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: The Rail Houses LLC

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: _x_ Significant __ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Duran House/Aztec Street Compound	311 Aztec Street Historic Transition District Santa Fe	Santa Fe ID #: H-517
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat x__Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

One, stucco-clad stack, east side

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
_x_Bungalow/Craftsman	__ International	__ Neo-Classical	__Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

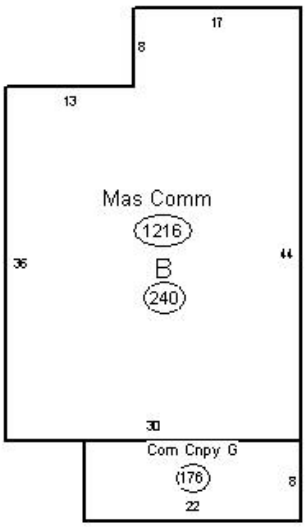
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Duran House/Aztec Street Compound**	**2. Location:** **311 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-517** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Architectural Description

Set back from the street is an adobe version of a traditional Craftsman bungalow. Likely erected in the 1910s, it presents a front-gabled form with a low-pitched roof and a second gable over the porch. Heavy stuccoed columns, topped with almost comically undersized hobble-skirt wood posts, support the porch. The roof rafters are exposed with raking boards cut at an angle. Approached from the west, the porch landing leads to a 15-light door topped with a divided light transom and flanked by sidelights. Adjacent is an opening holding a centered 8/1 sash, bracketed by narrow 4/1 single-hung windows. A small cross gable pushes out from the east elevation, with a stuccoed chimney stack rising from its ridge. The house is fenestrated with an asymmetrical display of windows. They are single and grouped, consisting of narrow, 3/1 wood sash characteristic of the style. The rear elevation's originally open porch has been enclosed, with a secondary storage volume added. The adobe is finished with cementitious stucco tinted in a yellow tone. A gravel drive along its east exposure leads to a secondary dwelling that, while appearing historic, post-dates 1978. The building has not changed demonstrably since last surveyed in 1993.

Historical Overview

The most impressive of several bungalows along Aztec Street, the house is associated with its first known owners, Bernardino (Benjamin) and Alice Duran. Married in 1923, the couple lived in the home from that year through the 1940s. Bernardino worked as a salesman for the Santa Fe Motor Co. at their showroom at 419 Sandoval Street, just a few blocks away. The Moya family later owned the house. Following the pattern which resulted from changed zoning under the Business-Capitol District, it converted to office use in the 1990s. It went through several subsequent businesses, including art galleries (first Megan Fox) and later a music and book store. Currently, it works as a vacation rental. It retains much of its integrity and is an excellent example of its type.

Evaluation of Status

Maintain Significant status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Duran House/Aztec Street Compound**	**2. Location:** **311 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-517**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

Illustrations

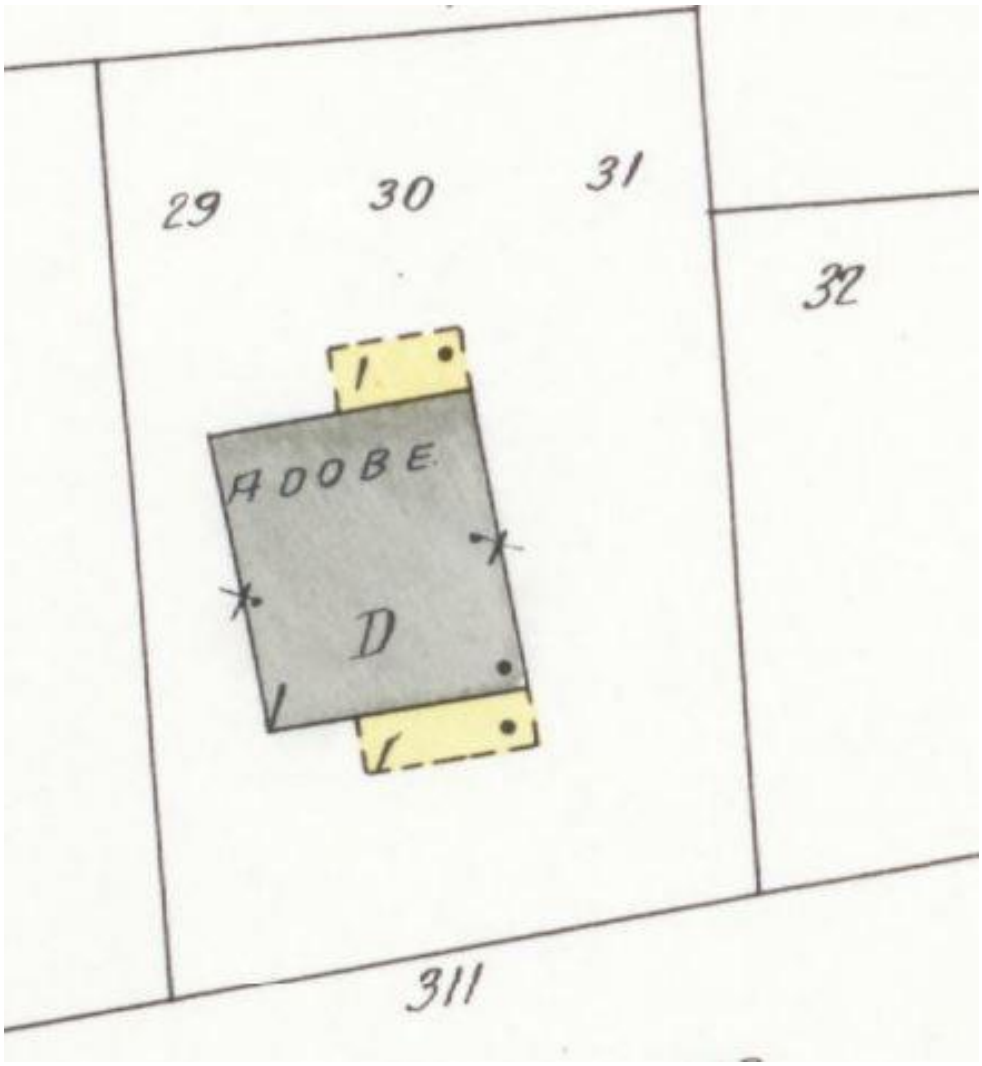


Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 13.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Duran House/Aztec Street Compound**	**2. Location:** **311 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-517**
		4. County: Santa Fe
		5. Date of Survey: **June 24-26, 2022/** **September 12 & 17, 2022**

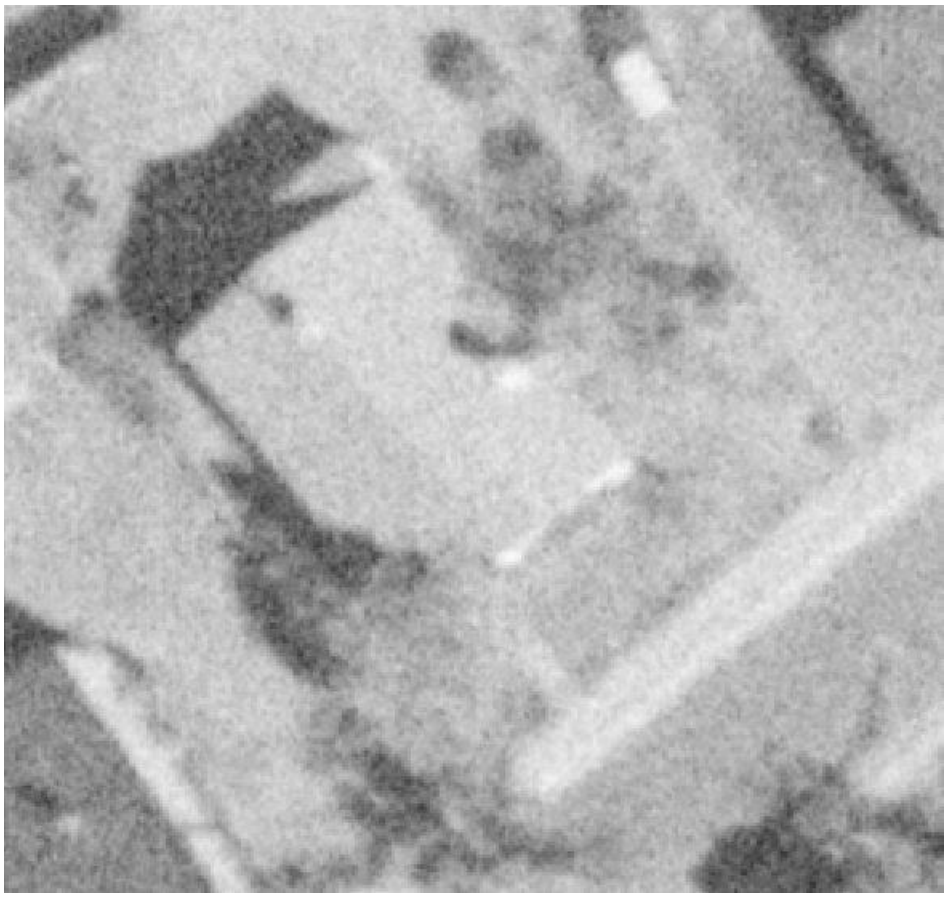


Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Duran House/Aztec Street Compound**	**2. Location:** **311 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-517** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

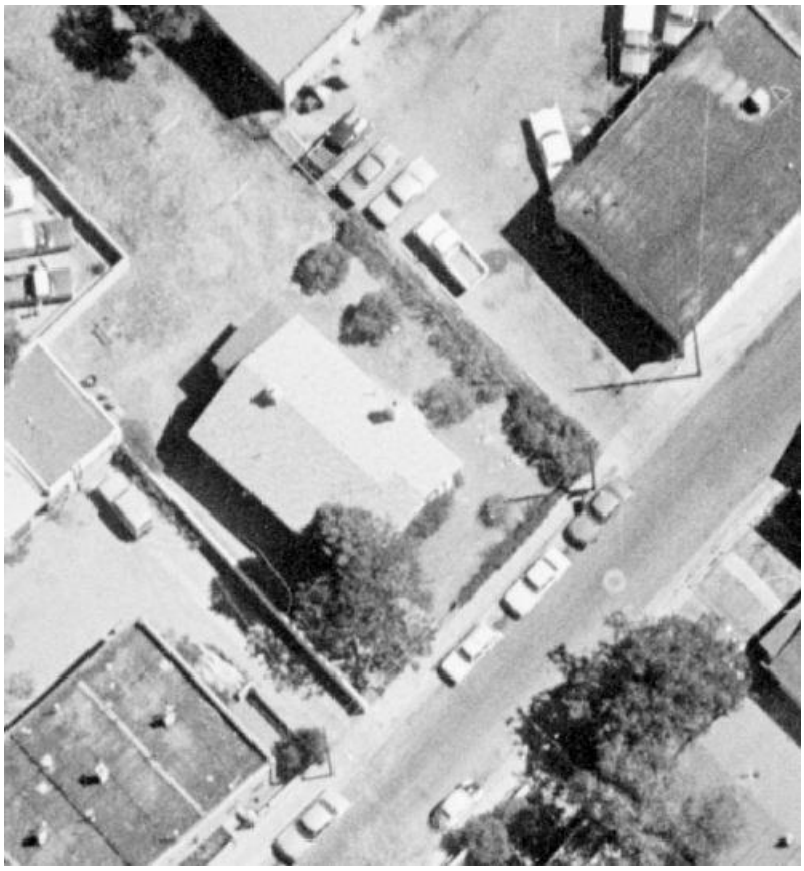


Figure 3: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Duran House/Aztec Street Compound**	**2. Location:** **311 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-517** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Survey Photographs

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

Photo 2: Front (south) elevation.
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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Duran House/Aztec Street Compound**	**2. Location:** **311 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-517** **4. County: Santa Fe** **5. Date of Survey:** **June 24-26, 2022/** **September 12 & 17, 2022**

Photo 3: East elevation.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Gonzales/Rodriguez House**	**2. Location:** **310 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-516** **4. County: Santa Fe** **Parcel # 10898560**

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

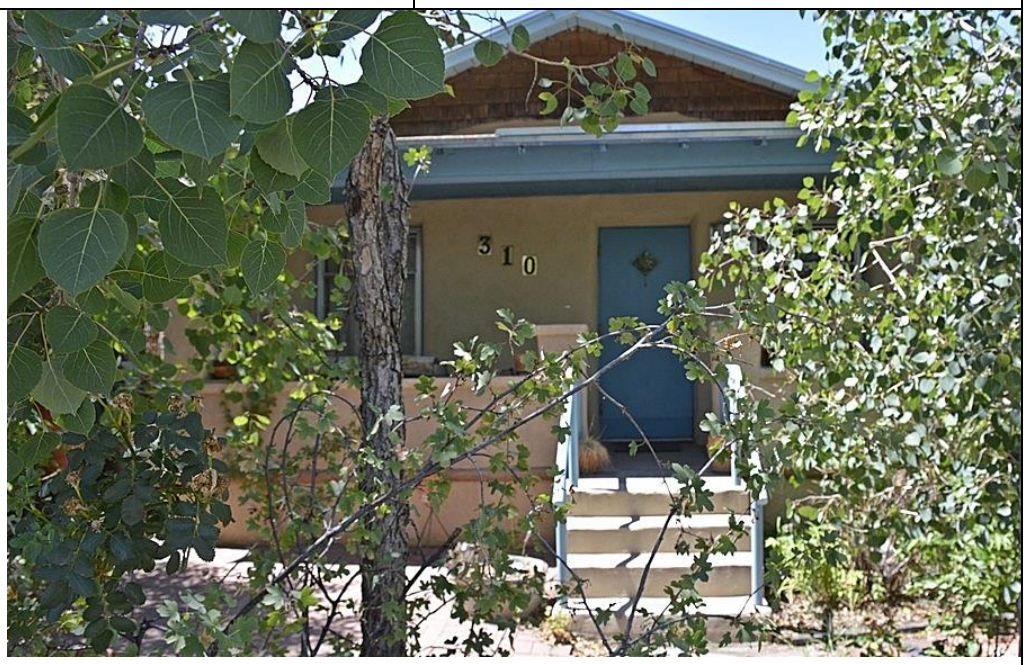
6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6852731,-105.9446845



10. Photo Information: John W. Murphey, photographer. **Photo 1: View of north (front) elevation, facing south.**

11. Brief Description of the Property:

One of the few remaining residential-use buildings in the district, this small bungalow was first owned by Merced Gonzales, who worked as a barber at the O K Barber Shop on West San Francisco Street. It is a good example of a modest bungalow from the original residential block development. It is, however, not of the Significant level of which it is currently designated.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: 1920s
_ _Known _x_ Estimated **Source:** Sanborn Fire Insurance Maps, newspaper accounts, city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: Carlos Ramirez

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: _x_ Significant __ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Gonzales/Rodriguez House	310 Aztec Street Historic Transition District Santa Fe	Santa Fe ID #: H-516
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: _x_Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys

One brick stack, east

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
_x_ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	_ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

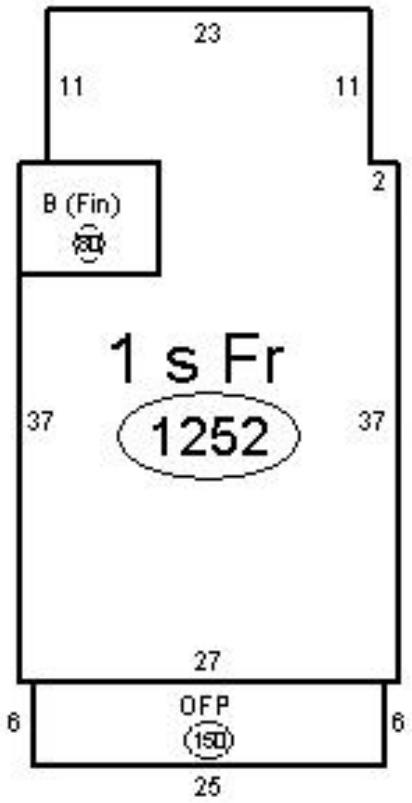
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Gonzales/Rodriguez House**	**2. Location:** **310 Aztec Street** **Historic Transition District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-516**
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

Architectural Description

One of four medium-pitch roof bungalows on the south side of Aztec, this building likely dates to the 1920s. At one story and enclosing roughly 1,252 square feet, it is simple in design and detail. Now mostly obscured by trees, its façade is divided evenly into a centered door flanked by tall windows. The painted blue door is wood and cut with diamond vision light. The windows hide behind aluminum storm units. They appear to be the same 1/1 wood sash recorded in 1997. As with all windows around the house, these windows terminate with stuccoed sills. A hipped-roof porch spans the façade, making a space already dim (due to its north orientation) even darker. A low balustrade capped with projecting coping encloses the porch. At each end are uncomplicated stuccoed posts supporting it. Its edges are stitched with projecting rafters. Shingles are tacked to the gable end above. The side elevations are flat and have an array of functional windows set deep within the adobe walls. Obscured by storm windows, they appear to be 1/1 wood sash. An enclosed porch dominates the rear elevation. This element shows on the 1930 Sanborn map. The frame structure has a tall bulkhead supporting a ribbon of six-light wood casements. Like the front porch, a hipped roof with visible rafters shelters the area. A brick chimney rises above the roof at the southeast corner of the house. Little has changed to the building since first surveyed in 1984.

Historical Overview

One of the few remaining residential-use buildings in the district, this small bungalow was likely an investment property financed by Danish-born Santa Fe hotel operator P. F. Herlow. Its first known owner, Merced Gonzales, worked as a barber at the O K Barber Shop on West San Francisco Street. The 1930 census recorded Merced owning the home, then worth $3,000. The household included his wife, Maud, and three children: John, Merced, Jr., and Fred. The house remained with the family until the 1940s. At one point in that decade, it was split into two rentals. In the 1950s, it came back into private ownership with the Gomez family. Bucking the trend of Business-Capitol District rezoning, it remains a private residence.

Evaluation of Status

It is unclear why the house is designated Significant; potentially downgrade to Contributing.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: June 24-26, 2022/ **September 12 & 17, 2022**

Illustrations

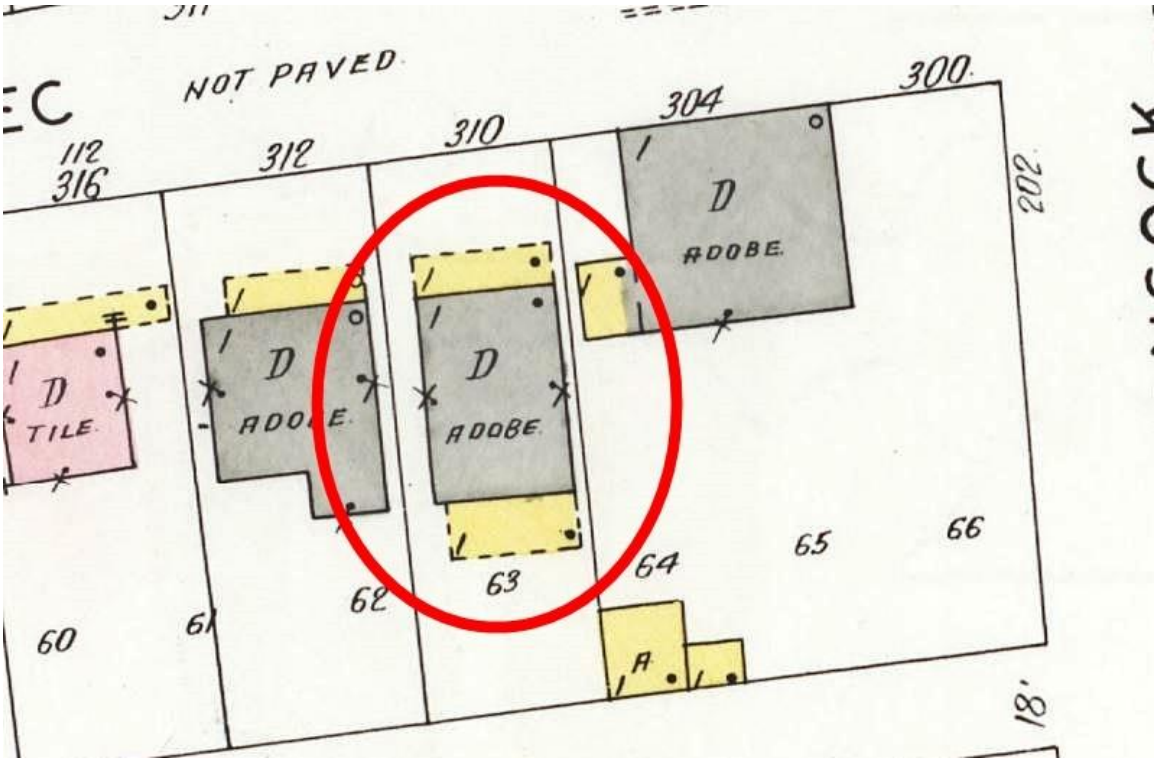

Figure 1: 1930 Sanborn Fire Insurance Map, Sheet 13.

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

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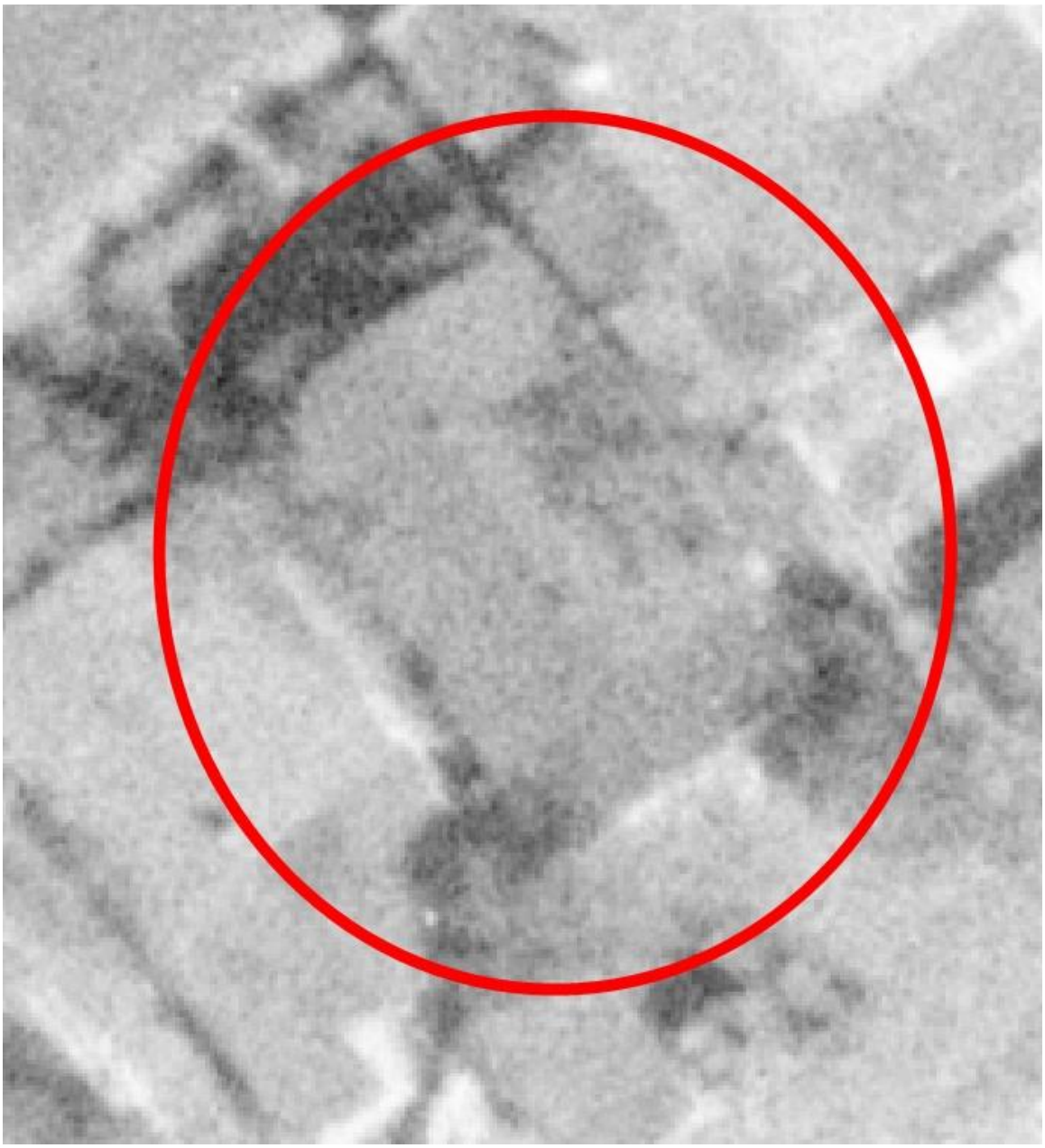

Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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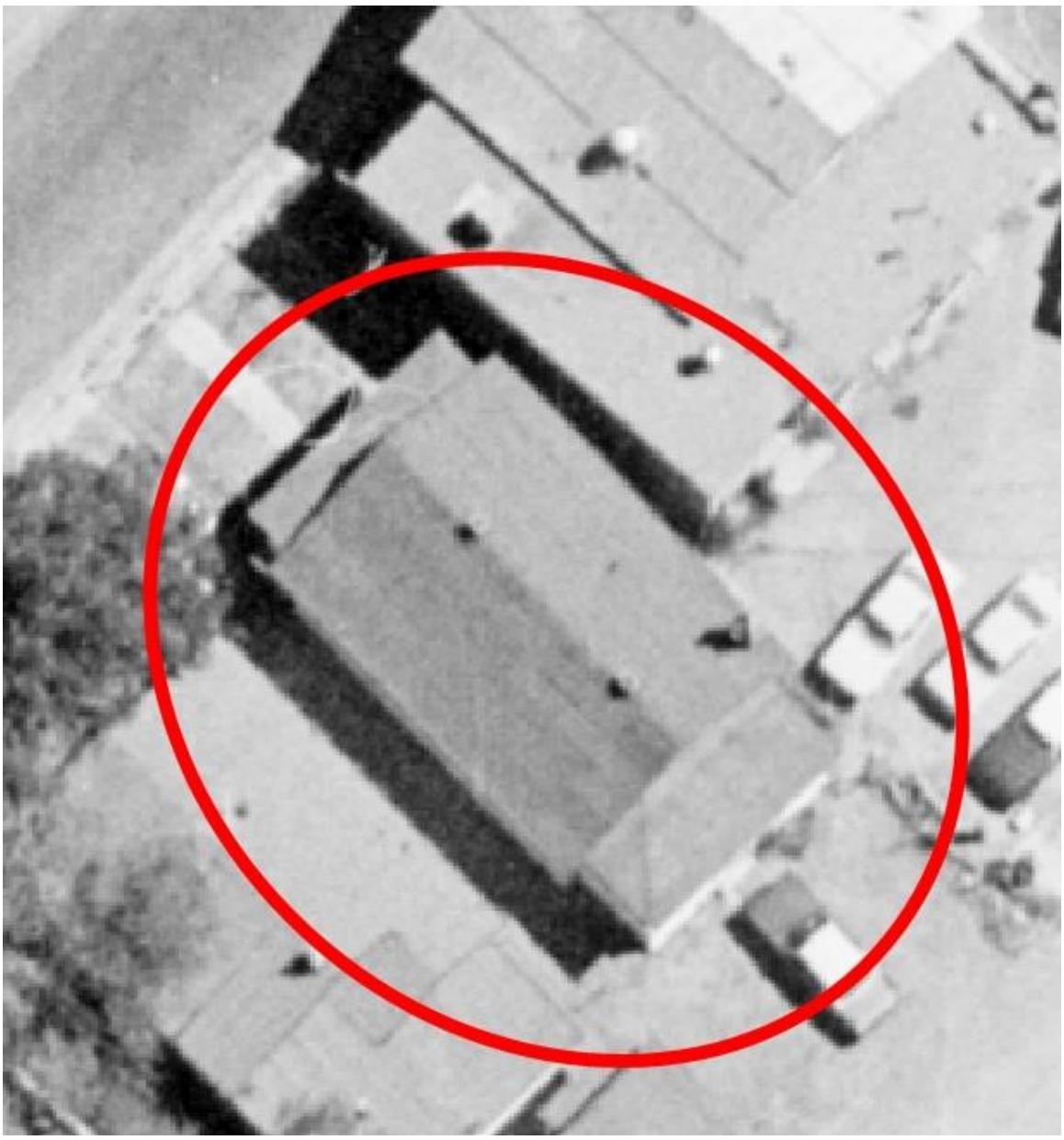

Figure 3: September 11, 1978, Aerial Photograph, Image 60.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by John W. Murphey and Giulia Caporuscio, unless otherwise noted)

Photo 2: West elevation.
Camera facing southeast.
Giulia Caporuscio.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: South elevation.
Camera facing north.
John W. Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Santa Fe Fire Station No. 2/ Montezuma Building	301 Montezuma Avenue Historic Transition District Santa Fe	Santa Fe ID #: H-2708 4. County: Santa Fe Parcel # 18602154

5. Property Type:
_x_Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
June 24-26, 2022/
September 12 & 17, 2022

7. Previous Survey Date(s):
_x_Yes: July 1997
__ No:

8. Name of Project:
City of Santa Fe CLG Grant Agreement #35-20.10018

9. Lat/Long:

35.6849112,-105.944444218602154

10. Photo Information: John W. Murphey, photographer. **Photo 1: View of south (front) elevation, facing north.**

11. Brief Description of the Property:

A stuccoed Territorial Revival box, this former fire station was constructed in 1948 to meet the needs of the growing southside. It shows a restrained Territorial Revival exterior with polychromatic brick coping along each side, molded trim, and pedimented window heads. It was designed by John Gaw Meem and Associates and is one of only two known architect-designed buildings in the district.

Continued on Page 5.

12. Who uses the property? Government Building

13. Construction Date:
Date: 1948
_x_Known _x_ Estimated Source: newspaper accounts

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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
505-577-7593/707-583-7819
John@archhistoryservices.com

For City of Santa Fe

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

Current owner: City of Santa Fe

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: _x_ State _x_ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: _x_ Significant __ Contributing __ Non-contributing House __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Historic Transition District

24. Supplemental Forms:

__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Santa Fe Fire Station No. 2/ Montezuma Building	301 Montezuma Avenue Historic Transition District Santa Fe	Santa Fe ID # H-2708
		4. County: Santa Fe
		5. Date of Survey: June 24-26, 2022/ September 12 & 17, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

See Architectural Description
Based on visibility and access during survey

11. Door Types

See Architectural Description
Based on visibility and access during survey

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features: rooftop siren

15. Modifications: x __ No known modifications

See Architectural Description
Based on visibility and access during survey

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

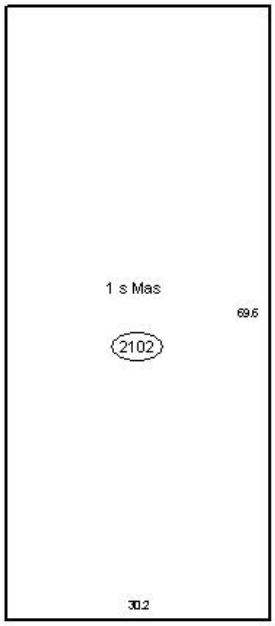
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Office of the Santa Fe County Assessor Field Sketch Plan



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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description

One of the few governmental buildings in the district, this former fire station, showing a restrained Territorial Revival exterior, was designed by John Gaw Meem and Associates in 1947 and erected the following year. It is composed of two boxes, with the taller box facing Montezuma. This elevation is cut with a large opening, historically working as bays for fire trucks. Each bay has a wood panel overhead door. The long side elevations show a nearly uniform arrangement of windows and doors. The windows consist of wood horizontal or double-hung units arranged in wood casings with pedimented heads. Each side includes a half-glass pedestrian door topped with a glass transom. The east elevation once had a secondary bay door, but it was replaced in 1992 with a pedestrian entry. This side of the building has a small, brick-paved plaza. The second box, lower in height, historically contained the kitchen, bunkroom, and rec area for the fire station. Its elevations are divided into three openings on the east and west, holding a combination of doors and windows. The windows are paired six-light casements topped with pedimented heads. The north wall is divided into three openings with the same casement windows. Above are two trough canals draining the roof. Completing the Territorial mode is a polychromatic brick coping along each side of the building. The former firehouse holds roughly 2,102 square feet.

Historical Overview

Planning for a new fire station south of the Santa Fe River began early in 1940. The city planning commission identified the need after finding that the existing fire station — which fit within City Hall on Washington Avenue — was too far away from the growing southside. Fire engines leaving that building, heading south, were often met with congestion around the Plaza. In addition, the commission thought it practical to distribute the city's now four fire engines evenly around town.

The plan for a new fire station was sent to voters in late 1942 as part of a larger bond issue. Though many saw it as critical, the fire station was deferred and placed before voters two years later as a separate $10,000 bond measure. It passed on April 4, 1944, but the project would take another three years to commence. The city selected an

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undeveloped site at the northwest corner of Hancock and Montezuma owned by the municipality.

The project went out to bid in the summer of 1947, with contractor Tom McCurdy winning out of seven bidders with a proposal of $18,840. The design, by John Gaw Meem and Associates (Job File Number 524), was economical and restrained. Santa Fe Fire Station No. 2 was completed the following year.

The fire department was removed from the building during the rezoning of the area. The city attempted to sell the structure in 1987 but was blocked by the council. Rechristened the Montezuma Building, it received a significant upgrade in 1992 under CIP Project #613. Overseen by architect Michael Freeman, who had his office in the nearby Design Center, the $50,000 project developed the brick plaza, renovated the exterior, installed a new roof, and demolished and reworked the interior for new use.

Still, with all the changes, the building communicates its original purpose.

Evaluation of Status

Maintain Significant status, and consider National Register designation.

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Illustrations

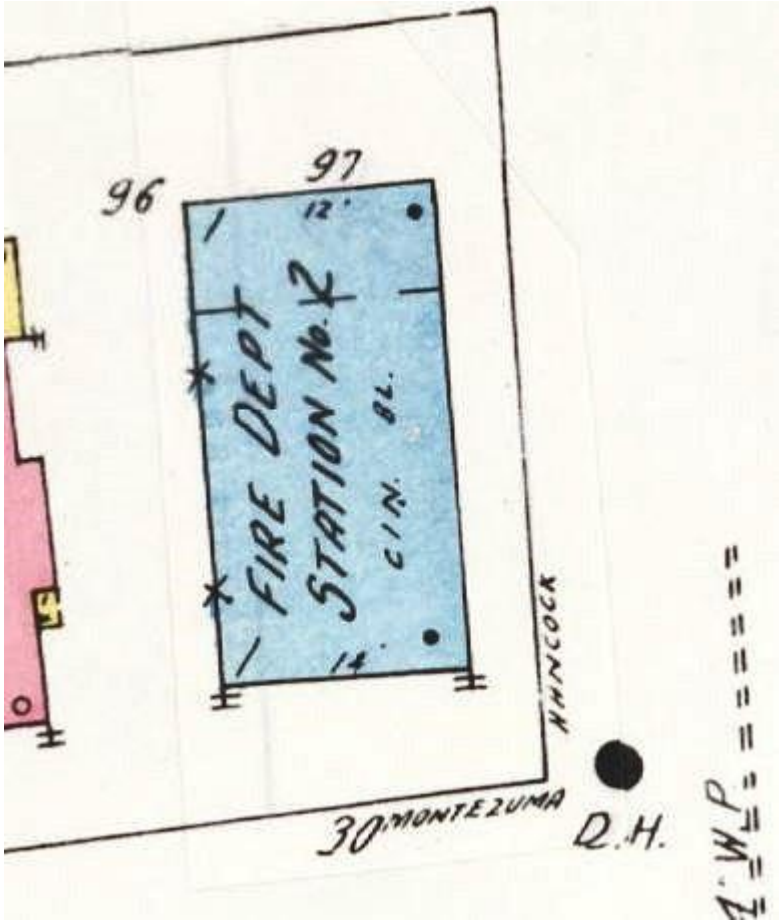

Figure 1: 1948 Sanborn Fire Insurance Map, Sheet, Sheet 13.

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Figure 2: November 10, 1958, Aerial Photograph, Image 4.

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Figure 3: September 11, 1978, Aerial Photograph, Image 60.

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Survey Photographs

(All images taken by John W. Murphey or Giulia Caporuscio, unless otherwise noted)

Photo 2: East elevation.
Camera facing northwest.
John W. Murphey.

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Photo 3: View of south and west elevations
Camera facing northeast.
John W. Murphey.

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Photo 4: West elevation.
Camera facing southeast.
Giulia Caporuscio.

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Photo 5: North elevation.
Camera facing southwest.
John W. Murphey.

City of Santa Fe, New Mexico

memo

DATE: March 28, 2023

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use

---

Case # 2023-006452-HDRB

Address: 523 Armijo St.
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

_x_ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts, Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

At the November 8, 2022, the HDRB designated the main house and garage at 523 Armijo Street as contributing to the Downtown and Eastside Historic District. At that hearing the HDRB designated south elevation of the main residence as contributing. Furthermore, the Board designated the historic stone walls on the property as contributing.

The 1,660 square-foot single-family residence at 523 Armijo Street sits at the convergence of Armijo Street and Tony Street. The applicant is proposing foundation repair on the west elevation, window replacement on the north and west elevations, the use of an epoxy consolidant to the south elevation wooden porch to fix rotting of the wood, the construction of a 12’7” office/laundry addition on the west elevation, repair of existing roof and garage doors, and restucco to match the existing stucco (“El Rey” Sahara).

The proposed addition on the west elevation is proposed to a shed roof to be consistent with the overall character of the home and reminiscent of the historic porch on that elevation. While the addition is not on a primary façade, it will be visible stepped back from the primary façade. The historic porch that will be removed from the west elevation has a shed roof and is constructed of wood.

The proposed elevation will have a blank façade due to the location of a closet on the interior of the addition. As the addition will be stepped back 14’ from the southwest corner of that elevation, and the porch projects an additional 3-4’ from the front façade, the impact of the blank façade will be mitigated. Section 14-5.2(D)(2) states that additions shall have similar materials, architectural treatments and style, features, and details as the existing structure, with which this complies.

RELEVANT CODE CITATIONS:

14-5.2(A)(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.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(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.

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 Primary Façade:

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

14-5.2(E) Downtown and Eastside Design Standards

(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

(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 complimentary 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.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 12/7/22

Property Owner of Record: JENNIFER DOLAN

Applicant/Agent Name: CHRISTOPHER PORUIS

Contact Person Phone Number: 505 699 8525

Site Address: 523 ARMIJO

Proposed Construction Description: ADDITION

TOTAL ROOF AREA:

Zoning District: RC-8

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

Submittals Reviewed with PZR:
☑ Legal Lot of Record ☐ Development Plan ☑ Building Plans ☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
☐ Visibility Triangle Required

Use of Structure: ☑ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes_____

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

Lot Coverage : 39 %
☐Open Space Required:_____

Setbacks:
Proposed Front: EX 14' Minimum: 7'
2nd Front? _____
Proposed Rear: 5' Minimum: 5' (WALL)
Proposed Sides: L EX R EX Minimum: 5'

Height: Proposed EX 15'-2"
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible_____
Minimum: 2

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

CHRISTOPHER PORUIS _____[☐OWNER ☑APPLICANT ☐AGENT]
PRINT NAME

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

SIGNATURE _____ **DATE** 12/7/22

To Be Completed By City Staff:

Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:
☐**Preliminary Approval** ☐**with conditions** ☐ **Rejected**
Comments/Conditions:_____

REVIEWER: _____ **DATE:** ___/___/___

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

Revised 20 November 2020

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

2. Location:
523 Armijo Street

3. Local Reference Number:
151612020

4. County
Santa Fe County, NM

5. Property Type:
X_ Building __ Structure
__ Site __ Object

6. Date of Survey:
June 26, 2006

7. Previous Survey Date(s):
10/2/84
_ No previous survey

8. Name of Project:

9. UTM (NAD27)
Zone:
Easting:
Northing:

Photo:

10. Photo Information **Disk Location:** **View of:** Front Facade (south)

Digital Photography held by City of Santa Fe, 200 Lincoln Ave

11. Brief Description of the Property:
Single Family house in Pueblo vernacular style with log cabin addition on front.

12. Who uses the property?
Private residence.

13. Construction Date:
1922
Date: _X_Known ___ Estimated **Source:** Owner.

14. Setting:

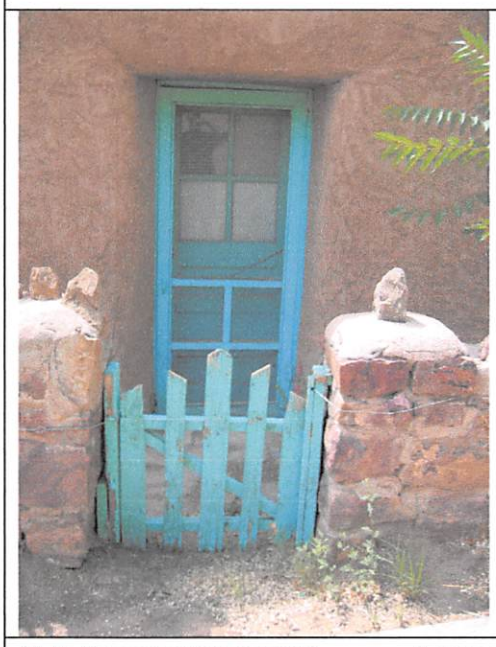
__ Suburban __ Rural __ Village X_ Urban If Urban: __ Commercial __ Industrial X_ Residential __Public

15. Relationship to Surroundings: _ Similar _X_ Dissimilar

Comments: Stucco facades similar to surroundings. Log construction unique to this residence.

HCPI Base Form (FORM 1) *(Continued from other side)*

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



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

Roy Wroth, Urbanist
P.O. Box 1514
Santa Fe, NM 87504

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

Sarah Esquibel

19. Is Property Endangered? __ Unknown __ No X_ Yes **How?** Log cabin is reported to be endangered by advanced rot in wood logs.

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

Describe: Considered an interesting oddity by most observers; some neighbors know the story behind the cabin.

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

Home of Antonio and Mabel Martinez, and their daughter Sarah Esquibel, the current owner. Antonio Martinez was the county assessor and also postmaster. He built the log cabin addition in memory of his years working in the Forest Service.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown X_ No __Yes
If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? _X_ No _Yes
Why?
Lack of architectural or historic interest beyond the local community.

23. National or State Historic District:

Is this property in a historic district? __ Unknown X_ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:

__ None X_ HCPI Detail Form (FORM 2) X_ Continuation Sheets, # pages: __1_____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

2. Location:
523 Armijo Street

3. Local Reference Number:

4. County
Santa Fe County, NM

5. Date of Survey June 26, 2006

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

X_ Adobe _X_ Brick __ Composition _X_ Concrete: Block

__ Concrete: Cast Stone _X_Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp _ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock _X_Stone: Rusticated __ Stone: Tabular

X_ Stucco _ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal X_ Wood: Log __ Wood: Shingle

_X_ Wood: Tongue and Groove ___ Other:

7. Number of Stories: __ N/A
Number: _X_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_ Not visible __ None
__ At Grade _X_ Raised
Materials: _X_ Concrete _X_ Stone
Other: _____
Notes:

9. Roof: __ N/A
Shape: _ Flat __ Gabled
_X_ Hipped __ Pyramidal
__ Shed Other:
Pitch: _ None X_ Low
__ Medium __ Steep
Features: X_ Eave _ Parapet
Materials: _ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
_X_ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
See Attached Inventory.			

11. Doors __ N/A

Type	Style	Material	Number
See Attached Inventory.			

12. Chimneys
(describe whether interior or exterior and material)

One brick chimney with formed metal decorative cap.

13. Porches __ N/A

Type: X_ Entry X_ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features

Log cabin room on front incorporates covered entry porch, and sits on field stone foundation; concrete block parapet and wood canales on log cabin; small eaves, wood fascia and trim, gutters and downspouts on main roof; Side porch in half-height tongue and groove siding with screens above, on stone foundation; garage with diagonal tongue and groove hinged doors, connected to house by an open lean-to structure; and low stone yard walls with rough stone crenellations.

HCPI Detail Form (FORM 2) *(Continued from other side)*

15. Modifications: __ No known modifications

#1 Log cabin replaces sleeping porch **Date:** c. 1936 **Known_X Estimated__ Source:** Owner.

#2 Replacement of windows and some doors **Date:_** 1940s-80s**__Known _ Estimated_X_ Source:**

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	X_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	_ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	_X_ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes

The house is Pueblo Vernacular with an anomalous log cabin addition.

17. Documents Available and Their Locations

SITE:

18. Attached or Associated Properties Garage.

Are associated properties eligible for listing? No.

19.Site Plan:

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property)	**2. Location:** 523 Armijo Street	**3. Local Reference Number:**
		4. County Santa Fe County
		5. Date of Survey June 26, 2006

Window Inventory

West:

Steel Casement pair, 1x3, with 2x1 fixed panes above.

South:

1 steel casement assembly, plate glass flanked by 1x4 casements, with 4x1 fixed panes above
In log cabin: 4 wood double-hung 3 over 1 with screens, sill drip edges, and wood trim

East:

Aluminum slider, wood sill

Door Inventory

South:

Wood entry door, stile and panel, half lite, decorative screen door

East:

Wood entry door, stile and panel, 2x2 half lite, screen door.

523 Arroyo

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING SUMMER OF 2006. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAVE NOT BEEN ADOPTED BY THE HISTORIC DESIGN REVIEW BOARD. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 10/06.

PLEASE SEE DAVID OR MARISSA FOR MORE INFORMATION OR CLARIFICATION.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H474

building threatened? yes	surveyed date 10/2/84 by SL	county SANTA FE	ID no. 2020 05161 ~~2039~~
field map SFHD #2	number ~~2039~~ 2020	UTM reference zone 12 13	easting northing

location description: 523 ARMIJO

city/town: SANTA FE

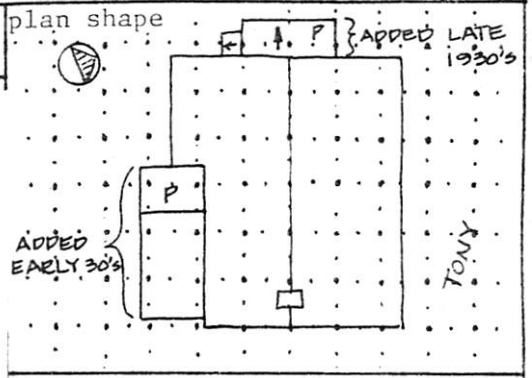
land ~~grant/reservation~~

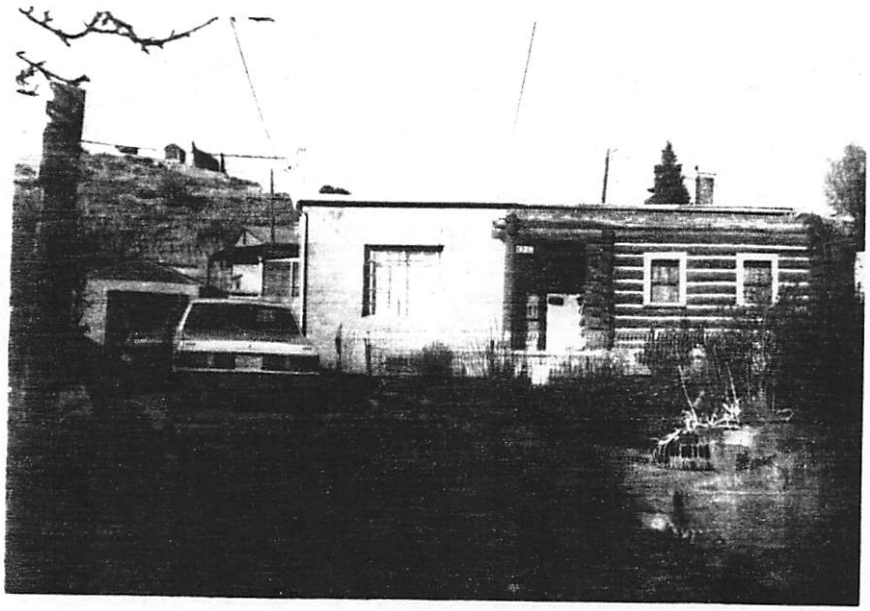
building name: N.A.

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by SL no.	negative nos.	loc. of neg. HPB

plan shape





date of construction: ___ estimate ___ actual

source

use
present: ✓ residential
other ___
historic: ✓ residential
other ___

condition
___ excellent ___ good
✓ fair ___ deteriorating

degree of remodeling
___ minor ✓ moderate ___ major
describe: ADDITION OF PORCH (W.) & LOG CABIN

NMUV

(LOG CABIN - STONE; HOUSE UNK.)

wall material/surface: ADOBE/LOG/STUCCO

architectural features: 1 story with partial basement on S. end; Low gable rf. w/ ext'd eaves w/ alum. gutters, brick chimney, Log Cabin Addition has lower flat rf. line w/ conc. blk. on parapet, canal on E.; thick mortar chinking between horizontally laid logs; windows: flush & reces'd, alum. sliding & single casemt., metal casemt, & wd. 3/1 in log cabin; doors: reces'd, wd w/ 4 lights; W. porch has stone foundation exp'd 1½ ft. fr. ground level, wd. frame construction & enclosed w/ screens; low stone wall along E. & SE front.

surroundings: RESIDENTIAL

relationship to surroundings
___ similar ___ not similar

district potential
✓ yes ___ no

significance
___ eligible ___ of interest ✗ none
if eligible, why?

comments: SARAH E.'s parents, Antonio & Mable Martinez, purchased house from Selligman; Sarah born in house; Log Cabin built because Antonio had worked for the Forest Service at one time and had missed living in a cabin.

associated buildings? ✓ yes
what type? GARAGE & LEAN-TO
if inventoried, list ID nos.

OWNERS: SARAH & JUAN ESQUIBEL

see back? ___ yes

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Tuesday, March 21, 2023

RE: 523 Armijo
Enclosed (1) 24”x36”

A-1	Site Plans Existing and Proposed	11/30/22
A-2	Floor Plans Existing and Proposed	11/30/22
A-3	Elevations Existing and Proposed	11/30/22

COLOR SWATCHES
PZR

Dear Carly Piccarello and
Members of the Historic Districts Review Board

After your decision about primary elevations. We hereby request your review and approval of the proposed changes at 523 Armijo. These changes are as follows:

1. On the west elevation Shore up the foundation to slow the cracking and restucco in matching color
2. On the west elevation Replace the non compliant Aluminum slider with a double casement in color to match other windows
3. Add epoxy consolidant to the logs where we encounter rot and paint to match the rest of the wood
4. On the north elevation Replace the non compliant Aluminum slider with a casement window in color to match other windows
5. Place a 12’7” tall foot tall office/laundry addition on the west side of the building
6. Repair the garage door so that it will swing freely
7. Interior remodel of the kitchen and bathrooms
8. repair the existing roof and repaint
9. Repair and restucco to match existing cementitious stucco el rey Sahara

Please call if you have any questions on the project 982-5461
Sincerely,

Christopher Purvis.

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N.M.
87505 Tel 505-982-5461 E Mail Architect@ACP-ART.com

A. CHRISTOPHER PURVIS
ARCHITECTS

Sahara Stucco

Window color

MAIN HOUSE HEATED	1660 SQFT
PORTAL/PORCH	175 SQFT
GARAGE	245 SQFT
SHED	122 SQFT
ADDITION PROPOSED	250 SQFT
TOTAL ROOFED AREA	2447 SQFT
LOT AREA	6290 SQFT
LOT COVERAGE	39%

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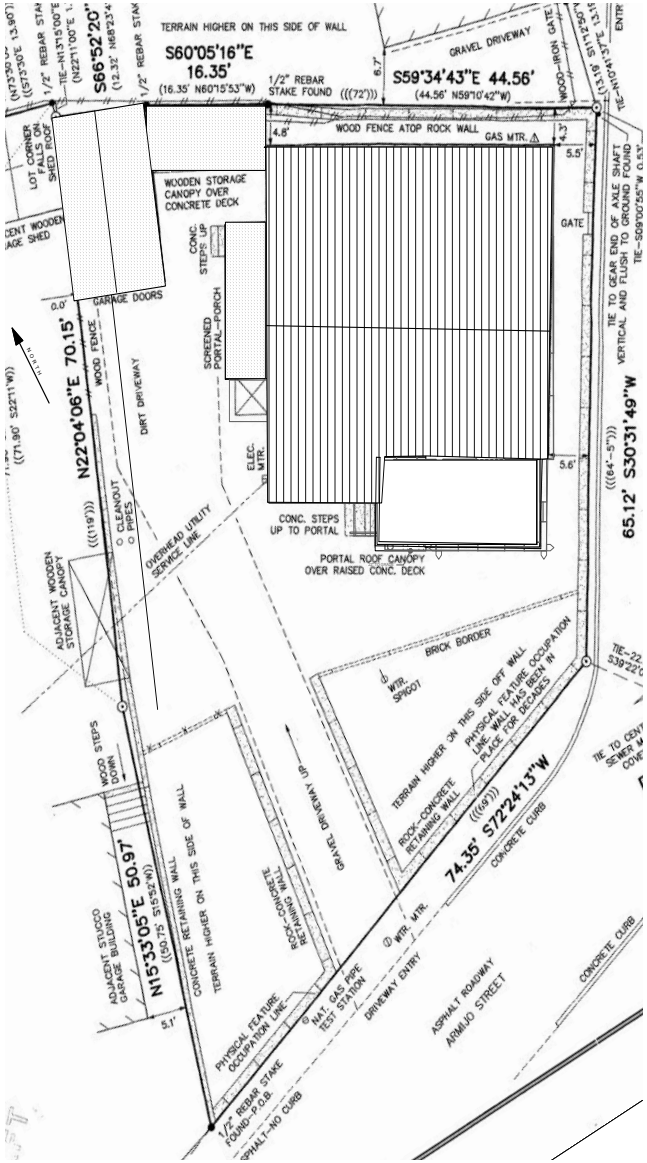

1 SITE PLAN EXISTING
Scale: 1/8" = 1'-0"

MAIN HOUSE HEATED	1660 SQFT
PORTAL/PORCH	175 SQFT
GARAGE	245 SQFT
SHED	122 SQFT
ADDITION PROPOSED	250 SQFT
TOTAL ROOFED AREA	2447 SQFT
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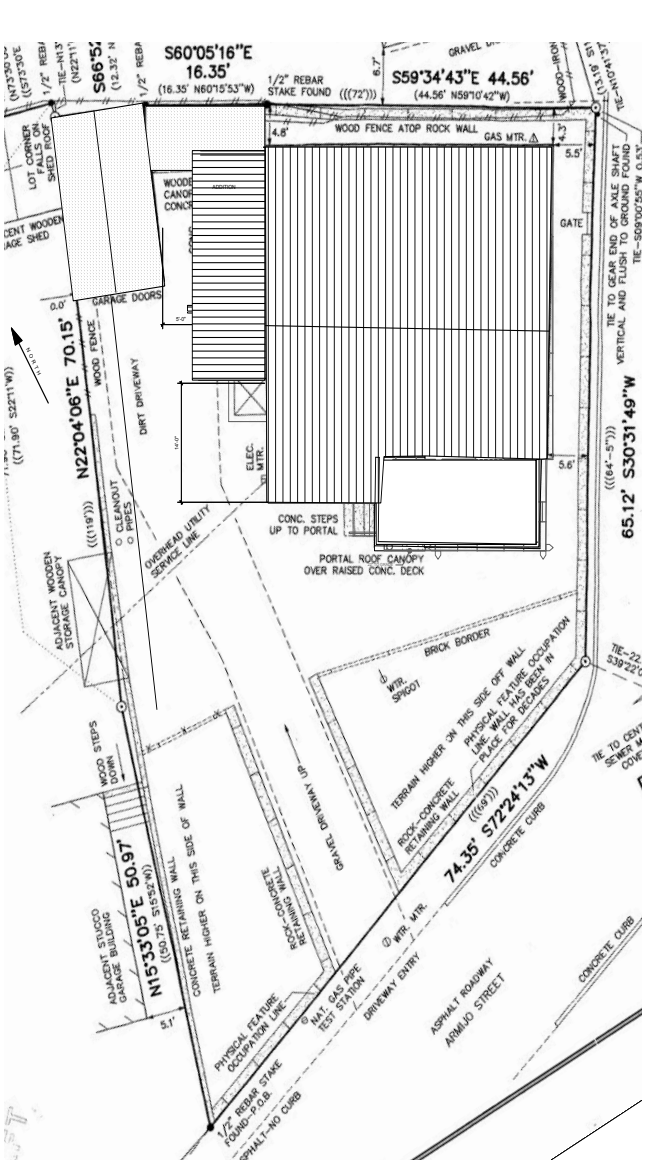


1 SITE PLAN PROPOSED
Scale: 1/8" = 1'-0"

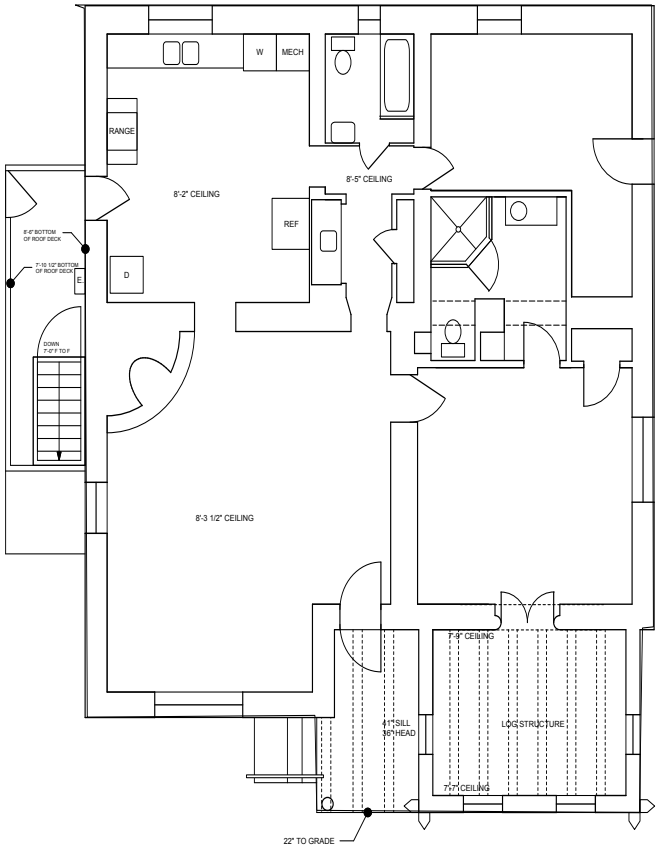
A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

ARMIJO REMODEL
523 ARMIJO
SANTA FE , NEW MEXICO

HDRB 3/21/23
HDRB 11/30/2

A-1

JOB NO. 4448



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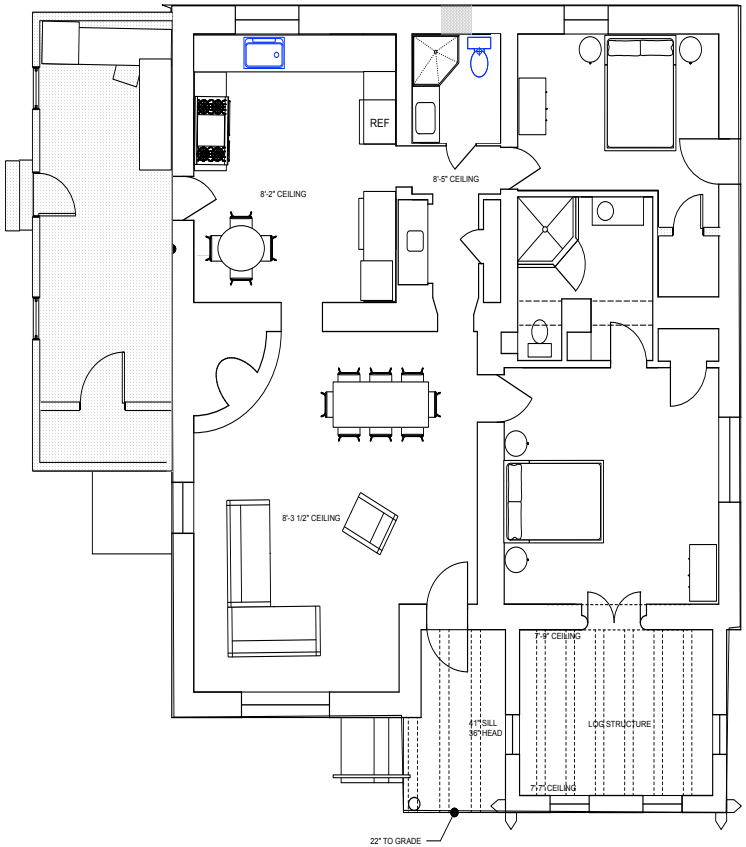


1 FLOOR PLAN PROPOSED
Scale: 1/4" = 1'-0"

SHORE UP SETTELMENT AREAS ALONG THIS SIDE OF THE HOUSE

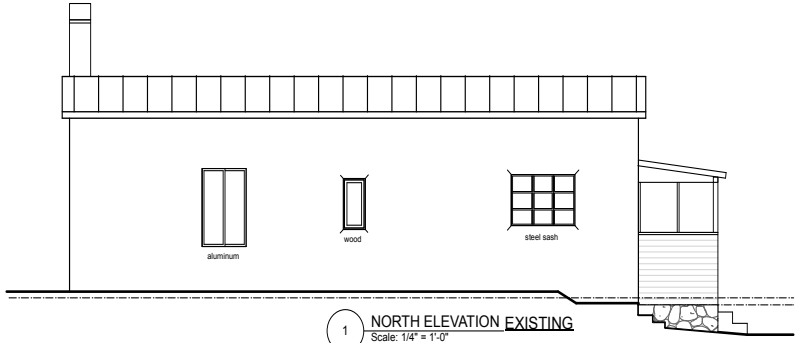
A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

ARMIJO REMODEL
523 ARMIJO
SANTA FE , NEW MEXICO

HDRB 11/30/22

A-2

JOB NO. 4448



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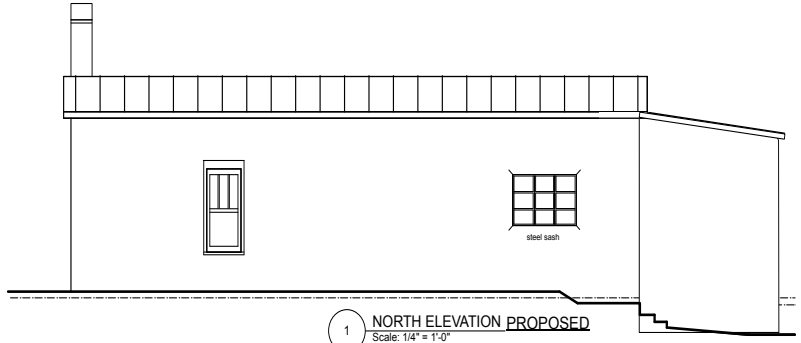

1 NORTH ELEVATION PROPOSED
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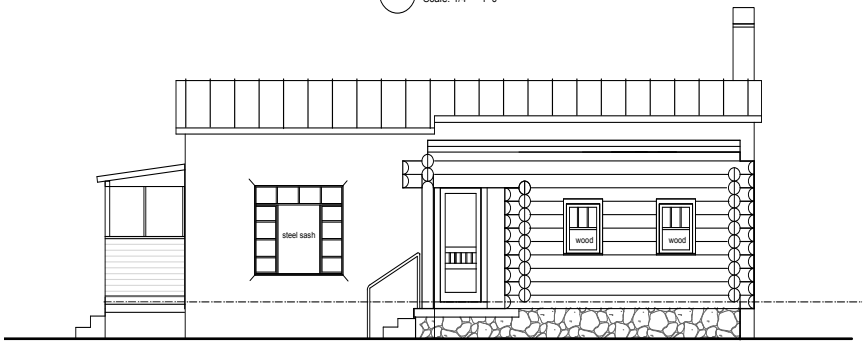

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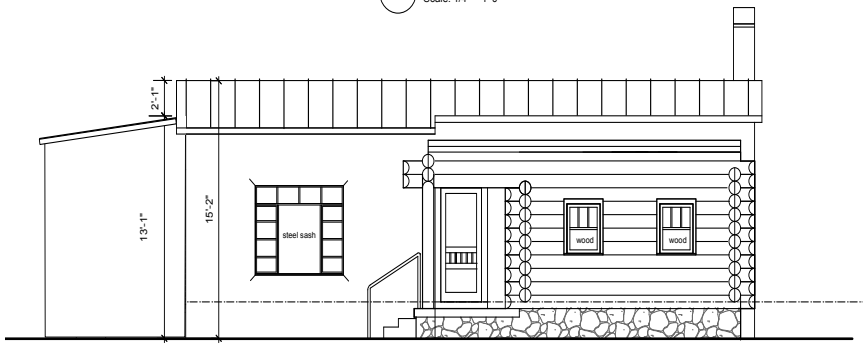

1 SOUTH ELEVATION PROPOSED
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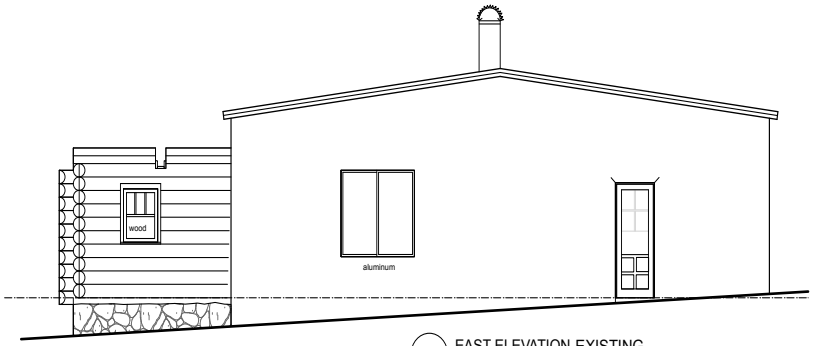

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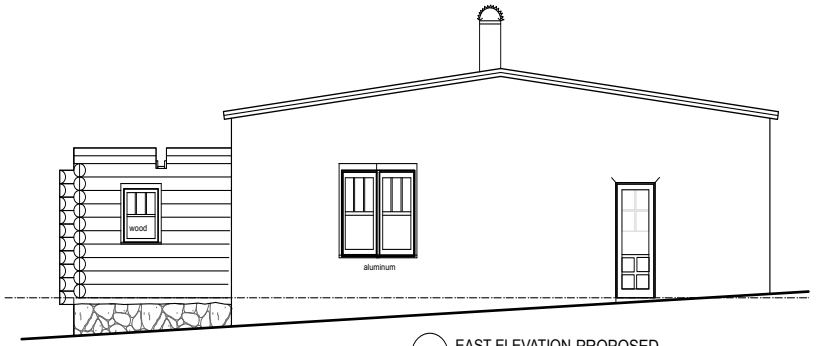
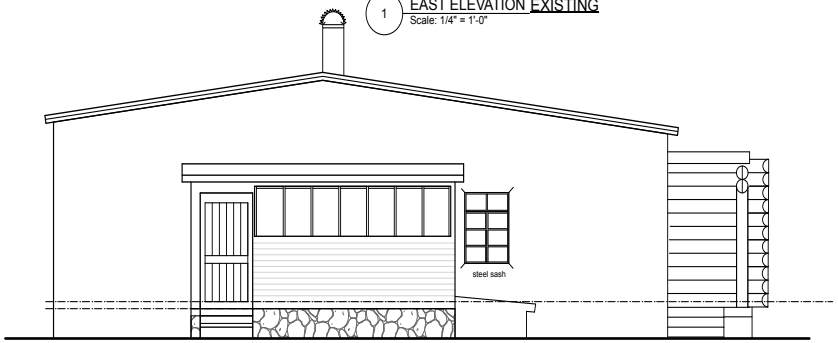
Scale: 1/4" = 1'-0"



1 EAST ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



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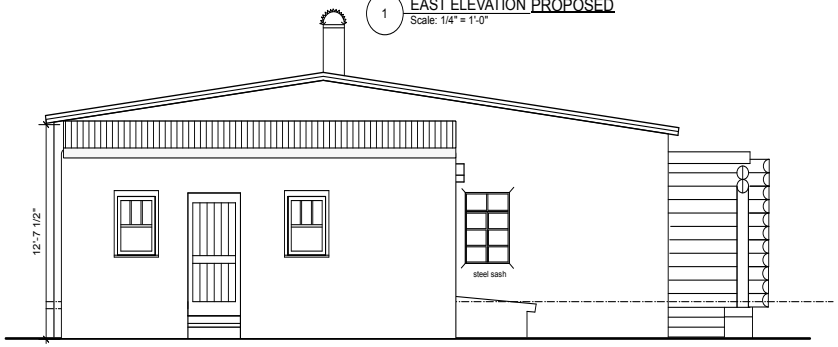

1 WEST ELEVATION PROPOSED
Scale: 1/4" = 1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
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ARMIJO REMODEL
523 ARMIJO
SANTA FE , NEW MEXICO

HDRB 3/21/23
HDRB 11/30/2

A-3

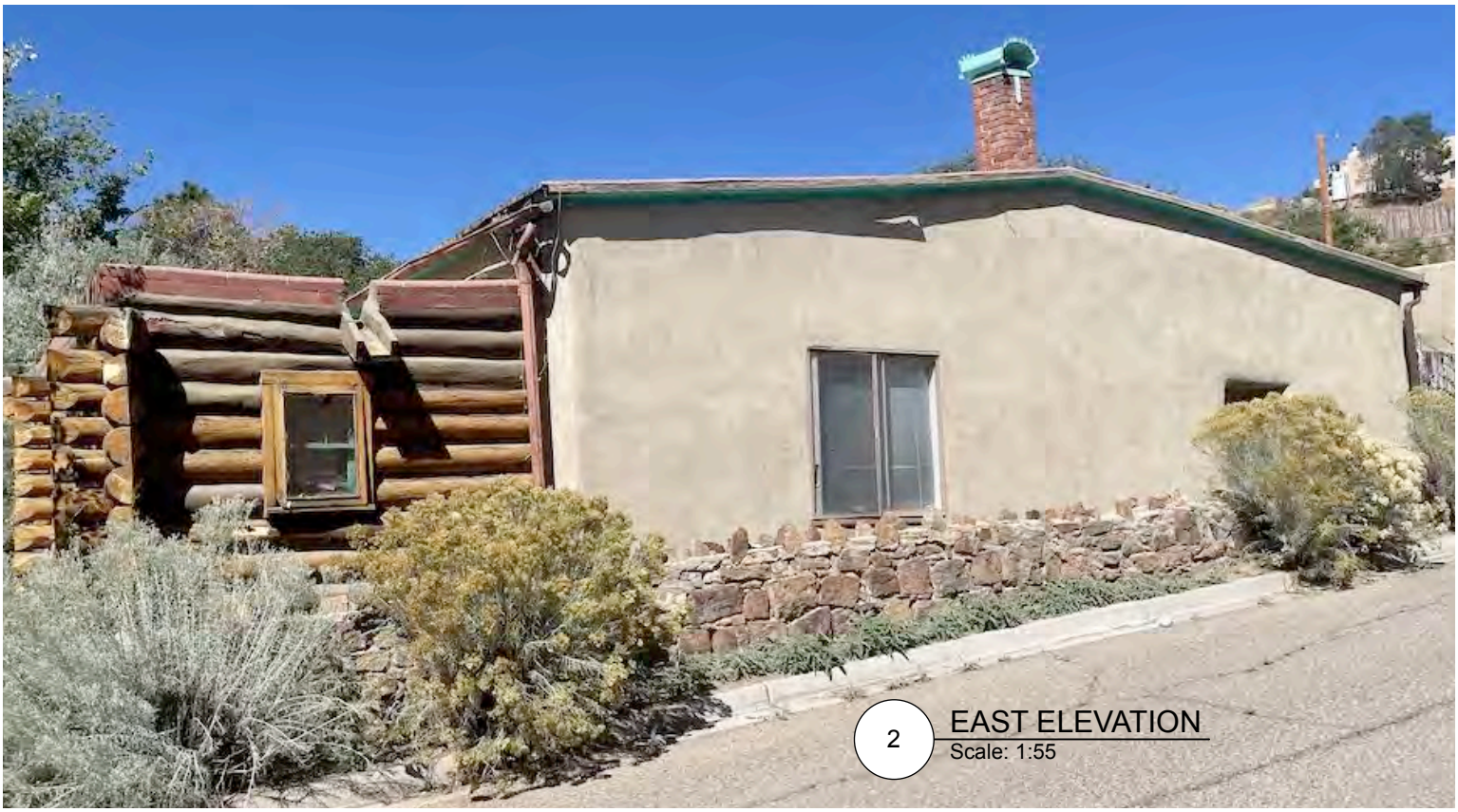
JOB NO. 4448

523 ARMIJO

3 NORTH ELEVATION
Scale: 1:65

4 NORTH ELEVATION
Scale: 1:65

523 ARMIJO



2 EAST ELEVATION
Scale: 1:55

1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

City of Santa Fe, New Mexico

memo

DATE: March 28, 2023

TO: Historic Districts Review Board Members

FROM: Heather L. Lamboy, AICP, Assistant Director, Planning & Land Use Department

---

Case # 2023-006480-HDRB

Address: 465 Camino de las Animas
Historic Status: Main Residence – Contributing
Greenhouse - Significant
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

_x_ **Other:** Window/Door Assessment

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. The project also complies with Section 14-5.2(D)(2)(d) in that the addition does not exceed 50% of the existing building's footprint.

Staff defers to the HDRB to determine whether the existing stucco color should be used or the proposed "Buckskin" color. Either way, the stucco should be cementitious due to the contributing status of the structure.

BACKGROUND & SUMMARY:

The property at 458 Camino de las Animas has three structures. One is the 3,272 square-foot main residence, which is connected via a portal to a second, a guest house/studio (previously a garage/studio). Additionally, there is a greenhouse to the north of the house and guesthouse. The single-family residence and guesthouse is listed as contributing to the Downtown and Eastside Historic District. The greenhouse is listed as significant to the Downtown and Eastside Historic District.

The rectangular portion of the house was originally built as a guesthouse for artist Raymond Johnson estate in the 1920s. The residence was designed by John Gaw Meem in Spanish Pueblo Revival Style. Modifications to the building, including the bay window additions, were made when newspaper magnate Frank Rand, Jr., owned the home. The original lot is much larger than the size of the property today; portions of it were split off during Rand's ownership of the property.

In September 2022 the HDRB approved window and door replacement and a bathroom addition on the east elevation.

The applicant now proposes a 13'2" single-story addition on the north elevation that will connect with the "billiard room" addition from the 1950s, and the following exterior alterations:

1. The proposed 3-bedroom addition will be 1,704 square feet, which represents slightly less than half of the square footage of the existing 3,410 square-foot residence;
2. Removal of the existing intrusive HVAC ducting and rooftop units and replace with smaller HVAC units which will be concealed behind the parapet;
3. Restucco the entire residence in the "El Rey Buckskin" color, which the applicant states that would be similar to the original stucco color;
4. Removal of a portion of the asphalt paving in front of the residence and replacement with landscaping and a 2'6" stucco garden wall; and,
5. Replacement of non-historic windows I, L, and M (as noted in the window assessment).

Part of the proposed addition includes a garage, which will be accessed via an easement on the easternmost portion of the site.

Staff asked the applicant what year that the existing color was used on the house in order to ascertain that it is not a historic element in of itself. The applicant stated that there was a restucco in 1995, but was unsure of the original date that the color was changed from the original "Buckskin" color used by Meem to the current color.

RELEVANT CODE CITATIONS:

14-5.2(A)(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.

Yard Wall Height:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

(c)(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

C. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
  (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
  (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  (iii) No existing opening shall be closed.
(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(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.

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.

Removal of Historic Material/Demolition:
14-5.2(D) General Design Standards for All H Districts
(1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

14-5.2(E) Downtown and Eastside Design Standards
(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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: JANUARY 17, 2023

Property Owner of Record: DAN & LAURA BOECKMAN

Applicant/Agent Name: ED BONIFACE

Contact Person Phone Number: (505 577 1858

Site Address: 465 CAMINO DE LAS ANIMAS

Proposed Construction Description: ADDITION (APPROX. 1,704 S.F.)

TOTAL ROOF AREA: 3410 EXIST'G + 1704 NEW = 5114

Zoning District: RC-5

Overlay: □ Escarpment ____ □ Flood Zone* □ Other: HISTORIC

Submittals Reviewed with PZR:
☒ Legal Lot of Record □ Development Plan □ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan □ Elevations

Supplemental Zoning Submittals Required for Building Permit:
□ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector** □ Visibility Triangle Required

Use of Structure: ☒ Residential □ Commercial Type of Use: ____

Terrain: □ 30% slopes ____

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

Lot Coverage: 14.89 %
□Open Space Required: ____

Setbacks:
Proposed Front: 79' Minimum: 7'
2nd Front? ____
Proposed Rear: 107' Minimum: 15'
Proposed Sides: L 50' R 19' Minimum: 5'

Height: Proposed 12'-6"
Maximum Height: ____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible ____
Minimum: 3

Bicycle Parking:**
Proposed: ____ Minimum: ____
** Commercial Requirement

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

ED BONIFACE [□OWNER ☒APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE: Ed Bon DATE: January 17, 2023

To Be Completed By City Staff:

Additional Agency Review if Applicable:
□ Escarpment Approval by N/A Date: ___/___/___
□ Flood Plain Approval by N/A Date: ___/___/___
□ Traffic Engineering Approval by N/A Date: ___/___/___
Notes: ____

Zoning Approval:
☒**Preliminary Approval** □**with conditions** □ **Rejected**
Comments/Conditions: With new drive remember that there must be a triangle of visibility unless an existing entrance; may affect driveway placement

REVIEWER: Heather Lamboy **DATE:** 2 / 6 / 2023

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

Revised 20 November 2020

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

July 6, 2022

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Raymond and Vera Jonson Home & Studio** **Frank C. and Adele Rand Guesthouse**	**2. Location:** **465 Camino de las Animas** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-702** **4. County: Santa Fe** **Parcel # 99310857**

5. Property Type:
_x_Buildings: 3
_x_Structures: walls, 3
__ Site __ Object

6. Date of Survey: June 15, 20202

7. Previous Survey Date(s):
_x_Yes: August 18, 1984, guesthouse; August 8, 2014, greenhouse
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6775946,-105.934478

10. Photo Information: John W. Murphey, photographer. View of Residence, south and east elevations, facing northwest. .

11. Brief Description of the Property:

Located on the north side of Camino de las Animas at the front of an estate-like property, the compound building began as the home and studio of modernist artist Raymond Jonson. Thirty years later, it transformed into the second guest quarters for wealthy newspaperman Frank Rand, Jr. The latter had the most influence its appearance, adding the bay windows, creating additions, and lengthening the home with an attached outdoor room. Architect John Gaw Meem likely had his hand in both phases, though the extent of his involvement is unclear. Given the changes made by Rand, the house is most closely associated with his period. However, because of a split of parcels, it is no longer connected with his main home (the Rand Estate) located behind it.
Continued on Page 5.

12. Who uses the property? Residence and Greenhouse

13. Construction Date:
Date:
_ _Known _x_ Estimated Source: aerial photographs, newspaper accounts, city directories, property records

14. Setting:
__ Suburban __ Rural _x_ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ 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

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

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com

For: Owner

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

Owner: Daniel and Laura Boeckman

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: _x_ Significant: Greenhouse and Potting Shed _x_ Contributing: House __ Non-contributing _x_ No Status: Walls
Per City of Santa Fe official designation map.

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:
__ None _x_ 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: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Raymond and Vera Jonson Home & Studio
Frank C. and Adele Rand Guesthouse

2. Location:

465 Camino de las Animas
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: H-702

4. County: Santa Fe

5. Date of Survey: June 15, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: __Stone
Other:

9. Roof: __ N/A
Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle

10. Windows __ N/A
Casita, Residence, Greenhouse & Potting Shed

Operation	Material	Glazing	Number
Bay	Wood	Multiple	2
Casement	Steel	4	2
Casement	Steel	4-4	1
Casement	Steel	6	2
Casement	Steel	6	1
Casement	Steel	6-6	1
Casement	Wood	6-6	1
Casement	Wood	12	2
Combination	Steel	3C-6F-36	1
Combination	Steel	4C-4F-FC	1
Combination	Steel	6C-6F-6C	2
Combination	Wood	6C-8F-6C	1
Combination	Steel	6C-8F-6C	1
Bay	Wood	Multiple	2
Fixed	Wood	2	1
Fixed	Steel	20	1
Fixed & Hinged Greenhouse	Wood	1	Multiple

11. Doors __ N/A
Casita, Residence, Greenhouse & Potting Shed

Type	Style	Material	Number
Single-Leaf	Decorative	Wood	2
Single-Leaf	Wood Panel	Wood	1
Single-Leaf	Glass Panel	Wood	1
Single-Leaf	½-Light/Panel	Wood	2
Single-Leaf	3-Light	Wood	1
Single-Leaf	French	Wood	1
Double	French	Wood	2
Overhead	Garage	Wood w/ lights	1

12. Chimneys

13. Porches __ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1950s; introduction of bay windows, walls, and addition; drawings, aerials, and material and visual evidence.
#2 Date: c.1980s; replacement of doors and windows; material and visual evidence.
#3 Date: c.1995; addition of billiards/guest room portal; HDBR case documentation.

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: **Other: Vernacular**

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

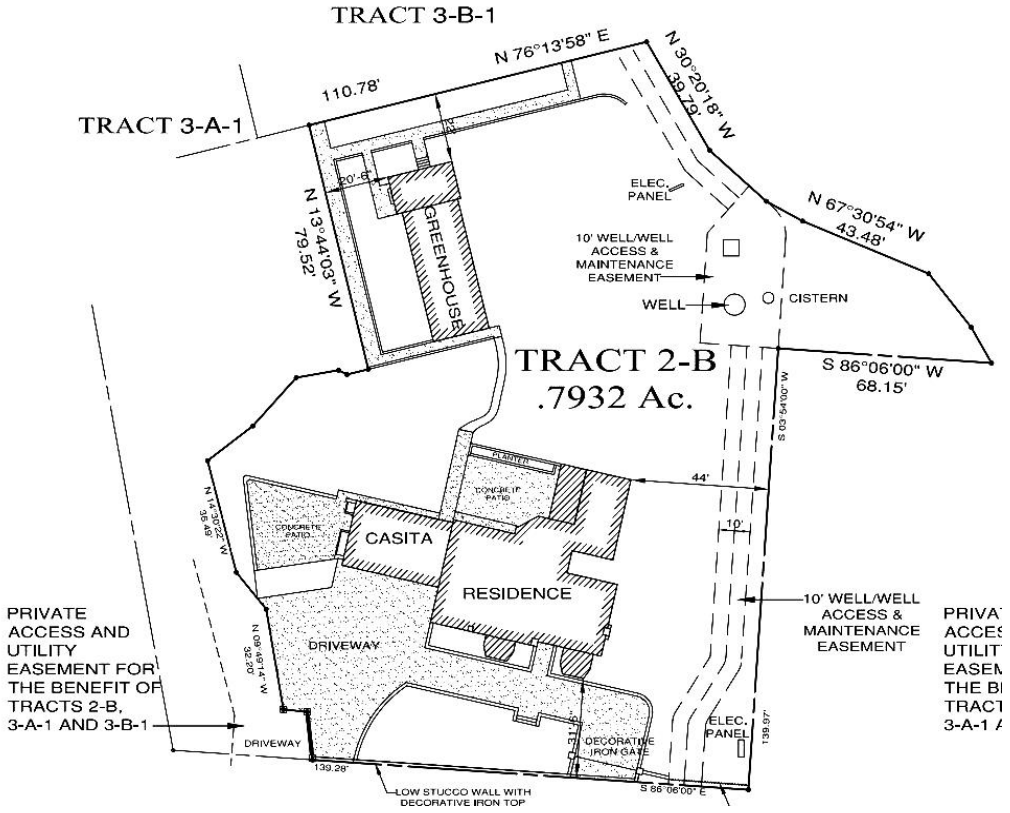
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2022 site plan. Courtesy Boniface + Associates.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Raymond and Vera Jonson Home & Studio** **Frank C. and Adele Rand Guesthouse**	**2. Location:** **465 Camino de las Animas** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-702** **4. County: Santa Fe** **5. Date of Survey: June 15, 2022**

Architectural Description Continued

Based on an aerial photograph, the compound-footprint building achieved its current configuration by 1958. On the subject parcel is a greenhouse erected during Rand's period along with assorted stuccoed yard and retaining walls dating to his time.

Setting

The former Jonson home and studio and Rand guesthouse is located near the end of Camino de las Animas. It sits at the front of an estate and is surrounded by mature landscaping. Seated behind a low street wall, it looks onto Camino de las Animas and is oriented on a roughly east-west axis. A driveway to the former Rand Estate edges its west boundary. To the east is a verdant landscaped side yard, another home, and then the alignment of Arroyo Tenorio. The rear concrete garden patio leads to a garden focused around a large greenhouse with an attached potting shed. The property includes 0.7 acres.

Compound House

The house is made of two buildings (the Casita and Residence), joined by a breezeway. The Casita, likely built in the 1920s as Jonson's garage and workshop, shows traditional Pueblo Revival form and detail and is mostly intact. The larger piece is the home of the artist and his wife, Vera. The roughly rectangular dwelling may have been constructed as early as 1924 and greatly modified later during Rand's period. A walled outdoor room attaches to the Casita at its west end. Appearing from the street as a roofed volume, it adds to the building's visual length, presenting a seemingly 100'-long, continuous façade (Photo 1).

<u>Casita</u>

The 498-square-foot Casita, with its projected garage and recessed portal, looks like a tiny house of the early 1930s (Photo 2). Its L-shaped form has rounded parapets and soft wall junctions. Wood vigas project across its portal and scale across its west elevation. Fabricated by Better Bilt, the garage door is not original. It is a standard wood sectional overhead with its upper lights painted with scenes of potted plants. The Casita's kitchen sits behind it. Under the portal is a steel combination window, bringing light into a bedroom. The casements suggest a later (probably 1950s) period with their exterior hinges. At the west end of the portal, a modest wood panel door gives entry to the

building. The west side of the Casita faces onto a concrete patio, forming part of the outdoor room (Photo 3). The façade appears to have original openings also penetrated by two recent windows. The north elevation is a flat wall penetrated by two windows (Photo 4). These are both non-original 12-light wood casements.

Residence

Joining the Casita by an arched breezeway is the Residence, a 2,303 square-foot, flat-roof adobe dwelling.

The rectangular portion of the building initially served as Raymond and Vera's home and included the artist's painting studio. Though lacking the graceful lines of Meem's mature period, project correspondence from the 1920s suggests that Meem designed the building — or a portion of it — making it an example of his early work. In this period, the future architect struggled to balance blockish designs (this would be an example), and overly wrought romantic forms, as found in his first fully developed residential commissions. Rand — seeking to build a second guest quarter — put in an addition and installed bay windows across the façade, significantly altering this original design.

South – Façade

Appearing to rising above grade, the front (west) elevation presents a two-part façade, divided into an asymmetrical arrangement of openings. Beyond the curious buttress-like appendage is an original opening holding a pair of six-light steel casements windows (Photo 5). The interior hardware, with its center latch and curved handles, indicate original 1920s windows. These units are found throughout the house, with the exception of the guest bedroom.

Moving eastward is one of two bay windows — actually bay rooms – constructed after a Meem drawing (Photo 6). Each of the windows is slightly different but the combination creates a five-sided room, holding a mixture of vertical sash and single-leaf French doors, with a fixed grid at the face. A cornice with a dentil course tops the bays and low-pitch hipped roofs cap the structures. The design reveals a classical or Territorial Revival influence, and a rendering from Meem's office, dated January 27, 1950, shows similar bay windows (Figure 8).

Meem's firm at the time was intensely involved with Rand and his wife's remodeling project of their main home behind the guesthouse. The only drawing tied to the

Residence is the bay window additions, suggesting Meem was not involved in further alterations. The introduced windows altered the original design. From period photographs, the 1920s façade had wide openings filled with bands of wood casements topped with wood lintels (Figure 6). Based on Meem's rendering, a line of vigas across the east side of the façade had been removed (Figure 8).

Between the bays, at the juncture of the façade's two walls, stands the front entry. It holds a non-original three-light glass door (Photo 7). The three vigas over the door appear original and match Meem's drawing.

East

The east elevation, facing the side yard, is a plain façade made of a shaped chimney flanked by two narrow window openings (Photo 8). These hold the same steel casements found elsewhere on the building. A brick-lined void at the northeast corner separates the original building from the billiards room or guest room addition (Photo 9).

The guest room is noticeable with its flat walls and strong fascia, suggesting 1950s construction. It was used as a billiards room for Rand's guests. Its east wall has no fenestration; the north wall has an opening fitted with recent wood casements (Photo 10). The west elevation looks onto a concrete patio and is sheltered by a non-historic *portal* erected in c.1995 (Photo 11). Its windows and doors are recent.

North

The north elevation shows a mixture of original design and alterations. The covered passage (the bar) between the house and the guest room has been altered. Based on photographs, it changed in size and shape between 1958 and 1978 (Figures 10 & 11). Its two openings have a non-original door and window.

Adjacent to the west is an enormous 20-light window, installed for Jonson's studio, which would have occupied what is today the dining room. The window (probably custom designed) has two panels of 5"x10" fixed lights creating a 93'x128' wall of glass (Photo 12). Artists installed similar large north-facing windows to take advantage of the consistent diffused light. The presence of the bar room somewhat mars the window's once-dominant position. The north elevation ends at the covered breezeway (Photo 13).

Greenhouse

Standing behind the residence is a large greenhouse surrounded by lawn (Photo 14). The building is arranged on a north-south axis, sited to take advantage of the early spring and summer growing season. The 1,017 square-foot structure has two parts: a gabled growing area made chiefly of glass and attached to an adobe-built potting shed, showing a strong Pueblo Revival influence.

The former, an example of a “glasshouse,” consists of a long rectangle fenestrated with bands of fixed glass (Photo 15). Its superstructure is a bolted steel frame resting on a 32” high stuccoed bulkhead. Fitted within the framework are 19”-wide glass panels, canted along the side elevations to increase solar radiation. The glazing is a single pane meant to boost light transmission.

A glass panel door on the south façade gives entry to the greenhouse. Inside are two concrete lanes laid over dirt (Photo 16). A planter shelf lines the east wall. The side windows open with a geared mechanical operation; the vent windows at the roof peak operate with a lever arm. In between are corrugated fiberglass panels, not original to the structure. Suspended from the ceiling are old troffer light fixtures.

The greenhouse was likely manufactured by Lord & Burnham Company, a Des Plaines, Illinois, builder of greenhouses and conservatories. The company, which had erected San Francisco’s renowned Conservatory of Flowers (1879), produced a variety of greenhouses that were shipped and assembled on site.

A 252-square-foot potting shed attaches to the north end of the greenhouse. In contrast to the sleekness of the glasshouse, the potting shed has the hallmarks of a soft Pueblo Revival home.

It is approached from the west by two concrete steps, lending some formality (Photo 17). The entry, set back a few inches from the wall, gives the sense of a shallow portal. It is topped with short vigas and has an older wrought-iron light fixture. Behind a screen door is a typical “Meem-style” decorative panel unit. Meem, along with William Lumpkins and other period-style architects, used these doors to give character to an entryway.

The north elevation presents a formal composition of a centered door approached by concrete steps and flanked by vertical windows (Photo 18). The entry, like the west

elevations, has a decorative wood door. It is evident from this position that the potting shed sits over a basement, containing a boiler room and storage area.

The east side holds a large combination window with casements operated by crank-out handles (Photo 19). Inside is a small room with a kitchen sink and counters.

<u>Walls</u>

Walls of various heights and uses are sprinkled across the property and lend character to the Residence and its setting.

Street Wall

The street wall, probably made of concrete block, is 14” thick and tapers in height, starting at 45½” at the west and ending at 22” at the east. (Photo 20). It is topped with 47” decorative panels added in c.1995 and bookended with 24”x24” stuccoed posts. A wall along this alignment shows on a 1958 aerial and was likely created for Rand, but may incorporated an earlier Jonson era stone wall (Figure 7).

Interior Driveway Wall

A low, stucco wall outlines a landscaped area between the street wall and driveway (Photo 21). Like the wall described above, it varies in height but is thicker at 34”. A tiny wrought-iron gate at the west leads to the garden. Based on aerial photographs, the wall dates to the Rand period. It may have been partially made of an existing stone wall (Figure 4).

Retaining Wall

The low retaining wall along the residence’s front elevation, creating a planting bed, has a similar design to the other walls and replaced a much more rustic stone wall from the Jonson period (Photo 5), Figure 4). It too appears on the 1958 aerial.

The similarity of the walls, and their appearance on the 1958 aerial, suggest they were erected as part of a landscaping project for the property.

Other walls to the rear of the house appear to be more recent and are not within public view.

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

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1. Name of property: **Raymond and Vera Jonson Home & Studio** **Frank C. and Adele Rand Guesthouse**	**2. Location:** **465 Camino de las Animas** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-702** **4. County: Santa Fe** **5. Date of Survey: June 15, 2022**

Historical Overview

Summary

In the mid-1920s, the original portion of the house was designed by Raymond Jonson, an artist who had just moved to Santa Fe from Chicago, establishing a home and art school with his wife Vera. To this was likely added an addition by the young architectural firm of Meem & McCormick.[1]

The building served as Jonson's home and studio for over 20 years, after which he moved to Albuquerque, and had Meem — then head of a prominent firm —design a gallery and home that the artist envisioned as a center for the development and advancement of new art forms in New Mexico. This building, which has retained its original design, is listed on the National Register of Historic Places.

Frank C. Rand Jr., a scion of a shoe manufacturing company, bought the Jonson house — using it to extend his property which sat behind the former artist's home. Rand and his second wife, Adele, would make extensive changes to the home, adding a second floor and several additions designed by Meem, Zehner, Holien and Associates. [2]

Rand installed the greenhouse and altered the former Jonson residence, which he used as second guest quarters. Meem designed the two front bay windows, which are noteworthy for their oddity and irreversible alteration to the artist's home. Additional changes, including what appear to be additions and walls, were also added to the 1920s house. Based on a 1958 aerial photograph, the house achieved its aggregate footprint (except for a much later courtyard portal) by this period.

Area Overview

Before the 20th century, the land making up the current property consisted of agricultural lots irrigated by *Acequia de la Loma*. It was part of a large parcel owned by Miller family, from whom nearby Miller Street gained its name (Figure 1). Beginning in the 1920s with the extension of East Buena Vista Avenue (east of what was then College

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[1] The author requested the Job File 87 correspondence from the University of New Mexico on May 19, but had yet to receive at the HDRB deadline, July 11. It is expected that the correspondence will shed light on Meem's involvement with the Jonson house and studio.

[2] This house at 461 Camino de las Animas is no longer part of the subject property.

Street and is now Old Santa Fe Trail) the former agricultural fields were turned into residential lots.

The development of East Buena Vista Avenue (renamed Camino de Las Animas in the 1930s) historically stopped at its intersection with Camino Atalaya. It was on land on the north side of this intersection that Raymond and Vera Jonson settled in c.1924, first living in a tent. During this period, the area became an artist colony, second only to Camino del Monte Sol. In the neighborhood lived artists Gustave Baumann, B. J. O. Nordfeldt, Edwin Parnell, Richard Gaastra, Francis Otis, writers Raymond Otis, and Francis Buzzell, a friend of Jonson's who purchased the tract behind the house.

<u>Raymond and Vera Jonson Home and Studio</u>

Born in Chariton, Iowa, in 1891, to Reverend Gustav and Josephine Abrahamson Johnson, both of Swedish heritage, Raymond Jonson[Footnote how Jonson changed spelling of name] inherited his father's predilection for complete devotion to one's convictions.[3] From an early age, Jonson expressed a desire to be an artist and soon gravitated to Chicago, arriving in 1911 as a teenager to enroll at the Chicago Academy of Fine Arts (now the Art Institute of Chicago).

Studying at the institute, his convictions took shape after he attended the famous Armory Show of 1913. There he was struck by the power of modern art, especially in the abstractions of painter Arthur Dove. Moved by the exhibition, Jonson realized that in art there were no rules — and that he was free to express his vision and inner significance.

From this experience, he would understand that an artist's expression evolved out of his entire being – from painting to exhibition, theory, and belief. At about the same time, Jonson was exposed to the work and thought of Russian-born painter Wassily Kandinsky, and it was this experience that had the greatest impact on his life. Kandinsky's pioneering forays into form and color as the means to express precise emotional states inspired Jonson's journey through abstraction and finally into completely non-objective painting. Kandinsky's emphasis on the spiritual in art — art as "inner necessity" expressed in his Art of Spiritual Harmony (1914) —had an even more

[3] This section is adapted from Robert Ware and John Murphey, "Jonson Gallery and Residence," National Register of Historic Places form (Santa Fe: New Mexico State Historic Preservation Office, January 23, 2001), with additional contributions made by the author.

profound effect on Jonson. In Kandinsky's philosophy, Jonson saw the path of the artist as a search for the unseen, made not through a random experimentation but a methodical and progressive exploration.

It was at this crucial juncture that Jonson resolved to devote his life entirely to art through painting and to work diligently through art to find the essential principles of spiritual expression. He became consumed by the idea of art as a pure aesthetic and an alternative to mundane realism, and particularly to regionalism, forms that to Jonson offered only a limited view of the world and its possibilities. But in reality, Jonson, made a foray into Southwest landscape painting, after he moved to New Mexico.

In 1916, Jonson married Vera White, a Kansas-born actress in the Chicago Little Theatre. Jonson was also a member and designed sets and scenery. While overlooked by his biographers, Vera played an important role in the artist's development, both by supporting him financially, as she held a regular job, and contributing to the local cultural scene, giving lectures and helping her husband's art school.

In 1924, increasingly annoyed by the growing chaos and filth of modern city life, Raymond and Vera left Chicago and moved to Santa Fe, arriving on July 31.[4] They had made their first visit to New Mexico in 1922, spending four months in the city; Raymond was immediately taken by its landscape. Austere and purifying, the desert was a revelation perfectly attuned to his spiritual quest. Jonson sold a considerable number of his paintings and borrowed money from his mother to acquire land in Santa Fe to build his home and studio.[5]

Building a Home and Studio

He purchased a site across the street from his former Chicago mentor, B.J.O. Nordfeldt. Years later in an interview, Jonson recalled that he selected Santa Fe because it could "carry out certain ideas [of his] which were suggested by the local landscape."[6]

Jonson immediately set to building the home, and did no painting that year.

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[4] Ed Garman, *The Art of Raymond Jonson, Painter* (Albuquerque, University of New Mexico Press, 1976), 177.
[5] Ibid., 58.
[6] "An Interview with Raymond Jonson (December 1961)," appearing in *Raymond Jonson: A Retrospective Exhibition* (Albuquerque: University of New Mexico Press, 1964), 8.

An August 1924 notice in the *Santa Fe New Mexican* reported the couple were building a house in the McMillen Addition (Camino Atalaya).[7] A follow-up article in October finds the house nearly completed.[8] This date is of note, as it predates what is considered Meem's involvement in the project by four years.

Meem and a fellow Sunmount patient, Cassius D. McCormick, formed Meem & McCormick, Architects, in February 1924.[9] Headquartered at the sanatorium, Meem worked as the designer while McCormick took care of business. They soon got involved in Santa Fe's booming residential construction scene. In this capacity, Meem & McCormick worked as consulting architects for a local real estate syndicate, developing a restricted 24-lot subdivision in Santa Fe's South Capitol area.[10]

Through his contacts at Sunmount — many of them wealthy — Meem gained commissions for small residential and remodeling projects. This included early formative designs such as the Ashley Pond (1924) and Meadors-Staples-Anthony (1925) homes. It is possible that Meem worked on the Jonson house in this early period, but his own project files put his work for the artist in 1928. Complicating an understanding of Meem's role in the home's design is that the drawings are missing from the University of New Mexico collection.[11]

The assumption is that Raymond and Vera built a home that was less satisfactory than hoped for, and called upon the young designer for assistance. The earliest photographs of the home and studio (Figures 2 & 3) show an interesting, but crudely assembled structure. The studio is bulky and has the monumentality and proportions of a mausoleum. Jonson was artist, not architect. In this hypothesis[12], Meem employed a number of design interventions, to bring the structure into conformity of the evolving and popular Pueblo Revival idiom. This likely explain why some of the Residence's odd wall junctures.

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[7] *Santa Fe New Mexican*, August 30, 1924, 5.
[8] Ibid., October 28, 1924, 7.
[9] John W. Murphey, "John Gaw Meem Architects Office," National Register of Historic Places form (Santa Fe: New Mexico State Historic Preservation Office, November 27, 2018), 31.
[10] Ibid.
[11] Audra Bellmore, various email communications with John W. Murphey, May and June 2022.
[12] Adding uncertainty over Meem's role is the University of New Mexico Art Museum's presentation of various photographs of Santa Fe Jonson homes with the titles "first" and "second." "Santa Fe, 1922-1950," https://artmuseum.unm.edu/raymond-jonson-web-portal/santafe/, accessed July 6, 2022.

Making a Name in Santa Fe

In October 1924 at the Fine Arts Museum, Jonson exhibited a number of paintings — all landscapes, including mountain and ocean scenes. According to a biographer, Jonson completed the studio in early January 1925. The same year, the artist launched the Atalaya Art School. Advertisements show its location as Camino Atalaya, and the assumption can be made that the school was conducted at the house.[13] The school offered summer classes in drawing and painting taught by Jonson. The house was also used to host local artists, and (from newspaper accounts) was a setting for social events.

During these early years in Santa Fe, which the artist later called his "semi-abstract period,"[14] the artist sketched nature scenes throughout the area, visiting Buckman, Alcalde, Chimayo, and other locales. At the same time, the artist developed a geometrical framework to guide his compositions.

Work produced in this period, such as *Earth Rhythms No. 6* (1925) and *Cliff Dwelling No. 3* (1927), depicted craggy, almost Cubist-influenced mountain scenes. While reflecting their period, these nascent paintings in no way approach the same quality and vision as Jonson's noted works completed at his Albuquerque home and studio. While Jonson painted, Vera worked as a clerk at the Spanish Indian Trading Company and assisted in running the art school.

From this exposure, Jonson gained a reputation in the state. He had his first public commission with *A Cycle of Science*, a Works Project Administration mural completed at the University of New Mexico Library in 1934 — the same year he joined the faculty of the university's art department. This appointment would eventually lead the artist and his wife away from Santa Fe.

In 1938, along with Hungarian painter Emil Bisttram, Jonson founded the Transcendental Painting Group — the first group of New Mexico painters to pursue entirely non-objective art. The group further helped establish New Mexico — next to New York — as the principal locale of avant-garde painting in America. Although short-lived, the Transcendental Painting Group garnered national and international attention and exhibited at the Guggenheim Museum in 1940. When artist Elaine de Kooning came

[13] *Santa Fe New Mexican*, June 24, 1925, 6.
[14] Garman, *The Art of Raymond Jonson, Painter*, 57.

to the University of New Mexico to teach in 1957, she felt that she had "found the key" in Jonson, "the force that created a climate that enabled art to endure in a desert."[15]

The activities in Jonson's Santa Fe home studio served as a prelude to the Jonson Gallery and Residence in Albuquerque. He established the latter when he started instructing at the University of New Mexico on a part-time basis in 1934. After having had several years to hone his theories and to know what he wanted in terms of a work and exhibition space in Santa Fe, Jonson now conceived of a more unified structure to exemplify his artist's life. Not only would it contain living quarters and a studio, but a conference space, workroom, study, gallery and storage spaces for a collection of his own works and those by students and other significant artists.

When it opened on January 8, 1950, the Albuquerque gallery became New Mexico's premier modern exhibition space of the 1950's, and was heralded as "a monument to modern art."[16]

<u>Frank C. and Adelle Rand Jr. Guesthouse</u>

Born in St. Louis on December 28, 1907, Frank Rand, Jr.'s family owned a large shoe manufacturing concern. His father, Frank C. Rand, Sr. started the Johnson, Carruthers & Rand Shoe Company of Memphis, Tennessee, in 1892 along with relatives Jack and Oscar Johnson. Six years later, the investors sold the company and moved to St. Louis to launch Roberts, Johnson & Rand Shoe Company, where Frank Sr. advanced to vice president. After several mergers, the company became the International Shoe Company, with Frank Sr. serving as president and then chairman until his death in 1949.

As the scion of a prominent American industrialist, Frank Jr. looked to make his mark in the West. He first moved to Santa Fe in the early 1930s with his then-wife Lillian Huff, a Detroit native he had married in 1929. In Santa Fe, Frank invested in a car dealership, Wray L. Simmons Hupmobile at 235 Don Gaspar Avenue, turning it into the jointly named Simmons-Rand Motor Corporation. There he served as president.

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[15] Elaine De Kooning, "New Mexico," *Art in America* 49 (June/July, 1961), 56.

[16] Quoted in "Jonson Gallery at UNM," Collectors Guide, https://www.collectorsguide.com/ab/abfa20.shtml, accessed June 30, 2022.

He invested a few years later in a machinery business, the McChesney-Rand Equipment Company. During this time, the Rands lived at 542 Camino de Monte Sol in a neighborhood filled with artists and summer residents.

Frank and Lilian fell quickly into the Santa Fe social scene, where Frank hosted parties and dances at La Fonda.[17] But a year later, the Rands moved to Colorado Springs, where Frank established a ranch. They split their time between the ranch and the family's home in St. Louis.

On April 11, 1934, Lillian filed for divorce, citing incompatibility. She valued Rand's estate at $200,000 and anticipated that he would inherit "a legacy in excess of $1,000,000."[18]

After the divorce, Frank focused on developing his ranch, working with a Colorado architect to design a modern ranch house. It was filled with sculptures by artist Bruce Wilder Saville and described in one account as "one of the show places of Colorado Springs."[19]

Four years later, Rand married Adele Levis, the granddaughter of the founder of the Illinois Glass Company. Born in Alton, Illinois, she had earlier married John Merrill Olin, another son of an industrialist. Olin had taken over management of his father's Western Cartridge Company and two other powder firms, which he turned into the Olin Corporation.

Frank and Adele married on May 17, 1938, in her apartment at 120 East End Avenue in Manhattan. Adele, interested in interior decoration, visited Santa Fe several times over the year to purchase furniture for their ranch in Colorado Springs.

Late in 1938, Frank's investing interests turned to newspapers, eventually leading him back to Santa Fe. In February 1939, Rand and several Santa Fe investors applied for incorporation papers to establish the Examiner Publishing Company of Santa Fe.[20] The corporation had as its goal to publish a weekly newspaper to compete with the *Santa Fe New Mexican*, the city's then 91-year-old publishing institution.

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[17] *Santa Fe New Mexican,* June 6, 1931, 1.
[18] Ibid., April 11, 1934, 2.
[19] Ibid., May 28, 1938, 2.
[20] *Albuquerque Journal*, February 2, 1939, 6.

Within a year, Frank had purchased the stock and assets of the *Santa Fe New Mexican* from a Kansas business interest, assuming control and operation of the paper on June 1, 1940.[21] Rand's purchase returned the newspaper to local ownership. He published both the *New Mexican* and the *Capital Examiner* for a time but combined them as one paper in September 1940. For nearly eight years, Frank served as the publisher and president of the New Mexico Publishing Company.

During his tenure, he oversaw the construction of the Santa Fe New Mexican building on East Marcy Street and the development of Radio Plaza adjoining to the east. Frank's interest in media included incorporating with the El Paso Broadcasting Company to operate the radio station KTRC, which became a division of his New Mexico Publishing Company.[22]

Reflecting on his management, the *New Mexican* wrote in 1949 that Rand introduced a brand of Republicanism to the newspaper "but was hapless in trying to break the Democratic sway in both state and national elections." [23] In late 1948, Rand sold the New Mexican to Robert M. McKinney, a Tucumcari cattleman, who introduced an independent editorial policy.

Rand continued to work in Republican politics and was considered a potential candidate for the 1951 governor's race. He instead supported Edwin L. Mechem and hosted a dinner for the candidate at the Camino de las Animas home. Mechem won and, in turn, appointed Rand to the State Finance Board — a position he kept for less than a year.

In his later years, Rand maintained an office (Room #2) at Radio Plaza, where he managed a small real estate business. He also became a cattleman, establishing the Valley Irrigation and Livestock Company near Moriarty.

In late 1939, the Rands approached John Gaw Meem with a potential project to renovate their residence at 461 Camino de las Animas. Their nearly 13-year relationship started with a handwritten note scribbled on the back side of two pieces of recycled mimeograph paper. Dated September 19, 1939, the message captures Frank and Adele Rand's first meeting with Hugo Zehner, Meem's associate.

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[21] *Las Cruces Sun-News*, May 30, 1940, 1
[22] *Santa Fe New Mexican*, September 5, 1945, no page.
[23] Ibid., August 24, 1949, 11.

The Rands communicated to the architects a desire to renovate the entire house. This not only included changing door heights, adding baths, and upgrading heating but also the construction of a new living room and an extension of the bedroom wing for "Mrs. Rand's Bedroom" suite. In addition, the south elevation of an attached garage would turn into the "Servant's Room," with a new two-car garage constructed 75' away from the house. The couple also desired such things as a closet for, as Zehner noted, "coat and junk (Tennis Rackets etc)."[24] Important to this report was also a desire to "rearrange" the upstairs bedroom as a "Guest Suite."[25] Nothing was said in the early exchanges about the fate of the former Jonson home and studio.

Changes and revisions continued throughout the project, with the contractor having to alter his material and work estimates at least five times. What resulted at the end of the estimated $33,575.95 project was a compromise between Meem's original proposal and the Rands' constant tweaking of details.

Bay Windows

After ten years of sporadic improvements to the main house, the Rands briefly turned their attention to the house at the foot of their estate. Appearing in a few surviving drawings are a few changes to the building, including the aforementioned bay windows, a bar addition, and a billiards room planned for Jonson's former studio. Other than the bay windows, it is unclear what parts of Meem's drawings were followed.[26] But by 1958, as evidenced by an aerial, the house had been modified into its current footprint.

Frank Rand Jr. spent much of his time in New York City, where he owned a racing horse stable and was a member of the Turf and Field Club as well as the Links Club and Regency Club.[27] He died in Santa Fe of a heart attack on December 29, 1975. He was 67 years old.

During this period the old home and artist studio were occupied by Albert H. Ward, a World War II veteran, served for many years as the executive trustee of the Frank C. Rand Jr. Trust.

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[24] Hugo Zehner, "Memo of visit to Charles Broome House," September 19, 1939. Handwritten note on legal pad. John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.
[25] Ibid.
[26] Some designs for the larger Rand project, as found in the UNM Meem collection, do not appear to have been executed.
[27] *Santa Fe New Mexican*, December 30, 1975, 1.

Adele continued to live on and off in Santa Fe. She died in New York City on July 8, 1994, at the age of 95. An obituary in the Santa Fe New Mexican detailed her longtime support of St. Vincent's Hospital and the local Boy Scouts of America organization.[28]

Evaluation of Historical Status

With changes to the historic structure starting in the 1950s, the Residence communicates a strong Rand-era association. But the larger house behind it, at 461 Camino de las Animas, is a better expression of the newspaperman's wealth. Of the Jonson period, only the studio window remains, indicating its original use.

The Casita is less altered, and at its façade is still able to convey the Jonson period. Yet it is only one half of the former Jonson home and studio. The later design in Albuquerque more persuasively expresses the artist's vision and retains high integrity.

Neither the Casita or Residence rises to the level of Significant status. Following this reasoning, the recommendation is to maintain Contributing status for the conjoined buildings.

Greenhouse and Potting Shed

There is no evidence tying the greenhouse to architect John Gaw Meem, or artist Raymond Jonson. Project records for the various remodeling programs for the Rand main house and guesthouse never discuss a greenhouse or potting shed.

A previous survey noted that the greenhouse and the garage and maid's quarters had been added to the Santa Fe County tax rolls in 1940.[29] This would imply that all three structures were owned by Rand, not Jonson. This is affirmed by a survey of the garage and maid's quarters, which clearly establishes that they were under Rand's ownership.[30]

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[28] Ibid., July 7, 1994, Section B, 1.

[29] Gayla Bechtol, 461 Camino de las Animas, Santa Fe, Santa Fe County, New Mexico. New Mexico Historic Cultural Inventory, Forms 1 and 2, August 8, 2014.

[30] John W. Murphey, 461 Camino de las Animas, Frank C. and Adele Rand Jr. Residence, Garage, Santa Fe, Santa Fe County. New Mexico, New Mexico Historic Cultural Properties Inventory, Forms 1 & 2, April 24, 2015,

In the same period, Meem had worked with Lord & Burnham to design a conservatory as part of a remodeling project of the Breese estate on Upper Canyon Road.[31] Meem's files for that project include multiple letters between the architect and Lord & Burnham.[32] This is not the case for the Rand projects, where there is no mention of a greenhouse.

At the September 9, 2014 hearing, where the greenhouse's status came up for review, the Board gave it a Significant designation, assuming it was associated with Meem and Jonson.[33] This, however, may have been in error. As demonstrated above, there are no records tying the greenhouse to Meem, and its ownership and association are with Rand rather than Jonson.

For this reason, there is merit to considering a downgrade of status from Significant to Contributing, given lack of proven historical associations and that three-quarters of the structure is a stock glass greenhouse, exhibiting no architectural significance.

Walls

The sections of walls discussed above are presumed to be historic and contribute to the Rand guesthouse and its designed landscape. These are recommended for Contributing status.

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[31] 1469 Upper Canyon Road, James L. Breese, Jr. Residence, Santa Fe, Santa Fe County, New Mexico, New Mexico Historic Cultural Properties Inventory, Forms 1 & 2, December 23, 2017

[32] John Gaw Meem Job File #348, Center for Southwest Research, University of New Mexico.

[33] "Minutes of the City of Santa Fe Historic Districts Review Board, September 9, 2014," 15, file:///C:/Users/first/Downloads/09-09-14_Historic_Districts_Review_Board_FINAL%20(1).pdf, accessed July 5, 2022.

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Illustrations

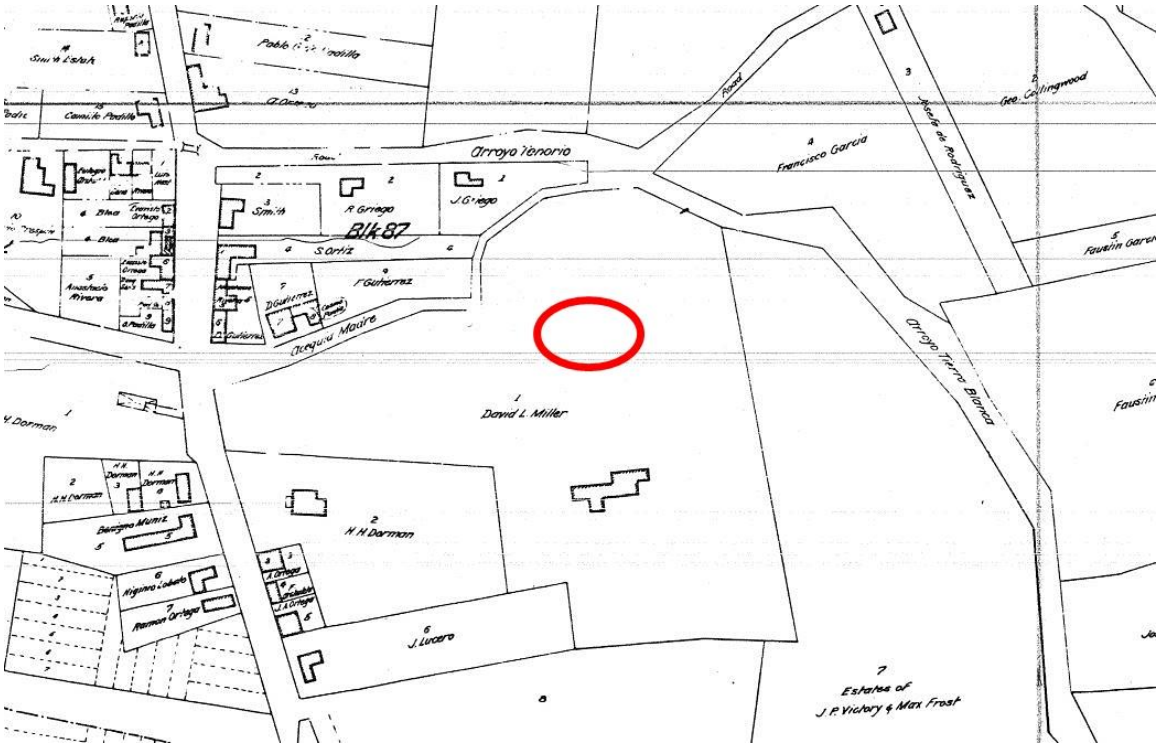

Figure 1: N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912. Subject property under David Miller ownership

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Figure 2: Undated photograph of "First" Jonson Home and Studio.
Courtesy University of New Mexico Art Museum.

Figure 3: Undated photograph of "First" Jonson Home and Studio.
Courtesy University of New Mexico Art Museum.

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Figure 4: Undated photograph of "Second" Jonson Home and Studio.
This may represent a Meem makeover the original building.
Courtesy University of New Mexico Art Museum.

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Figure 5: Undated of photograph of Vera Jonson in front of Casita.
Courtesy University of New Mexico Art Museum.

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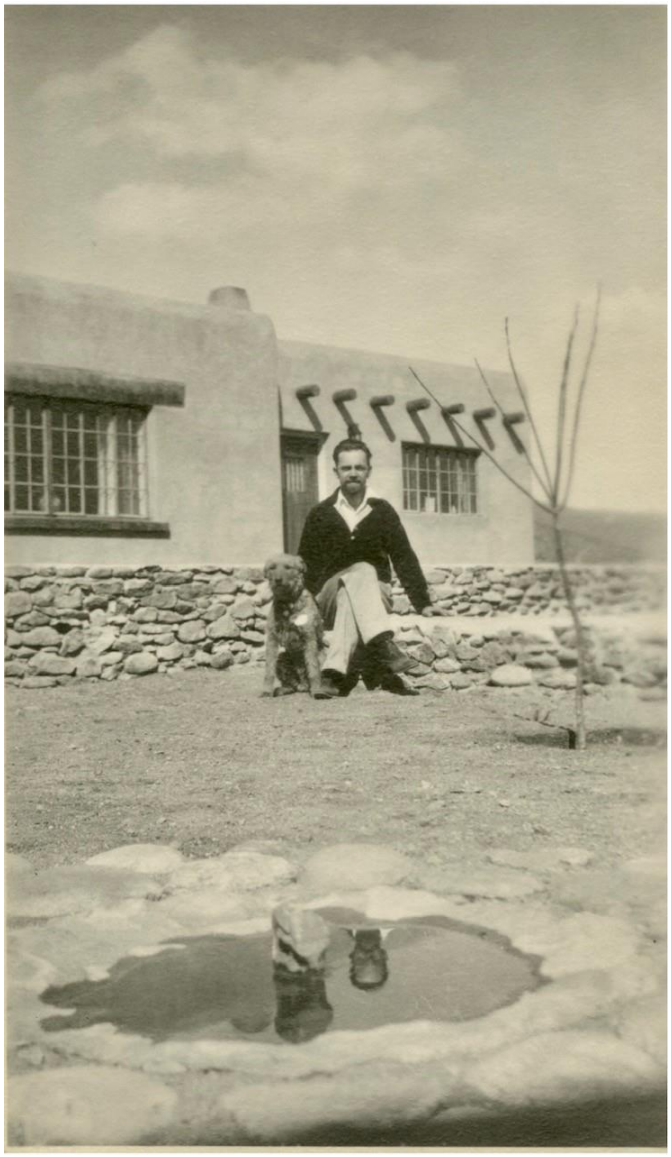

Figure 6: Undated of photograph of Raymond Jonson in front of Residence. Courtesy University of New Mexico Art Museum.

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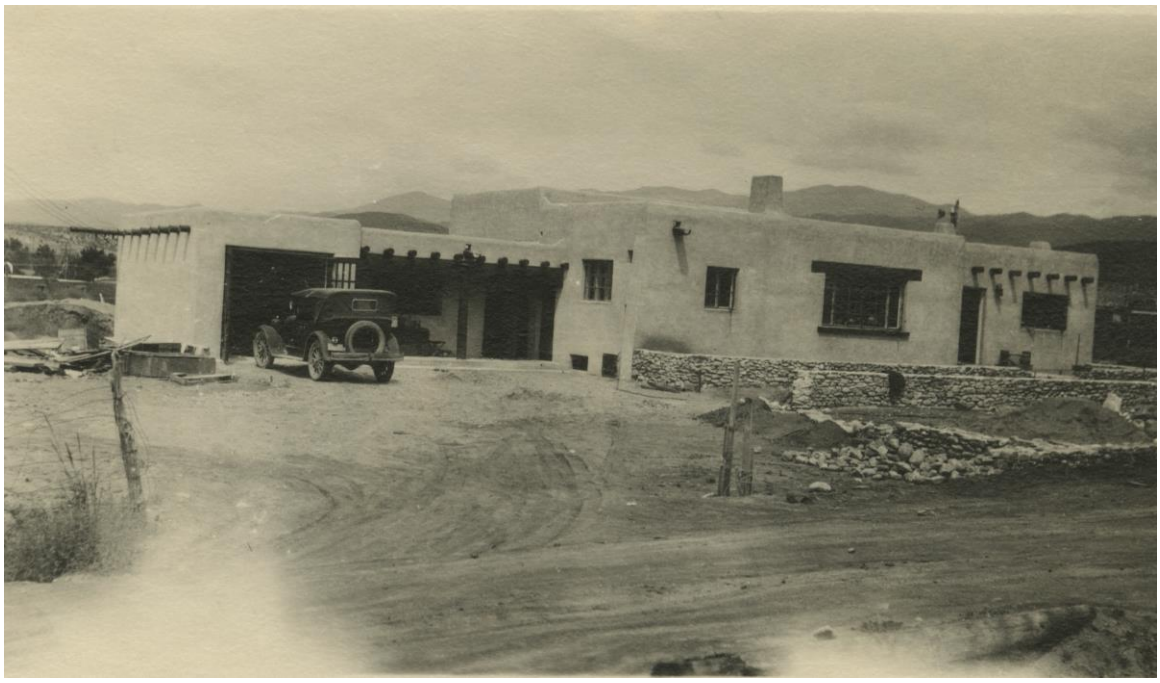

Figure 7: Undated photograph of "Second" Jonson Home and Studio. Courtesy University of New Mexico Art Musuem.

Figure 8: February 27, 1950, drawing of bay windows to Frank and Adele Rand guesthouse. Courtesy John Gaw Meem Collection, Job File #331, Zimmerman Library, University of New Mexico, Albuquerque.

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

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Figure 9: October 25, 1948, aerial photograph.
It is unclear whether the Greenhouse and Potting Shed are in existence.

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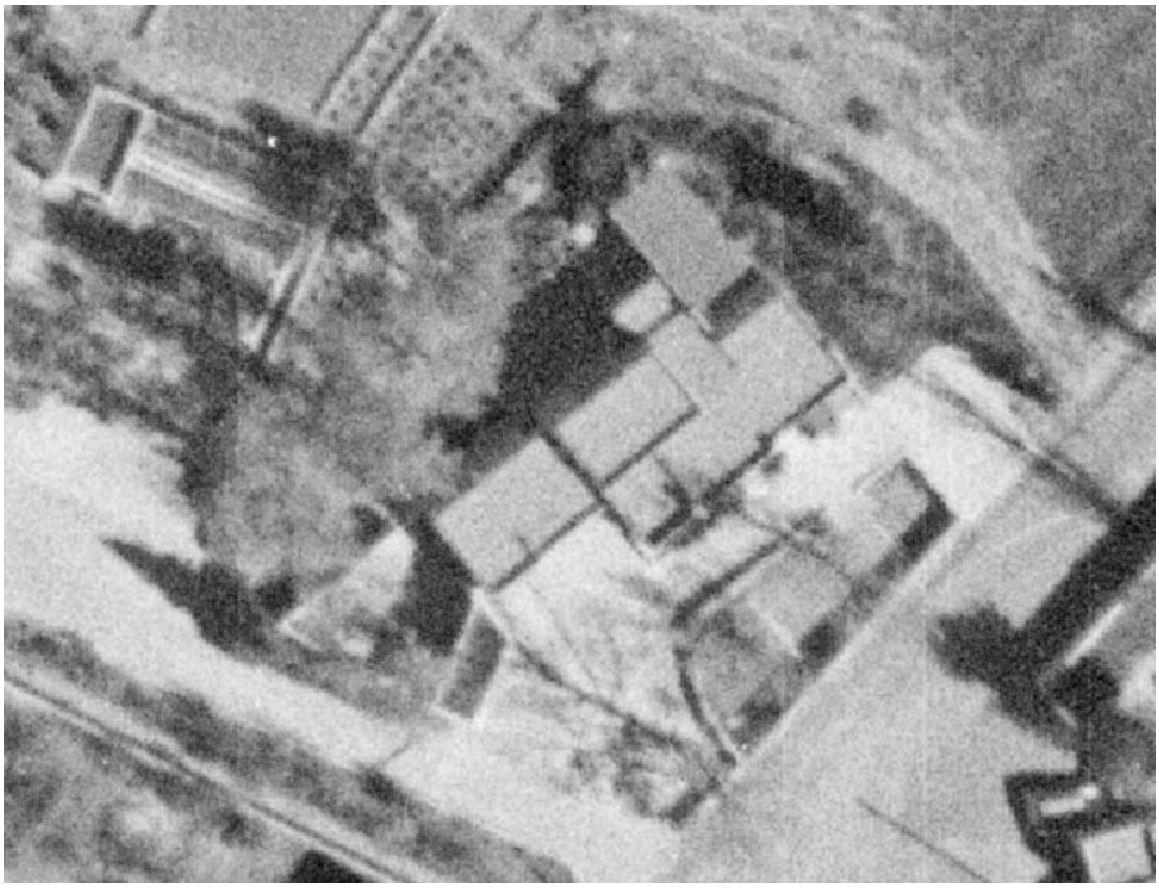

Figure 10: November 10, 1958, aerial photograph.
Compound has achieved its current footprint.

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Figure 11: September 11, 1978, aerial photograph.
Note probable alteration of bar/passage area.

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Survey Photographs

(All images taken by John W. Murphey on June 15 2022, unless otherwise noted)

Photo 1: Full west façade, outdoor room at left.
Camera facing northeast.

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Photo 2: Casita, south elevation.
Camera facing north.

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Photo 3: Casita, west elevation.
Camera facing east.

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Photo 4: Casita (right), north elevation.
Camera facing southeast.

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

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Photo 5: Residence, south elevation.
Camera facing northeast.
June 14, 2022.

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

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Photo 6: Residence, south elevation, west bay.
Camera facing north.
June 14, 2022.

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Photo 7: Residence, south elevation, entrance and east by.
Camera facing north.

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

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Photo 8: Residence, east elevation.
Camera facing southwest.

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

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Photo 9: Residence, east elevation; older house (left), billiards/guest room addition (right).
Camera facing west.

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Photo 10: Residence, billiards/guest room addition, east and north elevations. Camera facing southwest.

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Photo 11: Residence, billiards/guest room addition, west elevation and portal. Camera facing east.

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Photo 12: Residence, north elevation; bar addition (left), artist's window (right). Camera facing south.

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Photo 13: Residence, north elevation.
Camera facing southwest.

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Photo 14: Greenhouse, west and south elevations.
Camera facing northeast.

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Photo 15: Greenhouse, south and east elevations.
Camera facing northwest.

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Photo 16: Greenhouse, interior.
Camera facing south.

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Photo 17: Potting Shed, west elevation.
Camera facing southeast.

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Photo 18: Potting Shed, north elevation.
Camera facing southeast.

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Photo 19: Potting Shed, east and north elevations.
Camera facing southeast.

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Photo 20: Street wall.
Camera facing northeast.

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Photo 21: Interior Driveway Wall.
Camera facing east.

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Albuquerque, New Mexico
87104

February 3, 2023

RE: proposal for an addition, Historic District Review Board, 465 Camino de las Animas

BACKGROUND:
There are two structures on the property located at 465 Camino de las Animas. One is the residence with an attached guest casita. The second is a free-standing greenhouse. Both were designed by John Gaw Meem with later modifications in the late 1950's, 1995, 2015 and most recently in 2022.

The residence with guest casita is designated as Contributing. The primary façade of the residence is the south facing façade with the 2 bay windows. The south facing façade on the attached casita which has a non-historic garage door is not considered primary.

The greenhouse was designated as Significant in 2014 due to its assumed connection to Raymond Jonson. However, the HCPI report by John Murphey has found no evidence connecting it with Raymond Jonson. His research leads him to believe it was built during the 1950's for Frank Rand. He also believes it should be considered for a downgrade to Contributing although that is not part of this application. See Mr. Murphey's attached HCPI report, paragraphs 2 and 3, page 20.

PROPOSAL:
The current footprint consists of 3,410 square feet of roofed area. Section 14-12.1. The residence has one bedroom and two bathrooms. The owners of the property are seeking approval to add three bedrooms with bathrooms and a garage to the rear of the Contributing structure. The proposed addition (including garage) would not exceed 50% of footprint and consist of 1,704 square feet. Section 14-5.2 (D) (2) (d).

At some time in the recent past, the exterior stucco was painted over. This has prevented the original cementious stucco from breathing properly and has trapped moisture behind the paint. This has lead to blistering and delaminating of the stucco. (See photos #1 & 2). We wish to remove the paint and re-stucco the exterior with cementious stucco.

<u>The proposed work includes the following;</u>

1.) Add a three bedroom and garage addition to the rear of the residence. The addition would be 13'-2" tall and approximately 44' from the front of the residences' primary façade and would not exceed 50% of the existing footprint. The non-historic window "H" would be removed and replaced with an interior door connecting the Billiard room to the proposed addition. (See the window assessment by Ra Patterson).
2.) Remove the existing, exposed HVAC roof top units and ducts and replace them with smaller HVAC units that are less visible from the public streetscape. (See photos #3 & 4).
3.) Re-roof the existing structure and replace the flat roof on the existing Billiard Room with a parapet to hide the proposed HVAC units. (See photos #5, 6 & 7).
4.) Remove the non-historic paint on the stucco and re-stucco the exterior with cementious stucco. The proposed color of stucco is El Rey Buckskin which appears similar to the original stucco color.
5.) The proposed colors for the addition would match the historic colors; Buckskin stucco and white windows
6.) Remove a portion of asphalt paving direcly in front of the residence and replace it with landscaping and an 8'x2'-6" stuccoed yard wall.
7.) The 3 non-historic windows I, L and M windows have evidence of rot and should be replaced. We propose to replace them with new metal clad wood windows with the same lite patterms. (See the window assessment by Ra Patterson).

Thank you for your time and consideration,

Edmund A. Boniface, AIA

PHOTO #1 GENERAL STUCCO CONDITION.

PHOTO #2 GENERAL STUCCO CONDITION.

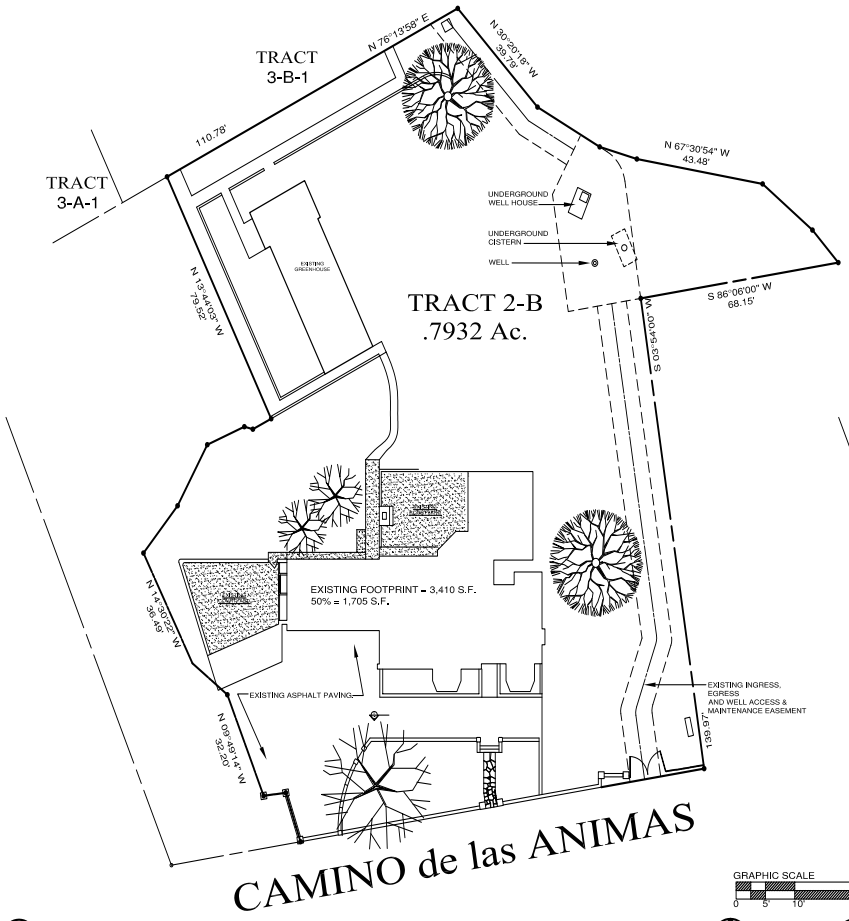
PHOTO #3 VISIBLE HVAC & DUCTS.

PHOTO #4 EXISTING HVAC & DUCTS.

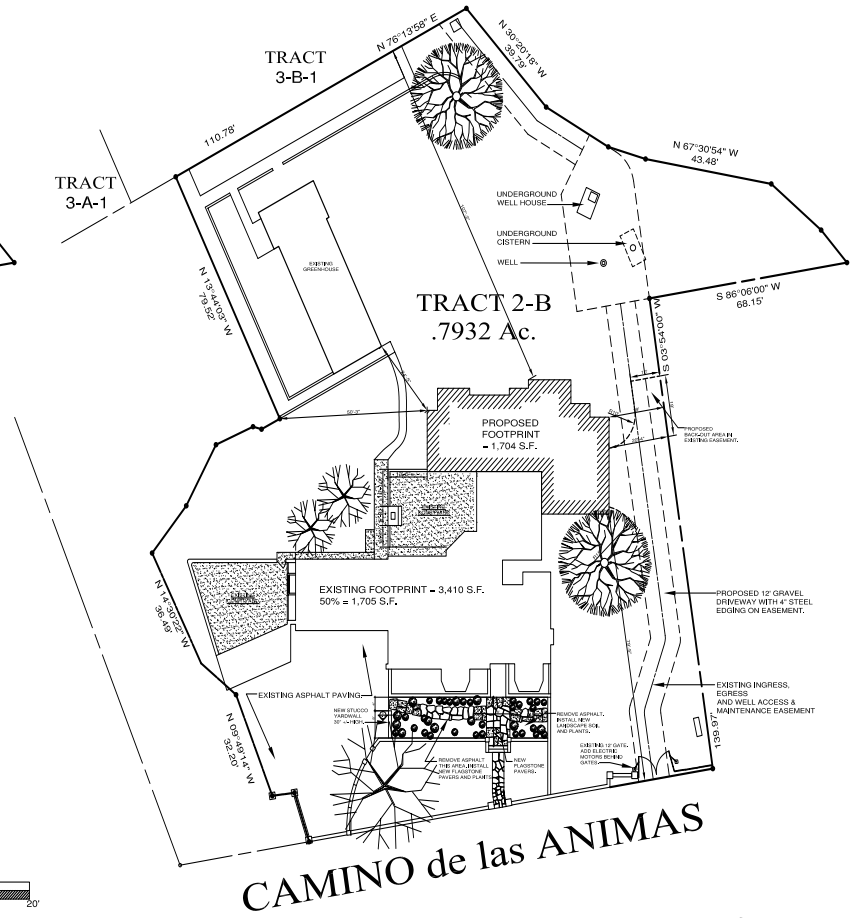
PHOTO #5 EXISTING HVAC & DUCTS ON BILLIARD ROOM.

PHOTO #6 EXISTING HVAC & DUCTS ON BILLIARD ROOM

PHOTO #7 EXISTING DUCTS ON REAR OF BILLIARD ROOM.



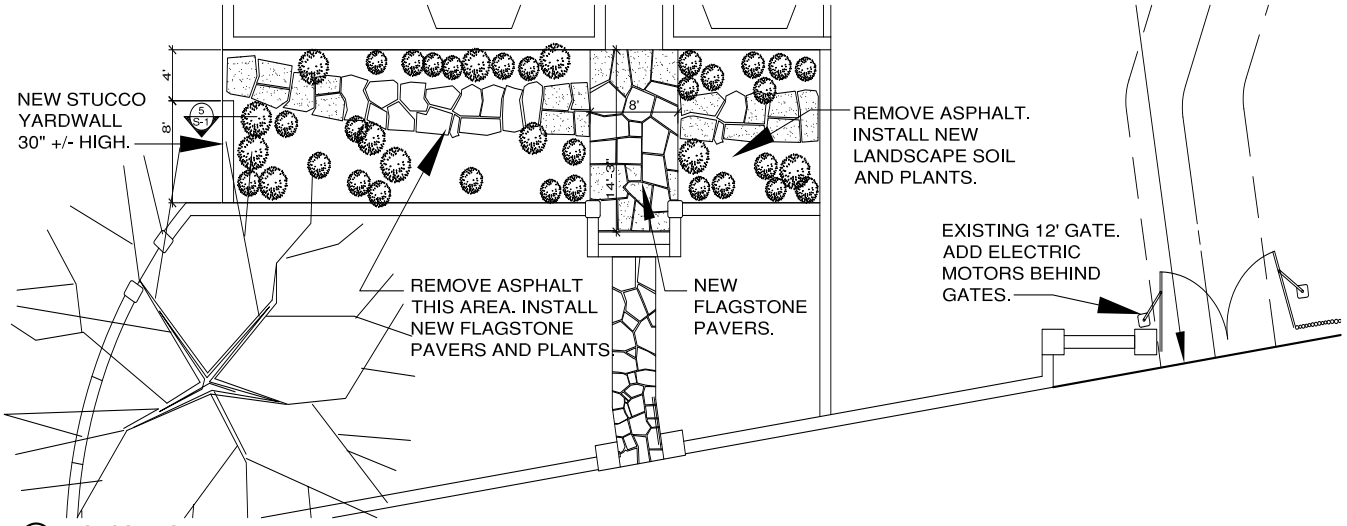
1 EXISTIING SITE PLAN
SCALE: 1" = 20'



2 PROPOSED Site Plan with BEDROOM ADDITIION
SCALE: 1" = 20'

GRAPHIC SCALE
0 5 10 20'

NORTH



3 PROPOSED GARDEN AND YARDWALL
SCALE: 3/16" = 1'-0"

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web: www.boniface.com

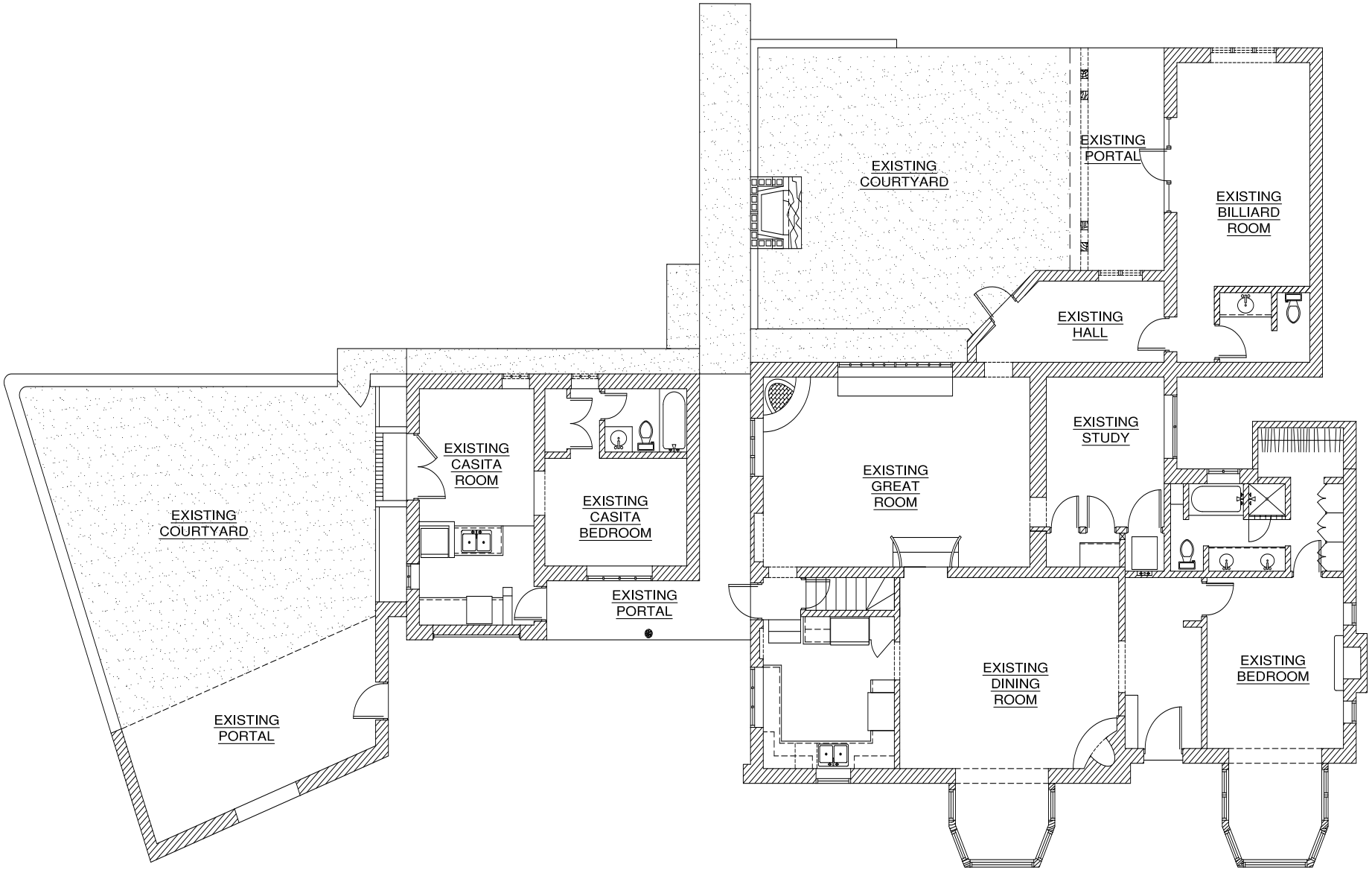
BEDROOM ADDITION for DAN & LAURA BOECKMAN
465 CAMINO de las ANIMAS
SANTA FE NEW MEXICO

CLIENT APPROVED DESIGN
JANUARY, 2023

SUBMITTAL FOR HDRB REVIEW & APPROVAL

SITE PLAN

SHEET NUMBER
C-1
BEDROOM ADDITION



1 EXISTING & DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

BONIFACE + ASSOCIATES
office of architecture

916
ACEQUIA ESCONDIDA NW
ALBUQUERQUE
NEW
MEXICO
87104

telephone:
(505)
577
1858

email:
ed@boniface.com

web:
www.boniface.com

BEDROOM ADDITION 465 CAMINO de las ANIMAS SANTA FE NEW MEXICO

for

DAN & LAURA BOECKMAN

CLIENT APPROVED DESIGN
JANUARY, 2023

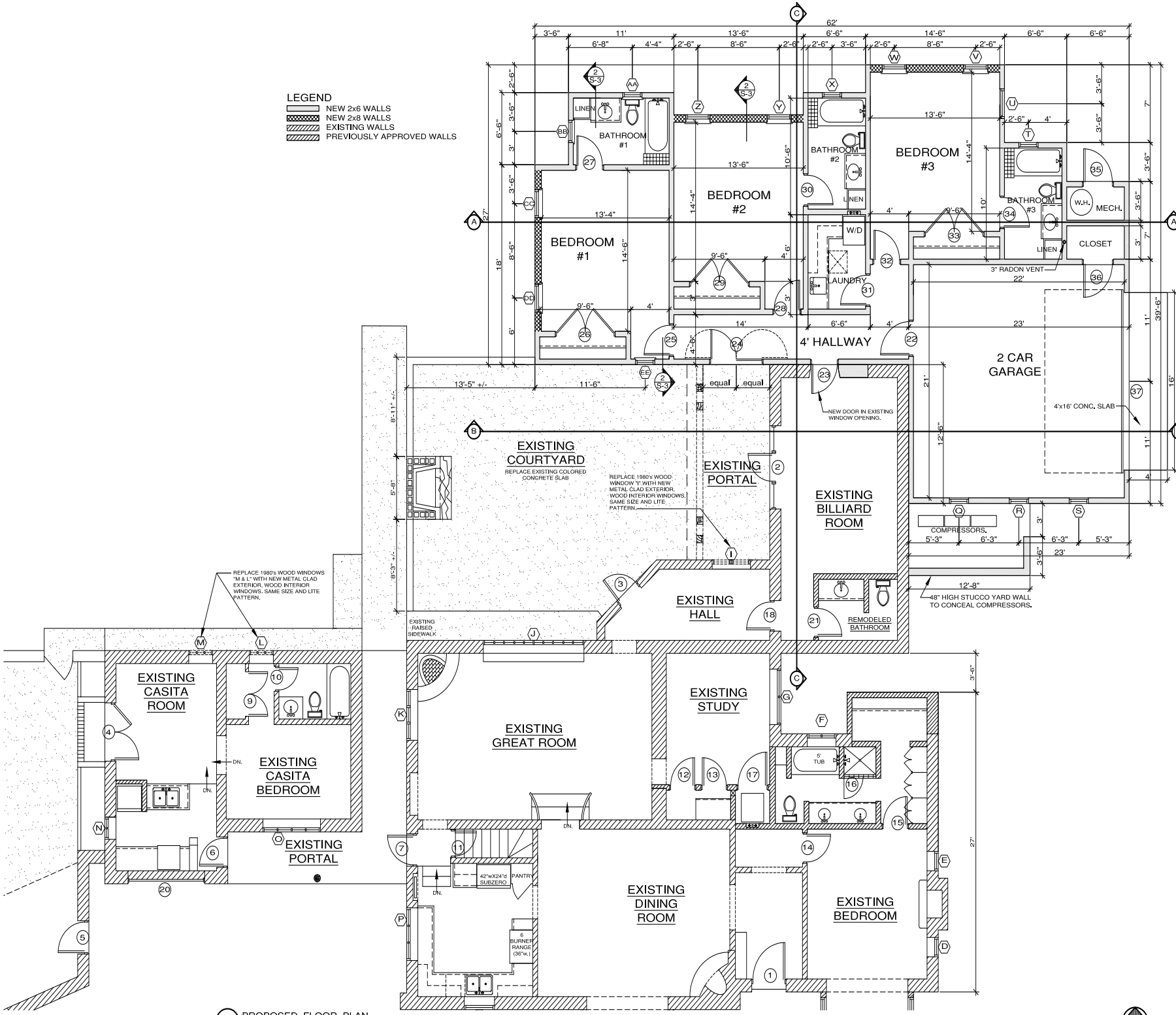
SUBMITTAL FOR HDRB
REVIEW & APPROVAL

EXISTING FLOOR PLAN

SHEET NUMBER

A-1

BEDROOM ADDITION



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

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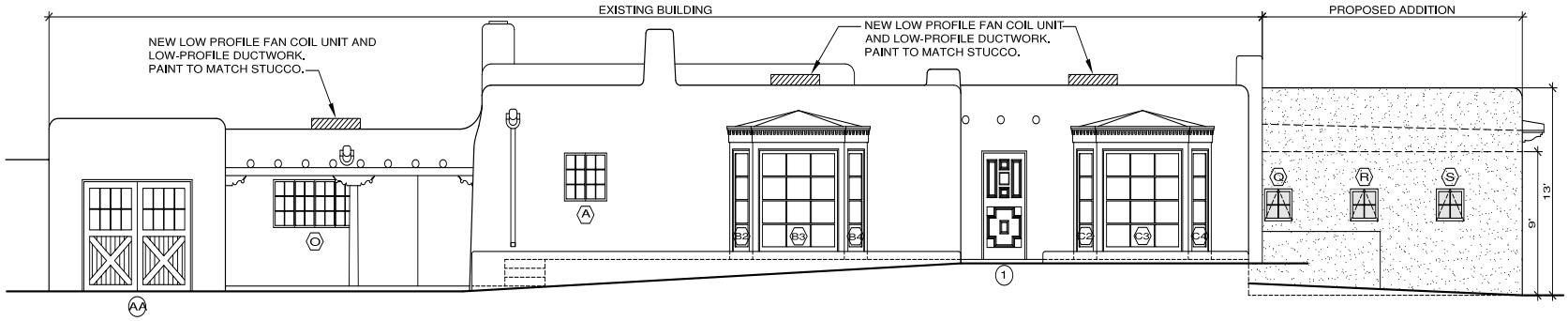
BEDROOM ADDITION for DAN & LAURA BOECKMAN
465 CAMINO de las ANIMAS
SANTA FE NEW MEXICO

CLIENT APPROVED DESIGN
JANUARY, 2023

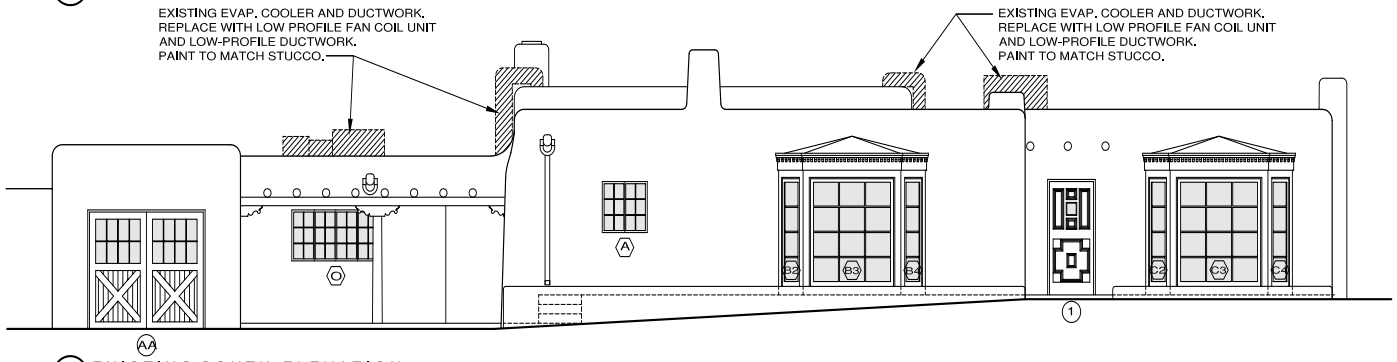
SUBMITTAL FOR HDRB REVIEW & APPROVAL

PROPOSED FLOOR PLAN

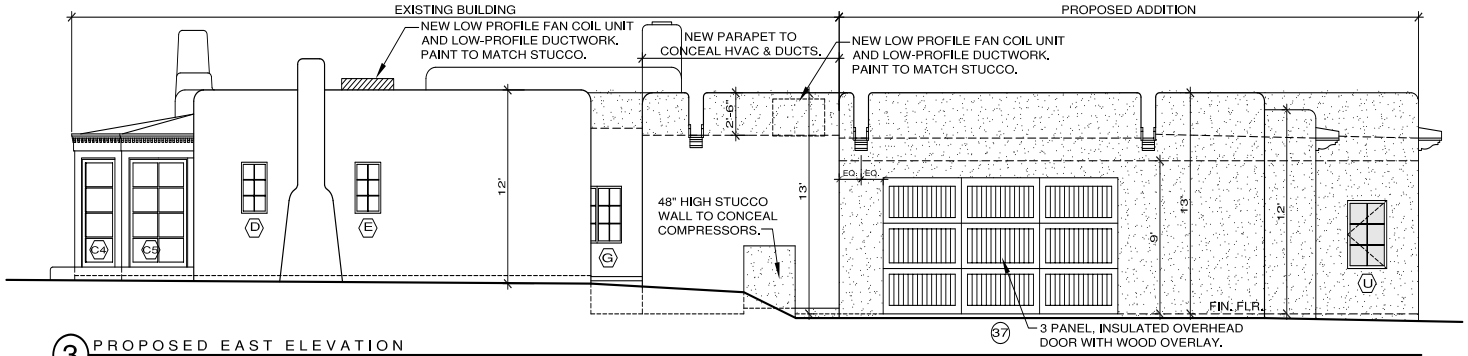
SHEET NUMBER
A-2
BEDROOM ADDITION



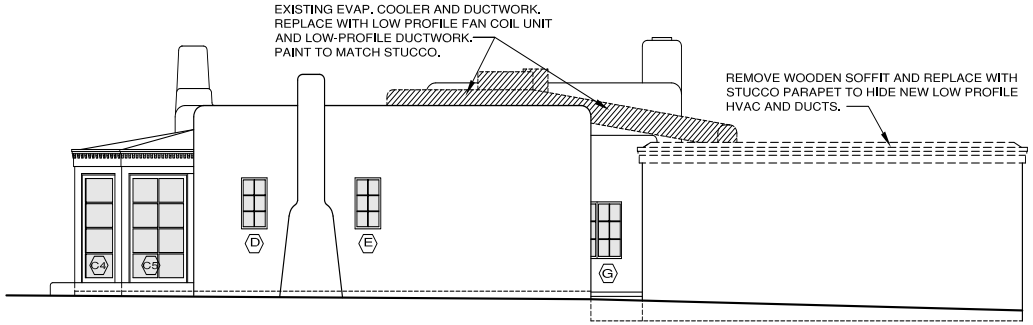
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION



4 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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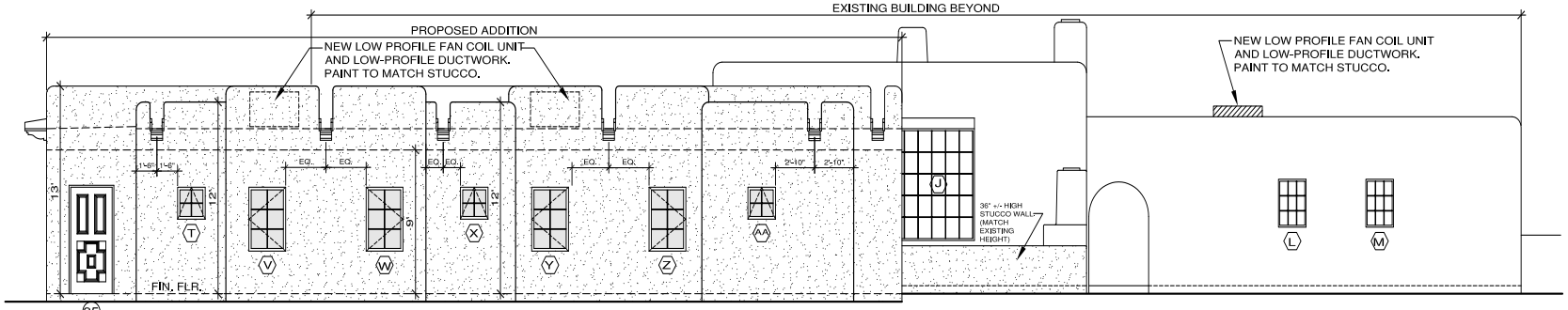
BEDROOM ADDITION
465 CAMINO de las ANIMAS SANTA FE NEW MEXICO
for
DAN & LAURA BOECKMAN

CLIENT APPROVED DESIGN
JANUARY, 2023

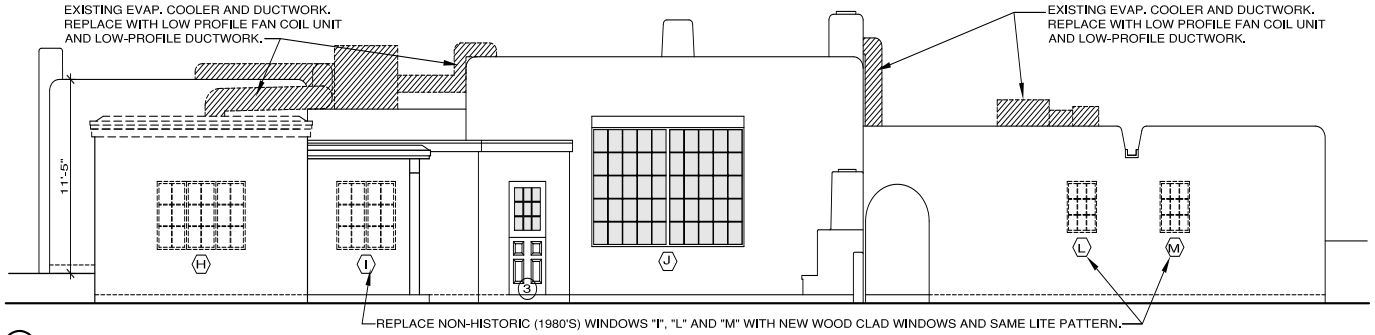
SUBMITTAL FOR HDRB
REVIEW & APPROVAL

EXISTING and PROPOSED EXTERIOR ELEVATIONS

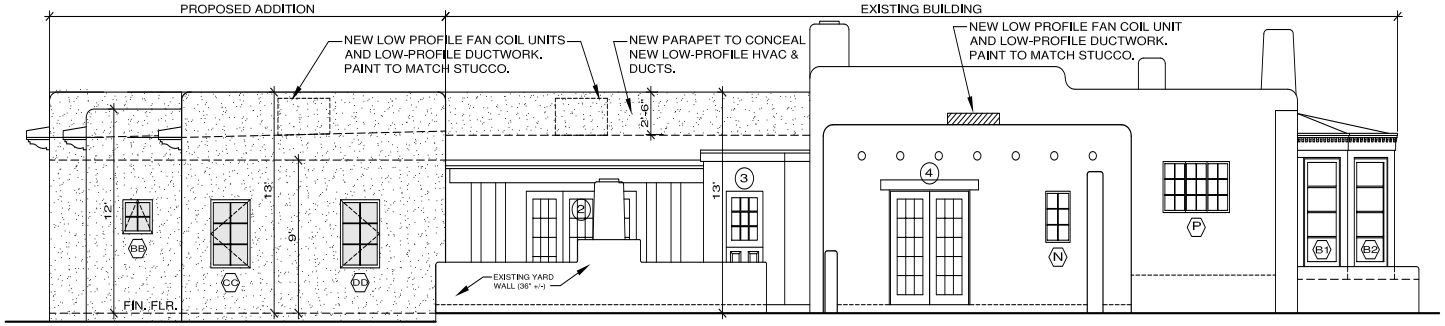
SHEET NUMBER
A-3
BEDROOM ADDITION



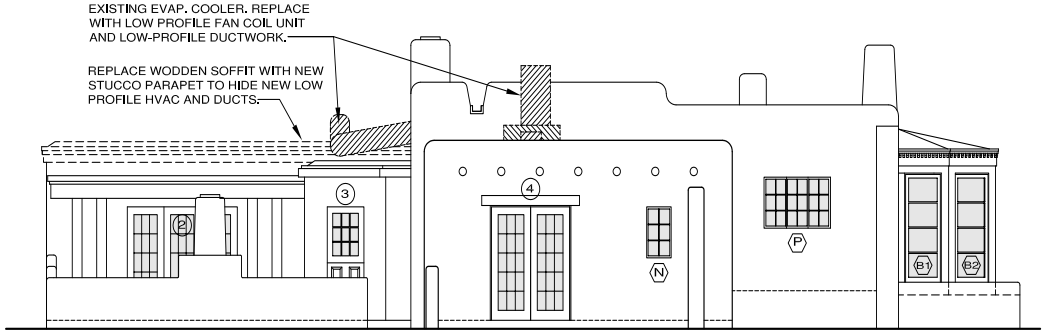
1 PROPOSED NORTH ELEVATION
SCALE: 1/4 " = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 1/4 " = 1'-0"



3 PROPOSED EXISTING EAST ELEVATION
SCALE: 1/4 " = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/4 " = 1'-0"

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465 CAMINO de las ANIMAS SANTA FE NEW MEXICO

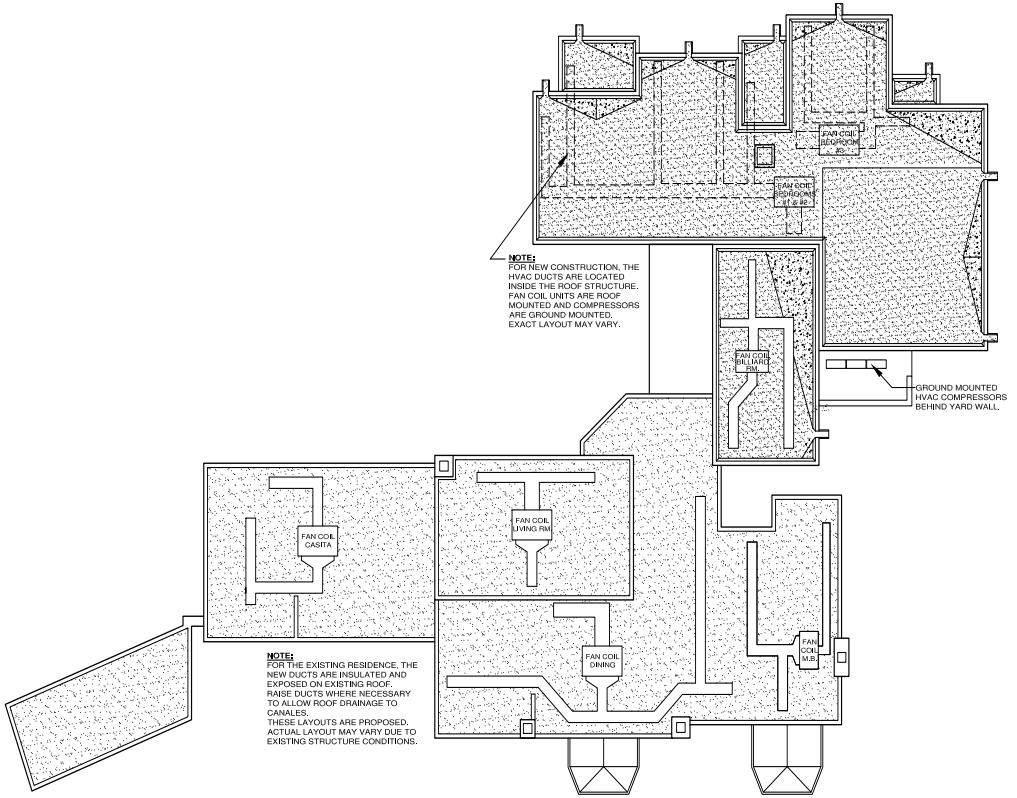
BEDROOM ADDITION for DAN & LAURA BOECKMAN

CLIENT APPROVED DESIGN
JANUARY, 2023

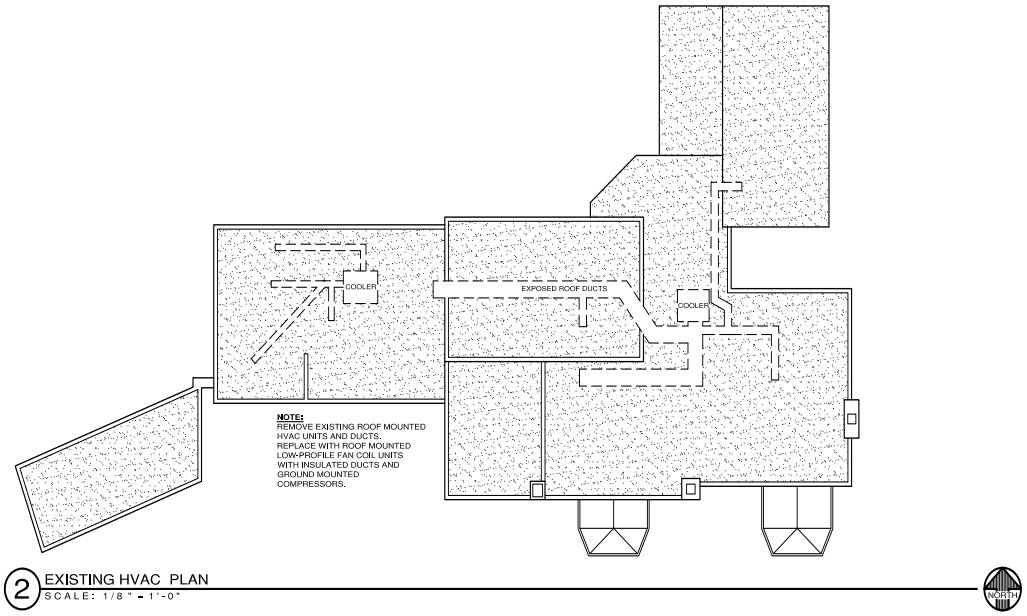
SUBMITTAL FOR HDRB
REVIEW & APPROVAL

EXISTING and PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER
A-4
BEDROOM ADDITION



1 PROPOSED HVAC PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING HVAC PLAN
SCALE: 1/8" = 1'-0"

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BEDROOM ADDITION
for
DAN & LAURA BOECKMAN
465 CAMINO de las ANIMAS
SANTA FE NEW MEXICO

CLIENT APPROVED DESIGN
JANUARY, 2023

SUBMITTAL FOR HDRB
REVIEW & APPROVAL

HVAC ROOF PLAN

SHEET NUMBER
S-4
BEDROOM ADDITION

RPA & Associates

PRESERVING OUR HISTORY

1304 Central Ave SE, Albuquerque, NM 87102
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

HISTORIC ASSESSMENT NO. EB-662022-HA

TO ED BONIFACE
SANTA FE, NM

JOB	DATE
465 CAMINO DE LAS ANIMAS - MAIN HOUSE	06/06/2022

LOCATION	DESCRIPTION
NORTH H	72 X 48 LSR 2W3H ALL WOOD MARVIN 1980'S
NORTH I	40 X 40 LR 2W3H ALL WOOD MARVIN 1980'S
NORTH L	28 X 54 L 3W4H ALL WOOD CASEMENT MARVIN 1980'S
NORTH M	28 X 54 R 3W4H ALL WOOD CASEMENT MARVIN 1980'S

Main house windows H, I, L, M, & N are non-historic 1980's Marvin windows and could be replaced in like and kind of window of that era.

This is my professional opinion of the Historic Assessment of 465 Camino de las Animas site. Please see attached photographs for reference.

If you have any questions, please contact me at 505-379-7900.

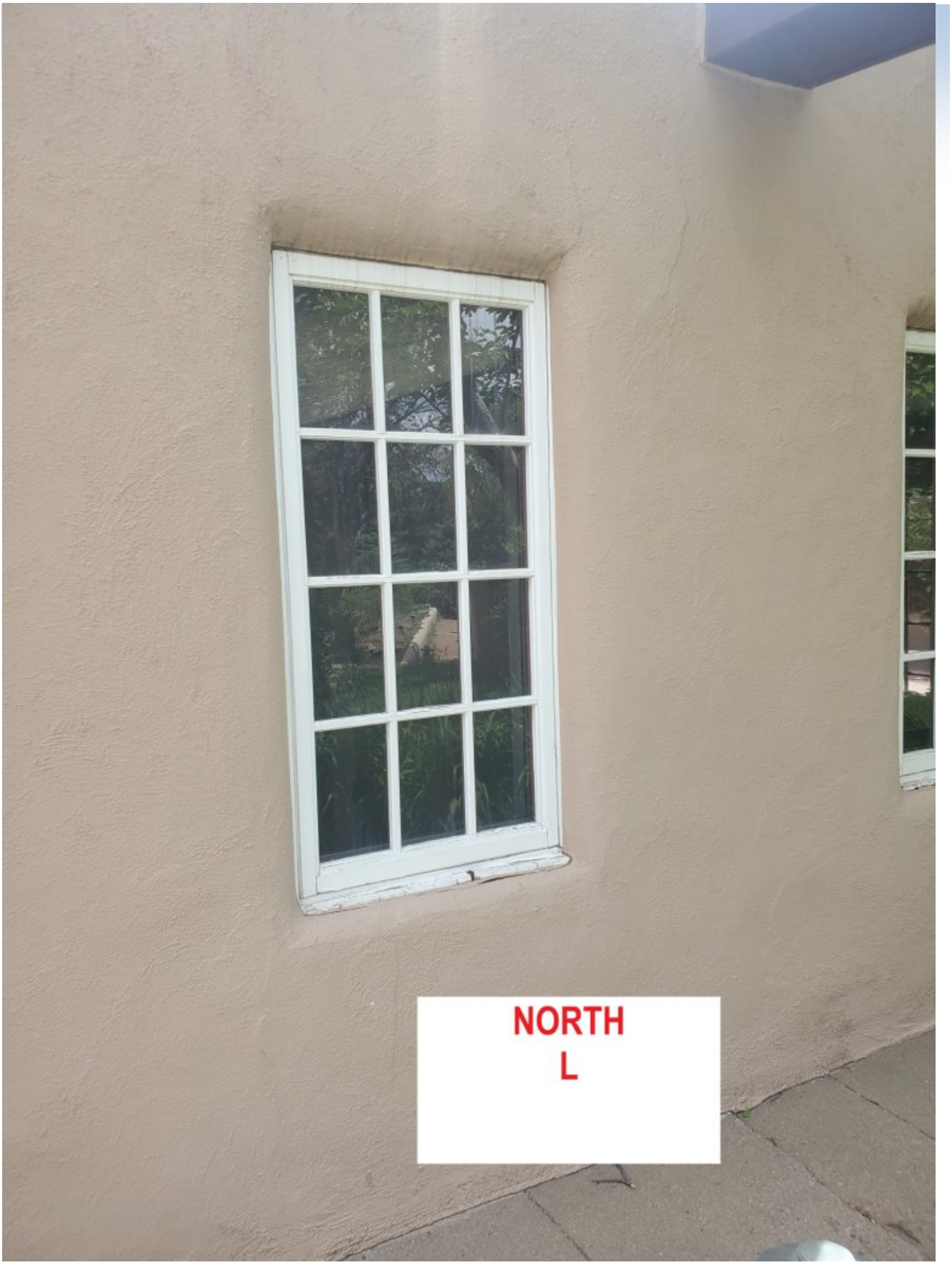
Assessment prepared by: *Ra N. Patterson*

TYPICAL
MARVIN
FINGER
JOINTS

TYPICAL
MARVIN
ROTTING
SILLS

NORTH H

NORTH I


NORTH
L

NORTH
M