City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
MAY 09, 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. April 25, 2023

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-006569-HDRB. 1120 E. Alameda St.

2. 2023-006626 -HDRB 635-A W. San Francisco St.

3. 2023-006632-HDRB. 416 Acequia Madre

4. 2023-006553-HDRB 1249 Cerro Gordo Rd.

5. 2023-006393-HDRB 303 E. Alameda St.

6. 2023-006625-HDRB 412 Camino Don Miguel

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

H. NEW BUSINESS

1. 2023-006708-HDRB. 128 S. Capitol St. Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New

Mexico, owner, requests a historic building status review. (Heather Lamboy, hllamboy@santafenm.gov)

2. 2023-006709-HDRB. 130 S. Capitol St. Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review. (Heather Lamboy)

3. 2023-006703-HDRB. 402 Don Gaspar Ave. Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade. (Heather Lamboy)

4. 2023-006704-HDRB. 406 Don Gaspar Ave. Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing for both buildings. (Heather Lamboy)

5. 2023-006705-HDRB. 410 Don Gaspar Ave. Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building downgrade to non-contributing for both buildings. (Heather Lamboy)

6. 2023-006706-HDRB. 414 Don Gaspar Ave. Downtown & Eastside Historic District. Significant. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing. (Heather Lamboy)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, May 23, 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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APRIL 25, 2023

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
APRIL 25, 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 5:31 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. Jennifer Berkley
Ms. Jennifer Biedscheid
Mr. John Bienvenu

MEMBERS ABSENT (EXCUSED)
Ms. Madeleine Aguilar Medrano
One Vacancy

OTHERS PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Mr. Ramon Sarason, Historic Preservation Planner
Mr. Paul Duran, Historic Preservation Planner
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

Ms. Lamboy said there is a correction to the caption for 412 Camino Don Miguel. The addition for the bathroom is smaller and is now 100.9 square feet.

MOTION: Member Guida moved, seconded by Member Biedscheid to approve the agenda as amended.

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

C. APPROVAL OF MINUTES:

April 11, 2023

Member Bienvenu asked to change on page 4, the sentence starting with, "He said he offered language…", to read: *"He said he offered language consistent with the staff report that said the first exception criterion had not been met."*

MOTION: Member Biedscheid moved, seconded by Member Bienvenu to approve the minutes of April 11, 2023, as amended.

VOTE: The motion passed by (3-0-1) roll call vote with Members Berkley, Biedscheid and Bienvenu voting in favor, none voting against and Member Guida abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-006553-HDRB. 1249 Cerro Gordo
2. 2023-006286-HDRB. 1564 Canyon Rd.

Member Biedscheid said on the Cerro Gordo case she did not see the Board's request that the walls and planters be noncontributing.

Ms. Lamboy said staff will edit that and present it to the Board at the next meeting.

MOTION: Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law for 1564 Canyon Road noting that the Findings and Conclusions of Law for Case 2023-006553 for 1249 Cerro Gordo Road will be presented at the next meeting with the edits as noted. Member Bienvenu seconded the motion.

Member Bienvenu said he would reiterate again, that the Findings of Fact and Conclusions of Law be circulated at least a few days before the date of the meeting prior to being posted online.

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

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said she wanted to mention the St. John's solar panels again and wondered if anything has happened.

F. STAFF COMMUNICATIONS

Ms. Lamboy reminded the Board that staff will make a presentation on May 10th to the City Council regarding the Historic Preservation Awards. She will coordinate who will be handing out awards with the Board offline. She confirmed that the Board has no problems with Board members who cannot attend the presentation at the San Miguel Chapel handing out the awards at City Council.

She said the General Plan resolution will go to City Council on April 26th for approval and will authorize staff to issue an RFP for a consultant. Also, at the May 9th HDRB hearing only status review cases will be discussed from the State of New Mexico for four bungalows, the Pino Building and the garage on site. The Board will be receiving the packet well in advance that includes the framework to review the State projects.

Attorney Ruybalid reported that Member Bienvenu met them in the City Attorney's office on the discussion of voting with four members present in a quorum with a vote that is 2-1 in favor to adopt. He said City Attorney McSherry joined them and they reviewed Article 11 of the Rules and Regulations, Section 2, subsection C. He read that section of Code. He said Attorney McSherry analyzed the question based on the language: *the vote of a majority members present shall decide any questions brought before such a meeting*. They found nothing specific that required a vote in the affirmative, the negative, or an extraordinary majority. He and Attorney McSherry agrees that a vote of two members does pass the project. Roberts Rules of Order also does not require an extraordinary majority, in other words three quarters of the members present, to adopt with the exceptions for amending the agenda, a motion to limit debate, etc.

Attorney Ruybalid addressed Ms. Beninato's comments on the solar array at St. John's College. He believed both she and Mr. Durkovich were asking about the solar array that had been approved by the HBoard in case 2021-004456. He offered to email Ms. Beninato the Findings of Fact and Conclusions should she like to see that.

G. OLD BUSINESS

Chair Rios explained the appeal process. She set a speaking time limit for two minutes for members of the public who plan to speak.

1. **2023-006360-HDRB. 502 Cerrillos Rd. Historic Transition District**. Noncontributing. K.M. Skelly, Inc., agent for Deborah Olinger, owner,

proposes to enclose 84 sq.ft. portal on a 3,544 sq.ft. building, raise parapet heights (none to exceed maximum allowable height of 14'- 3"), add patio area with trellis, increase yard wall heights to 4'-3" and to 4'-6" (within maximum allowable height for this streetscape), and window and door alterations. An exception is requested to Section 14-5.2(D)(4) to infill the portal on the east elevation. (Heather Lamboy)

STAFF REPORT:
The building located at 502 Cerrillos Road is a 3,356 square foot non-contributing commercial building that sits on a triangle wedged lot at the southwest corner of Cerrillos Road and West Manhattan Street in the Historic Transition District. Per the 1997 historic building survey, it was built in 1973 and housed the Schifani Brothers Printing Company, and most recently, an audio video store, "A Sound Look." It is a concrete block stuccoed building with flat roofed masses of varying heights, ranging from 10' to 14' – 9" at the northwest corner, battered parapets, wood and metal canales, and metal downspouts. Windows are a mix of 6-over-6 wood double hung units with metal storm windows and steel casements on the facades of the west end of the north wall. Its street-facing front elevation (east) features 12-lite fixed recessed windows with wood lintels.

The applicant proposes the following exterior alterations:

Building

1. Shift the main entrance from the existing portal entry on the north end of the east street-facing elevation to the south. The current 10' tall wall will be increased to 14' – 3" for the main entrance and signage. The southern end parapet will be raised from 12' – 5" to 13' – 2." The north elevation parapet will be raised from 11' – 8" to 12' – 10.' The maximum allowable height for this building in this streetscape is 14' – 3."

2. Enclose the 84 square foot entry portal on the east elevation.

3. Existing dark metal clad divided lite windows will be replaced with dark bronze anodized finished aluminum frame windows.

4. New commercial grade metal doors will replace existing at the north elevation loading dock.

5. Re-roof with bitumen torch down or equal and insulate.

Patio and Yard Walls

6. Create a 362 Square foot patio on the north side of the building between the building and the existing yard wall along West Manhattan Avenue. Add a shade

structure over the patio, consisting of supporting steel columns and steel beam with a peeled wood latilla covering.

7. Raise the existing front (east) elevation stucco yard wall from 2' – 8" to 4' – 3" and add about 3" to the west end yard wall existing height at 4' – 3." Both proposed heights are within the maximum allowable height for this streetscape.
8. Add a wood and steel gate to the east yard wall.

9. Stucco will be El Rey's "Buckskin."

Signage

A separate application for the building's new business signage has been submitted to the Land Use Department.

An exception is required Section 14-5.2(D)(4), Porches and Portals. According to this code section, porches and portals shall not be enclosed. As this is a design standard, the HDRB will Historic Districts Review Board, Case #2023-006360-HDRB either recommend or not recommend approval to the Governing Body, which has the final decision-making authority.

The applicant proposes to retain the existing portal's lintel and enclose it with 16 GA rusted steel plates with cut outs for signage. The applicant states that steel details are used on other buildings within the Historic Transition District for both signage and canopy features.

Photographs have been provided. While steel is used as an accent material, it is not used for an entire wall. Staff suggests using steel as an accent material and include windows or stucco as a predominant part of this elevation.

STAFF RECOMMENDATION:
With the exception of the portal enclosure, Staff finds that the proposed project complies with Section 14-5.2(D) for the Historic Transition District.

Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony. Because of the design of the portal enclosure, staff does not recommend approval of the application with regard to its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(D) Historic Transition District.

Chair Rios confirmed this is in transition district. She asked what styles are allowed.

Ms. Lamboy said it is a mix. There had been a car dealership, a movie theater and housing. This building was built in the 1970s in Santa Fe Style with overall massing and appearance of a Downtown Eastside Historic District building.

Member Guida asked if the Historic Transition District has a significant period or statement of significance, and whether it is a part of the National Register nominated districts or only a city designation.

Ms. Lamboy said this is just a City district.

Member Bienvenu said before the Board is a potential status review which was included in the motion. He said part of the rationale for the Board's request for a status review was to give staff the opportunity to recommend to the Board whether or not to retain the noncontributing status. He noted that did not require a HCPI. They could dispense with the status review because this was not formally noticed as such, but he does want staff's recommendation whether this should be maintained a noncontributing structure.

Ms. Lamboy said due to a large number of changes, especially on the street facing façades, staff recommends retaining the noncontributing status. There has been no change in the footprint since the 70s, but there have been changes in function, window openings and different styles of windows and doors. She said staff does recommend retaining the noncontributing status, but she did not have the additional information as it was not provided by the applicant.

Member Bienvenu said there were two other issues, one is the exposed concrete, which is prohibited by Code. He asked if that is still requested.

Ms. Lamboy deferred to the applicant.

Member Bienvenu said the other concern is the enclosure to the portal that he understands has two issues. Code generally prohibits enclosures of portals. Secondly staff has an issue with the materials. He said two exception requests would be necessary, one enclosing the portal with any material. The second is for the use of the steel plates.

Ms. Lamboy said the transition districts are vague about whether this would be considered an accent feature or a metal wall. She offered to read the specific language and the material list.

Member Bienvenu said he thought they had established that metal paneling is specifically prohibited in the Transition District.

APPLICANT PRESENTATION:

Edward Fitzgerald, 121 Jefferson, Albuquerque, was sworn in.

Kevin Segura, 2908 Cliff Palace, Santa Fe, was sworn in.

Mr. Fitzgerald explained the proposed material is a rusted steel with contrasting galvanized steel behind that. The color of the middle panel will change over time and is industrial having to do more with the Railyard than downtown. He said that was seen as appropriate with the distillery being an industrial function. He showed examples of the use of steel along Cerrillos Road showing a precedent of the use of steel material. He pointed out on the elevation that the entrance is in the center making it a more central entrance and the portal is crowded with parking and has low ceilings. They wanted more height and a recessed entry for the entry. The portal was enclosed because the client wanted an office and there was nowhere else to put it. The height is limited to 14'3" maximum. He thought the enclosure of steel and the contrast of stucco gives more attention and a modern artistic feel and unique personality. The steel is a small amount that will patina and look nice with the stucco and more for accent and contrast. He showed additional details of the signage and the side elevation. He noted the exposed concrete wall will be stucco.

Chair Rios asked the dimensions of the steel plate.

Mr. Segura said 7 foot 6 inches high by 12 to 14 feet long. The entrance is about the same width, 12 feet wide by 14 feet 3 inches long. This is just the outside enclosure, the inside of the entrance is stucco.

Member Guida said he was confused because the entry doorway was said to be recessed. He could see a canopy projection from the façade.

Mr. Fitzgerald said that is correct, the canopy cantilevers out about 3 feet 6 inches to match the shade structure on the patio.

PUBLIC HEARING:

John Eddy, 14 Avenida Campo Verde was sworn. He said the Board should keep in mind that this is a major entry into Santa Fe. He was opposed to the use of steel sheeting in the architecture in this neighborhood. He said they should also be careful about the backlighting of the logo sign. There have been problems encountered before and the LED lighting of the sign can be distracting.

Stefanie Beninato, PO Box 1601, was sworn. She agreed with Mr. Eddy. She said if the Board has not received the additional information to decide if contributing or

not, they shouldn’t just ignore that. She said commercial-type buildings transition every time their use changes in terms of the business. She was also opposed to the enclosure of the portal.

Adam Johnson, PO Box 1055, Santa Fe, was sworn. He thought this a great reuse of the building and harmonizes with what is happening across the street. He said he didn't mind some steel details, but the steel side could be jarring. He said the backlit sign could be spotlighted instead. He asked for clarification on the divided light windows. He said he wanted to encourage the applicant because the project is great for this site and some steel details are appropriate given proximity to the Railyard.

BOARD DISCUSSION:

Chair Rios asked for more information on the backlighting on the sign.

Mr. Fitzgerald explained only the barrel cactus will be illuminated from within to be able to read the letters. The cactus is 4 feet in diameter and a small part of that will be illuminated.

Chair Rios confirmed with Ms. Lamboy that the word “distillery" was an appropriate size for this district and complied with the historic signage.

Member Guida agreed the project, as proposed, would be a nice addition to this district. He said the qualities of the district is a commercial district and not specific to architectural styles, or an historic event and time period. He said he found it admirable the applicant's presentation showed examples in the district of the use of materials to a similar effect and part of life in Santa Fe. He thought the steel is complimentary to local architecture and as used in the district and as proposed, would be nice.

He said he was struggling with whether the Board could rule tonight on the application as submitted. He said it is apparent the issue of the status is really a non-issue, however, there are district standards which apply to more than just the enclosure of the portal. He is an advocate for granting exceptions where merited, and reviewing designs in a way that is within the Code. He was challenged because there were no applicant responses. Also, these materials and details are prohibited in the district. Both the steel and cantilevered entry awning would require exceptions. He said there is a process for this, and he doesn't see where the application has been improved. That is a challenge to him in making a decision on those grounds, not on the merit of the design or its appropriateness for the district.

Member Biedscheid asked staff how the Board should look at the metal siding with the distillery at the top. It appears to be a sign and if the business were to leave that would be a permanent identity.

Ms. Lamboy said that was one of her concerns. Code states the exterior wall materials are intended to express a monolithic and massive appearance. Stucco, bricks, block, and stone are allowed. Aluminum siding, metal panels, mirrored glass, and stuccoed masonry units are not allowed. That was partially addressed with the enclosure of the seating area and an exception would be required. Regarding the cantilevered elements, there is nothing in district standards other than it is intended that buildings be designed to be wall dominated. Staff's opinion was that the cantilevered element did not take away from the wall dominated nature. She noted that City Council will also have to review should the Board grant an exception for the metal panels.

Member Bienvenu said he shared the other members' frustration with the presentation. There are three exception criteria. According to the staff report the first the applicant did not respond to, the second the applicant said it would present a hardship and provided no explanation. On the third criteria the applicant's response was that some other enclosures have been permitted but the applicant did not address anything specifically.

Mr. Fitzgerald replied he did not think they could make an argument of hardship.

Mr. Segura displayed a letter regarding signage in which the applicant addressed the exception criteria. He said the first being they believe they matched the architectural style of the surrounding Transition District non-contributing buildings. On the hardship, they considered that was by moving the front entrance to the center of the building to avoid public interaction and incoming traffic. That left the owners with no place for an office front. They created a secure location without windows to privately conduct business. They wanted on the third option to complement the Railyard District by having stucco to maintain the historic look of the building in the entrance and on the northside of the building. And the metal sheet for the signage can easily be replaced for future residents of the building. Also, they wanted the sign to stand out because of the entrance location at the center of the building that is at an intersection. The owners wanted to make a statement that shows what the business is for passing traffic that is easily read from the road.

Ms. Lamboy added that on the submittal, there is a specific deadline to get things into the packet. Staff did not have time to include in the packet what Mr. Segura provided in his presentation.

Member Bienvenu asked if divided lights are required. He said other than the portal, he was prepared to approve the application.

MOTION: In Case 2023-006360-HDRB, 502 Cerrillos Rd., Member Bienvenu moved that findings be entered based on the record to date, that the

noncontributing status should be retained, subject to future review upon receiving additional information, and finds that the three exception criteria have not been conclusively demonstrated by the applicant to have been met. Specifically, that the exceptions do not damage the character of the district, would be required to prevent a hardship to the applicant or an injury to the public welfare, or that they strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure residents can continue to reside within the historic districts. He moved, otherwise, that the application be approved as submitted without the sheet metal on the portal or the enclosure of the portal, and the applicant will stucco the cement wall as they indicated.

The motion failed because there was no second to the motion.

MOTION: In Case 2023-006360-HDRB, 502 Cerrillos Rd., Member Guida moved that the application be postponed to a date certain, which was determined as May 23, 2023 and the applicant address the enclosure of the portal and steel material. Should staff determine an exception is required for the cantilever awning it should be included and properly noticed with the exception criteria. The motion was seconded by Member Berkley.

VOTE: The motion passed by (3-1) roll call vote with Members Berkley, Biedscheid and Guida voting in favor and Member Bienvenu voting against.

Mr. Fitzgerald asked if the metal panels were approved, if they would need to go to City Council; or is it acceptable if instead of metal, the applicant infills the portal and covers with a different material.

Member Guida said the exception requests would still be needed for three things: to infill the portal, the steel panels, and potentially the cantilever.

Chair Rios suggested Mr. Fitzgerald talk with staff and they will guide him on what is needed.

2. **2023-006569-HDRB. 1120 E. Alameda St.** Downtown and Eastside Historic District. Architectural Alliance, agent for Atticus Gerberding, owner, requests a historic status review. (Paul Duran)

STAFF REPORT:
1120 E. Alameda is a single-family single-story residence and is recommended as noncontributing to the Downtown and Eastside Historic District. The main house is approximately 1,470-square feet which includes a bedroom, a bathroom, and other

open spaces. The house is made of adobe brick and is rectangular in shape with a corrugated steel roof. The house also has a cellar which is accessed from the interior. The house and cellar are finished in cementitious stucco and displays mixtures of fenestration (Murphy 2023, HCPI Form).

The house was initially constructed in the early to mid-1930's as identified on aerial maps as an agricultural structure. It has been noted by previous homeowners that there were no utilities installed in the structure until the 1950's. The house was owned by several renowned artists in the Southwest. The house underwent several remodels throughout time with the installation of utilities, a cellar (unknown when it was built), and roof repair. A high wall separates the residence from the park on the north, east, and west elevations and a coyote fence on the south elevation. Material of the wall is unknown however is covered by cementitious stucco.

Now, the applicant proposes the following exterior alterations:

1) The applicant is requesting an addition of 297 square feet for a bedroom in the northeast corner of the house. The addition will be 11'-0" in height.
2) The exterior wall will also be relocated in the northeast corner which includes a segment of the gate and removal of a portion of fencing.

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

Chair Rios asked if the footprint of the house has been intact for at least 50 years.

Mr. Duran said he believed it had been.

Chair Rios asked if the window openings had changed.

Mr. Duran said that was unknown. The existing windows look older than 50 years.

Member Guida clarified tonight this is just a status review and the Board would not be looking at the proposal to do an addition to relocate an exterior wall.

Mr. Duran said that is correct.

Member Guida said he appreciated the timeline regarding the status of the building. The historic district has a certain set of features that sets out its purpose. Also, in the Downtown and Eastside Historic Districts there is a National Register nomination that details a period and a statement of significance. Those are things that architectural historians look at when making recommendations whether a building contributes to the

district, regardless of age. He said he would direct the conversation and some of the considerations to address that issue not whether the windows are old.

Member Berkley asked staff if they concurred with the architectural preservation recommendation. She said they talked about the age and style of the house. She asked about the history of the house and its location in that area and if the agricultural history factors into staff's decision.

Mr. Duran said this structure has a unique history to the Downtown Historic Eastside. However, staff looks at the Ordinance and at Old Santa Fe Style and what is significant to the district. He defers to John Murphy, the architectural historian, as the professional. The structure and property is unique. They don't know the first footprint; it was not documented. The unknown moves them to the status of noncontributing.

Member Bienvenu said he disagreed with that line of reasoning and the final conclusion. The fact that we don't know when changes were made is why we need to err on the side of caution. He said more likely than not, the current footprint is at least 50 years old, and any changes made were made in an historic period of time.

Mr. Duran said he agreed.

Member Bienvenu said the architectural historian's report is informative, but his conclusion isn't something the Board would adopt. The historian said that *the architecture seems primitive and does not adhere to a recognized Santa Fe style*. Member Bienvenu said naturally it is primitive, that is what all historic structures were in that area. This does adhere to a recognized Santa Fe style, it is vernacular. He thought this to be an important example of clearly an agricultural building that was converted to a home. He added even the additions were exactly how every house on the outside of Santa Fe had evolved. He said this satisfies the standard of a contributing structure; it helps to establish and maintain the character of that historic district. His only question was what is known about the walls. The report indicates the wall is a recent addition, but it isn't clear what that is based on. He thought the gate in the wall facing west implies that the wall is historic. He asked Mr. Duran's opinion.

Mr. Duran said the HCPI states the first wall was established in the 1960s and looks to be adobe but has been stuccoed over. He said the cottonwood tree would have been a lot smaller in the 60s. The wall looks to be established relatively recently.

Member Bienvenu said he was wondering about the wall on the west side because it has a large gate that was blocked off. That would imply this was an agricultural structure, otherwise, if a recent wall why would anyone put a gate there.

Mr. Duran said the historic photographs do not show a gate until 1973, or what is there today. The wooden gate probably looks older than it actually is because of the way it is constructed. And the parking lot has always been in the same place as it is today.

Member Bienvenu asked what was known about the rock wall on the southern side and whether that is on this property.

Mr. Duran said the wall is not on the applicant's plat, but the wall is significant.

Chair Rios said she agrees with Member Bienvenu. Vernacular architecture was started in Santa Fe a long time ago. This is the type of architecture that should be honored, and that is done by preserving the architecture. This building is over 100 years old, and the Board is to preserve old buildings. She said they will need to look at this application closely.

APPLICANT PRESENTATION:

Eric Enfield, 612 Old Santa Fe Trail, was sworn. He noted the owners were also present. He noted that Amanda Crocker's family has owned the house since the 70s and estimated the house was built before 1959 and served as an agricultural use. He said he was certain the wall didn't date back to that time. An agricultural building would not have been useful surrounded by a wall. He believed looking at the floorplan that the footprint of the original house was the master bedroom. The living and dining room which has been the original footprint of the agricultural building. He thought it had been a flat roof adobe building because the roof structure appears to have been added. He noted that the lumber was not used in 1919 or 1920 in an agricultural building. Also, the house has evolved from agricultural to residential use. The flat roofed single adobe square was probably capped in the late 60s or early 70s with a metal roof. Also there appears to be a couple of additions to the house, one is the kitchen. The rear additions have frames and is not characteristic of a 1950s/60s style. He said it appeared to have been built as a greenhouse. The reading room and closet, etc., are mostly framed, not adobe, so this house is only partially adobe. He thought the bathroom, reading room, and closet may have been an enclosed portal. John Gaw Meem enclosed portals all over town and enclosed in glass, so there is a precedent of enclosing portals.

Mr. Enfield said he agreed with the vernacular style but thought that true if any early building built in Santa Fe that was added on to. The style is not a Santa Fe Style recognized in Code and sloped metal roofs are not allowed in the district and typically not approved without proof of historic use. He said the principal façade, the northwest, is screened by the high wall. It is not publicly visible, other than the wall by the kitchen and only one window can be seen from the street. He noted the two contemporary additions of the glass box and the partial portal enclosure. Those were exterior windows

facing into the rooms and were turned into doors for access to the rooms. That is not part of the original footprint because it was built and added on the end of the house. He noted the different kinds of windows; sliders, single hung, casement, and fixed windows. In the packet, page 24 of the HCPI, they see that a lot of the windows were repurposed. Some of the windows on the back façade were moved from an original structure. He said it is hard to tell without permits what has previously been done on the house. Looking at the 1973 aerial on page 16, there seems to be a structure in the corner that was torn down. It may have been a small carport. On page 18, the front door appears to be a repurposed store from the 20s or 30s, not a door on an agricultural building. Also, the fenestration on the west elevation is irregular. There is only one window and that is fixed. He said vernacular is not a defined style in historic Code, it is a definition of a building that has been changed over time by numerous owners. He reviewed the changes to the structure. He said those have led to the structure having no specific style. He understands that the Board's jurisdiction is public visibility and also to determine whether an existing house is contributing or not.

Ms. Lamboy said with reference to walls, they can be removed. This is to consider the structure of the house, not just the wall.

Mr. Enfield confirmed that the Board had to skip the site review. He suggested it would have been better had they looked at the pictures prior to the field trip and let the applicant know they would need to access the property. He said the building should be considered noncontributing for the reasons given, the questions on when the house was built, what is visible, the different styles and the expanded footprint.

Ms. Lamboy said on access to the property, the Board does need to go into interior courtyards, etc. to make judgements.

Mr. Enfield said he was not questioning the Board's need to go onto the site. He didn’t know that access was needed. He asked the applicant to comment.

Amanda Crocker, 1120 East Alameda, was sworn. She said they have been referencing the glass block as a bedroom. It is not a bedroom it is more a sunroom. She said she loves the building, but it is a very strange building. She bought the property from her aunt and has always wanted to live in it. The vernacular style makes it hard to live in and they just want to make it a family home. She said she respects historical structures and she and her family have worked in preservation for years. She knows what it is to be a steward of a historic structure and believes there can be a balance between historic and livable. She thought this was too vernacular to be contributing.

Mr. Enfield said this project is for a family home.

PUBLIC HEARING:

John Eddy, previously sworn, said this building is a study in historicity, transition and added dictation and creative adaptive reuse. Certain elements are probably grandfathered in that speaks to transition, and the pitched roof and window corner speaks to adaptation of space. Artists lived in the house at one time and allowing too many changes will erase their energy. He thought the Board should be careful because this has all the character of a house that should be called contributing. He said the house speaks to history on many levels and people who have lived in the house have had to adapt.

Ms. Beninato, previously sworn, agreed it should be contributing. She said everything described is prior to 1973 and makes the house over 50 years old. The changes are typical and there are not a lot of vernacular buildings. She thought the northwest façade should be primary. She said the owner knew what they were getting into since it was in their family. Because a house is contributing does not mean you can't change things and make it more livable. She hoped the Board would find it contributing.

BOARD DISCUSSION:

Member Berkley asked if the building was redesignated to contributing, what is the next step in the process.

Ms. Lamboy said a designation of contributing requires the applicant to comply with the Code criteria for design and for preservation.

Member Berkley asked at what point primary façades are designated.

Ms. Lamboy said tonight, if found contributing.

Chair Rios reminded the Board that they could indicate if they feel certain portions of the building are not historic.

Member Biedscheid said she appreciates the vernacular tradition in Santa Fe and from that perspective she is looking at the designation as the status. The Board is to identify character defining features contributing to the neighborhood and streetscape. She said she struggles to find that with this project. The most compelling character of this building is the story and that leads to the family ties to this property and will allow a vernacular tradition to continue. The family wants to adopt the house to their current needs. She said with respect to character defining features, there is not an architectural detail she could point to that requires preserving. It is a collection of things with an

interesting background but does not rise to the level of contributing. She supports a designation of noncontributing.

Member Guida said he was frustrated with the amount of time and process spent on a status review of this case. He said as a preservation architect and Santa Fe citizen, he was troubled by the conversation about the status of the building. He saw a lot of that was due to Code in terms of laying out status as a way of style control rather than preservation. He said the historian's report speaks to that, as well as Member Biedscheid. The ordinance does not have a statement of significance that provides guidance about what is valued in an historic district. There has been an overlay of the National Register district for this area, but it is too broad. It just says the buildings are old and there are many old styles and is important to retain them. He said he struggles to find guidance here and because something is old, is not good enough. It is within the purview of the Board to make a case for a building as contributing beyond the historian's recommendations. And it would be beneficial if staff provided a more decisive conclusion of their reading of the report and the recommendation. He would like to see a day when the values are articulated more clearly, and they can hire a consultant to write the reports as well as make the recommendations so the Board can review more quickly. Making a decision tonight would be based on precedent and feeling, not on things that are part of preservation practice. He said he is not willing, given what he has heard and read in the report, done by a preservation professional, and his knowledge of the Ordinance, and what has not been said about what we value culturally, to say this is a contributing building. He thought this is clearly a noncontributing structure and should remain so.

Member Bienvenu responded that he didn't think it that vague or difficult. The Ordinance states that a contributing structure contributes to the character of the district. He said character is undefined and that should be fixed. He didn't think it disputable the old vernacular hand built buildings along the acequia in the agricultural section of town defines the character of that district. It is reverse engineering to start with seeking character defining features that apply to primary facades. The contributing status comes first and then the primary façade designation. In this case the character defining features of the building is the simple vernacular, accretive change over time and it is well over 50 years old. He thought if designating as a contributing structure, this primary façade would be the most visible; the north and the east façade with the driveway. He asked staff's thoughts on a primary.

Ms. Lamboy said staff concurs with the entry façade on the north elevation and the east façade next to the parking area.

Member Bienvenu said he agreed that everything they are doing, without relationship to making the house livable, identifies the designation as contributing and does not prohibit alterations.

MOTION: In Case 2023-006569-HDRB, 1120 E. Alameda St., Member Bienvenu moved that findings be entered that the structure is more than 50 years old and helps to establish and maintain the character of the historic district it is in and for that reason moves to designate the structure as contributing with the primary façades being the north and the east façades. Member Berkley seconded the motion.

VOTE: The motion passed by (3-2) roll call vote with Members Berkley, Bienvenu and Chair Rios voting in favor and Members Biedscheid and Guida voting against.

3. **2023-006566-HDRB. 117 Vigil Ln.** Downtown & Eastside Historic District. Non-Contributing. Salomon Velasquez, agent for Shane Woods, owner, proposes to partially enclose the portal to create 216 sq. ft. of heated space, addition and infill of windows on the south elevation, an entry and portal addition and replacement of garage doors on the west elevation, and a 96 sq.ft. addition, insertion if a door and infill of windows on the east elevation and associated renovation treatments. (Heather Lamboy)

Member Bienvenu recused himself from this case.

STAFF REPORT:
The building at 117 Vigil Lane is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The house was built in 1993 and is a Territorial Revival Style. The house is enclosed by tall yard walls that front both Camino Santander and Vigil Lane.

Background on the evolution of the home is provided; a guesthouse and second-story addition was approved in 2007, and some window replacements in 2018.

Now, the applicant proposes the following exterior alterations:

West Elevation (Facing Vigil Lane)

First Level
- Replacement of Garage door (6)- The replacement includes glazing at the top. The color of the door will remain the same White finish. The height and width of the garage door will also remain the same. Garage door is to be sourced from Martin Doors in the Style Pinnacle Steel, Finish White Mist, Glass Finish Clear.
- Extending Entry- Adding 60 SQFT of heated space.

- Rebuilding Entry portal in Territorial style- 34 SQFT of Unheated Space. Eliminate existing propanel roof and replace beams and columns. New exposed beams to be painted white and brick parapet coping.
- Redesign of front door (1) to match Territorial Style- Replacement of the current Entry unit eliminates the large plate glass not allowed in the historic district.
- Addition of Window (1) - The proposed sitting room will have the addition of a window that can be seen from this Elevation.

Second Level
- On the second level, infill of A/C unit with stucco matching existing stucco. New A/C units not visible are being replaced to allow necessary cooling.

South Elevation (Facing Camino Santander)
First Level
- Sitting room Addition off the kitchen into existing casita- Adding 216 SQFT of heated space.
- Addition of Window (2)- The proposed sitting room will have the addition of a window that can be seen from Camino Santander.
- Addition of Canale- Two Canales added to drain water from the proposed Sitting room & proposed Pantry. Canale will be wood painted white with galvanized steel which matches existing canales.
- Addition of Window (3) - The proposed Pantry will have the addition of a window that is not visible from street view.
- Infill Bathroom 1 & 2 Windows- Infill will be properly insulated by the interior of the proposed pantry. Windows are not visible from the street.

East Elevation (Facing - NOT visible from Street)
- Sitting room Addition of Door (6)
- Addition of Panty- Adding 96 SQFT of heated space
- Addition of Door (7)- custom painted wood door with glazing will also have a wood trim surround painted white. This door will not be visible from street view.
- Infill Kitchen Window- Infill has a stucco finish to match the existing. This alteration will not be visible from street view.
- Infill Loft Window- Infill has a stucco finish to match the existing.
- Infill Master Bath Window- Infill has a stucco finish to match the existing.

North Elevation (Visible from Vigil Lane)
- Addition of Window (4,5,6,7)- The addition of a windows are visible from Vigil Lane.
- Replacing Entry gate (7)- Made of solid wood planking and finished in white paint. This gate can be seen from Vigil Lane.
- Replacing Mechanic Door (11)- In kind with existing mechanical door. Finished in white paint. This door can be seen from Vigil Lane.

While there is a code citation stating that portals cannot be enclosed without an exception, this case is different as only a portion of the portal will be enclosed to provide for a heated passageway between the main house and the guest house.

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.

Chair Rios asked the reason for the neighbor's objection to the windows on the north.

Ms. Lamboy said when originally built there was concern about the privacy of the neighbor and the design had no openings. The neighbor's objection now is the loss of privacy.

APPLICANT PRESENTATION:

Solomon Velasquez, 302 Katherine Place, was sworn. He said he didn't have much to add other than they can move the window to meet Code. He said he wasn't sure how to respond to the neighbor's objection. He could understand they might feel it an encroachment and they are visible, but that is a standard for everyone in a neighborhood.

Member Berkley asked the reason for adding the three windows.

Mr. Velasquez said for natural light and good ventilation from windows on opposing walls.

Member Biedscheid asked if he had talked with his neighbors or tried to compromise or considered having fewer windows on the upper story.

Mr. Velasquez said he is unaware if the applicant had talked with the neighbor but thought he might want to in order to assure them. He had not been aware of the complaint.

Member Biedscheid said it might be worth a conversation, as a good neighbor, to live peacefully.

Member Berkley said Ms. Lamboy mentioned a consideration in the original design plan was not to put windows there.

Ms. Lamboy said there were concerns at the time the plan was originally approved. Typically, they don't like shared walls, and it might have been a concession that was made.

PUBLIC HEARING:

Fabrizio Giovannini, 115 Vigil Lane, next-door, was sworn. He said they have been living in the house for almost 27 years. He objects to the three windows on the north because it will overlook their living room and patio. The house has had five different owners in 27 years and each owner spent a lot of money on renovations. This is the sixth owner, and he is wondering if they plan to live in the house or if this is just an investment. He sent pictures from his house overlooking the wall but didn't see it on the monitor. Having someone looking into their home makes them really upset.

Lori Brodie, 115 Vigil Lane, was sworn. She said in all the years she has lived in the neighborhood they have become friendly with their neighbors and become part of the neighborhood. The five previous owners all decided not to build windows and understood how intrusive it is looking down on our entire yard and living room. She said we have never met the applicant, and this is not personal, but they probably would not have bought the house if the windows had been there 27 years ago. This is not New York where it is accepted that you will give up some of your privacy. She said it is very important they maintain their privacy and they are concerned it will affect the value of their house. They would assume given the circumstances, no one else would buy the house with the windows in either. She asked that the Board not approve the windows.

Ms. Lamboy displayed the email and pictures sent by the Giovannini's.

John Eddy, previously sworn, said the neighbors have put forth compelling arguments. He said although privacy is not the purview of the Board, they should consider that. He said the neighbors mentioned clerestory windows. He asked staff the height of the ceiling in the upper story.

Ms. Lamboy deferred to the applicant.

Mr. Velasquez replied about eight, maybe nine, feet.

Mr. Eddy suggested putting fenestration's above eye level so they wouldn't look directly through the window and down to not impact the privacy of the neighbors.

Ms. Beninato, previously sworn, said she wanted to be sure the window in the pantry would also be 3 feet from the corner. She thought the wall looks better with the windows but can see how they would be intrusive. She wondered if the applicant would consider opaque glass.

Chair Rios asked if the applicant had considered something similar to opaque glass.

Mr. Velasquez said he thought opaque glass would not provide natural light. He noted on the photograph from the neighbors that although the photo is in the winter, the height of the deciduous tree would obscure the view once the leaves have grown.

BOARD DISCUSSION:

MOTION: In Case 2023-006566-HDRB, 117 Vigil Ln., Member Guida moved to approve the application as submitted, noting that the applicant will update the window placement on the north elevation to be 3 feet on the corner and will provide updated revised drawings to staff. Member Biedscheid seconded the motion.

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

4. **2023-006567-HDRB. 418 Apodaca Hill.** Downtown and Eastside Historic District. Patricia and Gary Kopren, agent/owners, propose to construct a 2,026 sq. ft. 13'0" high addition on the northeast side of a contributing structure and a 204 sq. ft. portal on the east primary elevation. Exceptions to Section 14-5.2(A)(6) and Section 14-5.2(D)(2)(c) are requested to exceed 50% of the footprint. (Heather Lamboy)

Member Bienvenu returned to the meeting.

STAFF REPORT:
The building at 418 Apodaca Hill is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The house was built in the late 1930s and has had several additions over the years and is referred to as the Catalícia Armijo house. An addition to the south elevation was constructed in November 2016.

The request for an addition on the north elevation and a portal addition on the north elevation's primary façade was heard and approved in 2016. It was determined that the exception criteria had been met regarding an addition larger than 50% of the historic footprint and the addition of the portal to the primary façade.

Now, the applicant proposes the following exterior alterations:

1) Construction of a 2026 square-foot single story addition on the north elevation which would connect through the existing bay window opening on the north

elevation. The purpose of the addition is for a bedroom suite, a garage, and storage.

2) Construction of a 204 square-foot portal on the north elevation's primary façade. The proposed addition will be approximately 6" higher than the existing building.

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.

Staff finds that all the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown & Eastside Historic District.

APPLICANT PRESENTATION: 225: 58

Patricia and Gary Kopren, 418 Apodaca Hill, were sworn.

Ms. Kopren said this has been their home and she is surrounded by relatives; her mother, brother, and numerous cousins. They have a vested interest to continue to live there and for her, is a continuation of the cultural growth; it is home. Their son came home during COVID, and they could not accommodate him. They have always wanted to do this and discussed it with previous Board members. This was set up using their recommendations. There is nothing original to the house.

Mr. Kopren added there is no garage and with the crime lately, they feel they need a garage with some storage space.

PUBLIC HEARING:

Ms. Beninato asked for clarification of the status of the house. Chair Rios confirmed the house is contributing. Ms. Beninato said she thought the garage and storage was not harmonious with the east side. They need to redesign and be set back more. The addition is large and will compromise the original house. She asked the square footage of the original house with regard to the criteria of not harming the public welfare, which she thought this would do. She said there isn't a hardship and there are other ways to do this.

Ms. Kopren responded that the garage does not face the street view and a theft has occurred and this is a security issue. Also important is that the neighbors on both sides and across the street have garages, which is common.

BOARD DISCUSSION:

Member Biedscheid offered to make a motion but wanted to say she appreciated the applicants' responses to the exception criteria being thorough and well done. The comments conveyed their need for the addition clearly. She also acknowledged staff for providing a good history of the project and informing them of an approval of a similar exception to exceed better than 50% of the footprint, made by a previous board. She said informationally, the HCPI report supports a downgrade in status.

MOTION: In Case 2023-006567-HDRB, 418 Apodaca Hill, Member Biedscheid moved to approve the application as submitted noting that the exception criteria have been met and is consistent with staff's recommendation. Member Guida seconded the motion.

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

Ms. Lamboy noted the applicant will need approval from City Council on the exception. She will be in touch with them.

H. NEW BUSINESS

1. **2023-006626-HDRB. 635 A West San Francisco St.**, Westside-Guadalupe Historic District. Richard Martinez, agent for Josephine Levy, owner, requests primary façade designations on a contributing property. (Ramón J. Sarason) 234:50

STAFF REPORT:
635-A W. San Francisco St. is a single-family residence and adjoined to the north by 635-B West San Francisco St. forming a duplex. Both of which are listed as contributing to the Westside Guadalupe Historic District. The duplex is built in the Territorial style. The south, street facing façade consists of a single apparently non-historic window with a wrought iron security screen and visible chimney. The east façade is largely obscured by a yard wall and is characterized by a deeply recessed door opening and roughly mottled stucco over adobe. Both the south façade and portion of the east facade contribute to the West San Francisco Street streetscape.

According to the attached historical report titled La Casa de Julianta, prepared by John W. Murphy dated January 24, 2022: "Although a few assertions have been made ("one of the oldest adobes on W. San Francisco"), it is difficult to pinpoint the home's date of construction. Common clues, such as a deed reference to the 1912 "King's Map", are non-existent. The King's Map itself is unhelpful, as no current house footprint on the

block matches the map. The 635 West San Francisco's address appears in the 1928 city directory, which is the first edition available. Later the house, in its basic north-south footprint, is visible on several early aerial photographs, including a fuzzy image from 1936 which still shows the area in agricultural production. The house is historic, but its precise origin will remain unknown."

Now, the applicant requests the following: designation of primary facades.

STAFF RECOMMENDATION:
Staff recommends the southern portion of Façade #1 and Façade #2 be designated as primary. 237:40

Member Bienvenu said he thought that the entire façade #1 as well as façade #2 would be primary.

Mr. Sarason said the Ordinance allows yard walls up to 6 feet when 20 feet from the public right-of-way. The wall can easily be up to six feet and not obscure that portion of the façade from the streetscape.

Member Bienvenu noted you would still see the façade above the wall. He asked the height of the east elevation of the building.

Mr. Sarason said the coyote fence on top of the brick wall is six feet and you can still see a portion.

Member Bienvenu said he understands the practicality of the wall, but it obscures some of the façade and he thinks the façade extremely important. He said the patio wall added, could be removed in the future.

Ms. Lamboy noted to the Board that the approval date for the yard walls was 2018, and approval by the HBoard is good for three years. If the date is greater than three years, it would have to come back to the Board.

Member Bienvenu said he thought the entire east façade character defining.

Mr. Sarason said you can see the change of the elevations of the parapet which is where the duplex adjoins. The intent of the yard wall was to create privacy from their adjoining neighbors.

Member Bienvenu confirmed what Mr. Sarason describes as Façade #1, does not include the adjacent residence.

APPLICANT PRESENTATION:

Richard Martinez, 1524 Paseo de Peralta was sworn. He said the house is very small and on the property lines on three sides, south and west and on the north is attached to the neighbors. The only space to enter the house is the east façade. Given the circumstances, façade #2 is very important. He proposed not making all of façade #1 primary. It is within the property and has the parking and is the only private space available for the house. Two doors on that façade have no covering, shade, or roofed area outdoors, so he proposed only façade #2 as primary.

PUBLIC HEARING:

Mr. Eddy, previously sworn, said he believed Member Bienvenu's observations are accurate and façade #1 is *of a piece*, and a continuation. Any disruption of that should be carefully considered. That corner is very prominent on the streetscape, and it should be considered primary as well.

Ms. Beninato, previously sworn, said she also agrees that both façade #1 and #2 should be primary facades. She thought you can see façade #1 from the corner and it is important to the streetscape.

BOARD DISCUSSION:

Member Guida said the east façade could be considered yet another primary façade for the building and could note that yard walls and the portal could be added to a primary façade. He said by designating façade #2, as primary, it would convey 10 feet back from it as well. Effectively it would be staff's recommendation. But he thought designating façade #2 alone would head off any addition in the future from being right up against it, it would have to be set back 10 feet. The mass, that façade and the linear aspect to the building would be conveyed by a minimum designation.

Member Bienvenu said that is logical but on the other hand the approach takes too much into consideration what someone wants to do with the property in the future. That is not what the Board should be considering when designating status and primary façades. The Board's job today is to decide without consideration of the future with the primary façade should be and deal secondarily when an application comes before them with secondary questions.

Mr. Martinez asked if character defining, visibility, etc. is the consideration, why is the west or east façade not being considered?

Chair Rios said all facades are considered. If they have character defining features the Board would then designate those as primary. She thought the west façade was a blank wall.

Mr. Martinez said it does express the linear nature of the house.

Ms. Lamboy said on the site visit she noticed some window openings were enclosed and one window opening was altered on the west elevation. She understood that those were not considered primary by staff for those reasons.

Member Biedscheid said a practice many times has been to minimize the number of primary façades, especially on a small house. She was ready to make a motion considering that façade #2 preserves the street facing onto the actual street, and both corners of the rectangular structure.

MOTION: In Case 2023-006626-HDRB, 635 A West San Francisco St., Member Biedscheid moved to designate Façade #2, of the south façade as primary. Member Guida seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Berkley, Biedscheid and Guida voting in favor and Member Bienvenu voting against.

2. **2023-006632-HDRB. 416 Acequia Madre**. Downtown and Eastside Historic District. Gayla Bechtol, agent for Thomas Romer, owner, proposes to construct a 1573 sq. ft. new residence to a height of 14”-0” where the maximum allowable is 14-4”. (Paul Duran)

STAFF REPORT:
416 Acequia Madre is a proposed 1,573 square foot single story residential structure located in Plaza Chamisal in the Downtown and Eastside Historic District. The construction of the home will be U-shaped and fashioned in the Old Santa Fe Style. The exterior finish shall be cementitious stucco with a hue color of “Buckskin.” Window and door trim shall be painted Country Blue, Blue Denim, Watercolor Blue, and Caribbean Blue by Andersen exterior colors.

The windows are proposed to be true divided light. Other woodwork, posts, and exposed lintels over the windows, shall be stained “Natural.” The exterior light fixtures shall be patinated punched metal. The canales will be metal-lined wood canales. They will be located on the north, east, and south elevations.

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.

APPLICANT PRESENTATION:

Gayla Bechtol, 1813 Hano Road, was sworn. She said the story poles are U-shaped and the lot is tight. The U-shape offers a lot of open space with the right amount of parking. The living space will dominate the house and everything else will fade. She noted that her client is backing off adobe and this may be framed.

Chair Rios asked the height of house.

Ms. Bechtol said the living room is 13'6" and everything steps down. The master bedroom is 12'6" and the walls adjacent to the house are between 3 to 4 feet tall. The front wall on the driveway will be short with a planter. Along the south will most likely be a 4-foot yard wall with landscaping.

Chair Rios said she heard there will be different colors of blue.

Ms. Bechtol said there is only one color which was chosen from the samples.

Member Bienvenu asked what the plan is for the radius of corners to make this look like adobe.

Ms. Bechtol said they will make it look like adobe with spray foam and wood frame canted walls. She said the radius will be two or three inches and something similar to adobe.

PUBLIC HEARING:

Mr. Eddy, previously sworn, said he was not a fan of faux adobe. This is adjacent to the Plaza Balentine, one of the most historic and important compounds, which is received a lot of attention and careful curation and adaptive reuse of these properties. Plaza Balentine helped set Santa Fe style in Kate Chapman's characterization of Pueblo Revival style. He said the architect has a difficult challenge to make the building so it does not detract from the character of Plaza Balentine. He said this is an important neighborhood.

Chair Rios said this is in Plaza *Chamisal*.

Mr. Eddy said the same arguments stand, and he knows that the applicant is sensitive to that.

Ms. Beninato, previously sworn, said Plaza Chamisal was done by the Otero's. She said she looked at the lot which is very small and tight and will take special consideration. She said it is important to not impact Katherine Stinson Otero's home, which is visible. She thought the scale of the building too large for the lot size.

Mr. Johnson, previously sworn, said the architect's design is quite handsome. He was saddened to hear this might not be adobe but is interested hearing the discussion. He said materials are important and he thought Ms. Beninato's comments on the history should be discussed.

BOARD DISCUSSION:

Member Guida said it would be nice to see an adobe structure go up, but it is incredibly expensive and often does not pan out. The applicant's intent to mimic the material in construction and detail is admirable, but even more so is the scale and quality of the massing. This project is a nicely sought infill in a walkable neighborhood. It does a lot of service to the compound it is in.

MOTION: In Case 2023-006632-HDRB, 416 Acequia Madre, Member Guida moved to approve the project as submitted noting that it may not be adobe but a framed construction. Member Biedscheid seconded the motion.

Member Bienvenu clarified that the applicant's intention is even if not of adobe material, the essence of the design presented in the application in terms of massing, corners and battering, will remain.

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

3. **2023-006625-HDRB. 412 Camino Don Miguel**. Downtown and Eastside Historic District. Bob Gaylor, agent for Mark O'Brien, owner, requests addition of a ~~251~~ 100.9 sq. ft. bathroom addition and a 450 sq. ft. garage remodel into a guest house on a non-contributing property. (Ramón J. Sarason)

STAFF REPORT:
412 Camino Don Miguel is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The home is built in the Pueblo Revival style. Original adobe construction dates to 1947 with a cinder block addition (2nd story) and remodel in the early 1980s.

The applicant proposes the following exterior alterations:

Main House:
The Owners wish to build a bathroom addition of 100.9 SF to the southeast side the existing 1488 sq. ft. residence to a height of 11'-4".

Garage:
Convert the existing 450 sq. ft. carport into a guesthouse retaining the existing adobe walls and roof structure. Modifications include a new east wall with (2) windows to enclose the carport, a new door opening and window on the south façade, new bathroom, and kitchenet area.

STAFF RECOMMENDATION:
Staff recommends approval of the proposed application as it 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: m

Robert Gaylor, for Suby Bowden & Associates at 333 Montezuma Avenue, Suite 200, was sworn. Mr. Gaylor said he is open to any questions.

Chair Rios asked if the tree where the bathroom is proposed will be saved.

Mr. Gaylor said the tree will remain. They calculated the growth over the next 50 years for the wall placement.

Member Bienvenu asked what they could do about CCA.

Mr. Gaylor said there is some interesting and good news he will share later.

PUBLIC HEARING:

There were no public comments.

BOARD DISCUSSION:

MOTION: In Case 2023-006625-HDRB, 412 Camino Don Miguel, Member Bienvenu moved to approve the application as submitted with a decrease from 250 to 109 square feet as noted for the bathroom addition. Member Guida seconded the motion.

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

I. DISCUSSION ITEMS

Ms. Lamboy indicated introduction of the text amendment is now being introduced at City Council on May 10th and goes on to the Quality-of-Life Committee. It will be back before City Council by the 31st of May.

J. MATTERS FROM THE BOARD

Member Guida said he became aware that the Public Works Department has proposed a 52-inch high, black plastic coated metal fence to replace the guard from Manhattan to Paseo de Peralta, the entire length of railway within the Railyard. He said many of the Railyard stakeholders were shocked and surprised when learning of this and seeing the drawings. Public Works Department expressed concern about safety, but he is not aware of any concerns. He said they talked about how high the fence has to be to prevent accidents and climbing it. He thought they seemed to be solving problems they are creating. He raised the issue with the Mayor's office and City Council and wants this to also be on the Land Use radar. There is a high risk that what is proposed does not match the founding documents, the General Plan, and the design guidelines for the Railyard. He said with a double wall bisecting the space they risk what is a well-recognized public space.

Ms. Lamboy said Planning was not consulted. There is no need for review in terms of the Railyard design standards. Also, the Gross Kelly Warehouse building adjacent is a landmark, among others. She plans to contact Ms. Wheeler, the Public Works Director, tomorrow for more information.

Chair Rios asked about the Board members presenting at the Preservation Awards.

Ms. Lamboy said yes, they will be incorporating the presenters and handing out the awards. Staff will create a script for them of talking points about the awards.

Chair Rios said they are still searching for a historian for the Board.

Ms. Lamboy said there has also been interest from someone from the public as well.

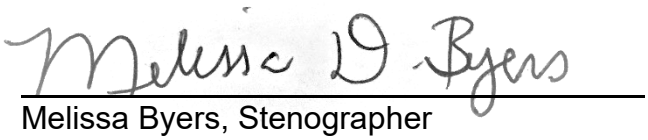
K. NEXT MEETING: Tuesday, May 9, 2023

L. ADJOURNMENT

MOTION: Member Biedscheid moved, seconded by Member Guida, to adjourn the meeting at approximately 8:55 p.m.

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

Submitted by:



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 # 2023-006569-HDRB
Address – 1120 E. Alameda Street
Agent's Name – Jason Herrera
Owner/Applicant's Name – Sam Gerberding and Amanda Crocker

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 25, 2022.

BACKGROUND

1120 E. Alameda St. is a single-family, single-story residence listed as non-contributing to the Downtown and Eastside Historic District. The Applicant asked the Board to review the structure's historic status. The main house is approximately 1,470 square feet, which includes a bedroom, a bathroom, and other open spaces. The house is made of adobe brick, is rectangular in shape with a corrugated steel roof, and is surrounded by a high wall. The house also has a rubble-stone cellar which is accessed from the interior. The house and cellar are finished in cementitious stucco and displays mixtures of fenestration.

Although this building is approached by a bridge and through Patrick Smith Park, it predates the recreation area. The parcel on which the house is situated lies between the Acequia Madre and the park, which was farmland that proved desirable for a recreational area, and the City of Santa Fe first improved it as a playfield in the late 1960s. Historically the area was farmed by the Vigil family and appeared on the 1914-19 hydrographic map as plowed ground without buildings. The house – or perhaps an earlier agricultural structure – seems to show on a 1936 Soil Conservation Service aerial and again on a flyover from 1948. A former owner recalled that it originally had no water or sewer connection, which suggests that it may have been formerly a non-residential structure. Since it appears in the 1959 city directory it is indisputable that a dwelling addressed 1120 E. Alameda St. stood here in the late 1950s.

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 the status of the structure and wall be designated as non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
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. 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.
7. 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."
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. 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.
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."
11. The Board finds that the house, its construction and its placement in a formerly agricultural zone exemplifies the vernacular nature of an agricultural structure. Its accretive changes from an agricultural structure to a residence are more than 50 years old and have acquired a historic significance.
12. The Board finds that the North façade (oriented to the north and west, facing the entrance to the park and fronted by the yard wall) and East façade (oriented to the north and east and abutting the driveway) are the primary elevations of the structure with the features that define the character of the structure's architecture.
13. 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 designates the structure as a contributing structure.
2. The Board designates the following elevations of the structure as the primary façades: the North and East elevations.

IT IS SO ORDERED ON THIS 9th DAY of MAY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

_____

Kristine Bustos-Mihelcic
City Clerk

_____
Date

APPROVED AS TO FORM:

_____

Frank Ruybalid
Assistant City Attorney

_____
Date

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

Case # 2023-6626-HDRB
Address – 635-A W. San Francisco St.
Agent's Name – Richard Martinez
Owner/Applicant's Name – Josephine Levy

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 25, 2023.

BACKGROUND

635-A W. San Francisco St. is a single-family residence, adjoined on its north side by 635-B W. San Francisco St., forming a duplex. Both units are listed as contributing to the Westside-Guadalupe Historic District. The duplex is built in the Territorial style. The south, street-facing façade consists of a single, apparently non-historic window with a wrought iron security screen and visible chimney. The east façade is largely obscured by a yard wall and is characterized by a deeply recessed door opening and roughly mottled stucco over adobe. At this hearing the Applicant asked the board to designate primary facades for 635-A W. San Francisco St.

Both the south façade and portion of the east facade contribute to the West San Francisco Street streetscape. According to the historical report "La Casa de Julianita," prepared by John W. Murphy dated January 24, 2022, although it is asserted to be "one of the oldest adobes on W. San Francisco," it is difficult to pinpoint the home's date of construction. Common clues, such as a deed reference to the 1912 King's Map, are non-existent, and the King's Map itself is not helpful, as no current house footprint on the block matches the map. The 635 W. San Francisco address appears in the 1928 city directory, which is the first edition available. Later the house, in its basic north-south footprint, is visible on several early aerial photographs, including a fuzzy image from 1936 which still shows the area in agricultural production. The house is historic, but, according to Murphy, its precise origin remains unknown.

Murphy dubbed the house La Casa de Julianita after Julia Fresquez, a woman born in Santa Cruz, N.M., in 1898 the day the U.S.S. Maine blew up in Havana Harbor, triggering the Spanish-American War. Fresquez came to Santa Fe and lived in the house from the late 1920s until her death in 1971, working as a chambermaid for area hotels.

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 recommend the south façade (facing West San Francisco Street), and the southernmost portion of the east façade north to the existing yard wall be designated 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 Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. 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.
7. 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."
8. 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.
9. The Board confirms the contributing status of this property and finds that the south façade is the primary elevation of the structure with the features that define the character of the structure's architecture.
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 designate the primary façades of this contributing property.
3. The Board designates the south elevation of this property as its primary façade.

IT IS SO ORDERED ON THIS 9th DAY of MAY, 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 # 2023-6632-HDRB
Address – 416 Acequia Madre
Agent's Name – Gayla Bechtol
Owner/Applicant's Name – Thomas Romer

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 25, 2023.

BACKGROUND

At this hearing, the Applicant requested the Board to review and approve the plans for the new construction of a 1,573-square-foot one-story residence at 416 Acequia Madre, a vacant lot in Plaza Chamisal in the Downtown and Eastside Historic District. The two-bedroom, two-bathroom single-family residence will be fashioned in the Old Santa Fe Style, with its west elevation fronting the Plaza, and featuring a courtyard and small front entry portal on its south elevation. The exterior finish shall be cementitious stucco with a hue color of "Buckskin."

A four-foot yard wall will separate the property from the traveled roadway to the west, and from an undeveloped space to the south. Window and door trim shall be painted Country Blue, Blue Denim, Watercolor Blue, and Caribbean Blue by Andersen exterior colors. The windows are proposed to be true divided-lite. Other woodwork, posts, and exposed lintels over the windows shall be stained "Natural." The exterior light fixtures shall be patinated punched metal. The canales will be metal-lined wood canals, located on the north, east, and south elevations.

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 approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2 (D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
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 Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria 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 approves the Application as submitted, as recommended by Staff.

IT IS SO ORDERED ON THIS 9th DAY of MAY, 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 # 2023-6553-HDRB
Address – 1249 Cerro Gordo
Agent's Name – Bernie Romero
Owner/Applicant's Name – Paul Ludick

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 11, 2023.

BACKGROUND

The residence at 1249 Cerro Gordo Rd., in the Downtown and Eastside Historic District, has a current non-contributing historic status. The Applicant requested a status review in order to determine possible future renovations. The residence is accessed via an unnamed private road off Cerro Gordo Road, and only a portion of the south elevation is visible from the Cerro Gordo Road right of way. With its core block dating to the 1940s, the Reuben and Betty Rose House is an approximately 2,853-square-foot compound of linked structures that achieved its current footprint by the 1960s. This footprint includes the adobe core, a partial adobe and concrete block west addition, a semi-attached garage, and an apartment/utility room.

While the general footprint of the compound dwelling is over 50 years old, cumulative changes to its exterior affected the vernacular character it may have had earlier. These involve the replacement of windows and the addition of porches. The 1970s Sewing Room, while influenced by the hand-built movement, is simply an appendage installed on an older building. Much of the home's construction is rough, not in good condition, and not a good example of the vernacular tradition. The south façade received a hand-built-influenced addition in the early 1970s, drastically changing the original look of the house. More recent elements include a low stucco wall and planters.

In a Historic Cultural Properties Inventory taken in February, 2023, the Architectural Historian recommended the property's historic status be maintained as non-contributing. The HCPI reports that Reuben and Betty Rose acquired it in c.1964, and from that point until Betty's death in 2021, the house was in a continuous process of renovation. Its most significant change came in the mid-1970s, when its south façade received an addition and a related makeover.

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 the historic status of the structure be maintained as non-contributing, per SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
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. 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.
7. 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."
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. 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, including the stucco planters, yard wall and entry arch, all meet the definition of "noncontributing structure(s)," 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 as a non-contributing structure.
4. The Board designates the stucco planters, yard wall and entry arch on the property as non-contributing structures.

IT IS SO ORDERED ON THIS 9th DAY of MAY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

_____

Kristine Bustos-Mihelcic
City Clerk

_____
Date

APPROVED AS TO FORM:

_____

Frank Ruybalid
Assistant City Attorney

_____
Date

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

Case # 2023-6393-HDRB
Address – 303 E. Alameda St.
Agent's Name – Khea Lim, Lloyd & Associates Architects
Owner/Applicant's Name – Joe Schepps

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 14, 2023.

BACKGROUND

The East Building at the Inn on the Alameda, located at 303 E. Alameda St., 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 the 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 the existing, with a Sto stucco 1465 San Antonio finish with white 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.

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. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommends approval of the proposed project and finds that the application complies with SFCC Sections 14-

5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards, and the applicable exception criteria.

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 District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b) and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Sections 14-5.2(C)(5)(c), Height, Pitch, Scale, Massing, and Floor Stepbacks, and 14-5.2(D)(9)(c)(ii)(D), building heights and additions cannot exceed the allowable building height within the applicable streetscape. The allowable building height within the 300 block East Alameda Street streetscape is 18'5".
8. The Applicant proposes to construct an elevator addition on the north elevation. The addition's height will be 32'4" from finished grade.
9. Staff determined that an exception to SFCC Section 14-5.2(C)(5)(c) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would not damage the character of the streetscape because it is located at the rear of the building at the farthest point away from East Alameda Street; the building to which the elevator addition attaches has a height of is 28'4".
    b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the elevator will provide safer accessibility for the disabled;
    c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts: The elevator addition will permit the accommodation of visitors who otherwise might be unable to stay close to the Downtown Plaza area; this will facilitate tourism in that area;
    d. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iv), the Board finds that there are special conditions or circumstances that are peculiar to the land or structure involved that are not applicable to other lands or structures in the related streetscape: The affected existing building is a hotel, three stories tall, and has been a hotel since it was built in 1986, and is dedicated to the overnight accommodation of visitors; as it exists, not all hotel rooms are accessible to all hotel guests;
    e. Pursuant to SFCC Section 14-5.2(C)(5)(c)(v), the Board finds that the special conditions or circumstances are not the result of the actions of the Applicant; and

f. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that granting the exception would provide the least negative impact with respect to the purposes set forth in SFCC Section 14-5.2(A)(1), because to place the elevator addition elsewhere on the existing building would make it more visible from the public thoroughfare.

12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria 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 approves the elevator addition as set forth in the Application, as recommended by Staff.
3. The Board grants the height exception requested in the Application.

IT IS SO ORDERED ON THIS 10th DAY of MAY, 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
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2023-6625-HDRB
Address – 412 Camino Don Miguel
Agent's Name – Suby Bowden & Associates (represented by Bob Gaylor)
Owner/Applicant's Name – Mark and Jessie O'Brien

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 25, 2023.

BACKGROUND

412 Camino Don Miguel is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The home is built in the Pueblo Revival style. Original adobe construction dates to 1947 with a second-story cinder block addition and remodel in the early 1980s. The residence is designated as non-contributing in the Downtown Eastside Historic District.

The Applicant proposes the following exterior alterations:

1. Main House:

The Owners wish to build a bathroom addition of 100.9 square feet to the southeast side of the existing 1,488 sq. ft. residence, to a height of 11'4".

2. Carport:

Convert the existing 450 sq. ft. carport into a guest house retaining the existing adobe walls and roof structure. Modifications include a new east wall with two windows to enclose the carport, a new door opening and window on the south façade, new bathroom, and kitchenette area.

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. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and Section 14-5.2(E), Downtown and Eastside Design Standards.
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 Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria 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 approves Items #1-2 as set forth in the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 10th DAY of MAY, 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, New Mexico

memo

DATE: May 9, 2023

TO: Historic Districts Review Board Members

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

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Case # 2023-006708-HDRB
2023-006709-HDRB

Address: 128 & 130 S Capitol Street
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

____ **Other**: 2012 Hearing Packet
2012 Minutes
2011 HABS report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

_x_ **Photographs**

_x_ **Other:** HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the structures at 128 and 130 S Capitol St be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The current request for historic status review of 128-130 S Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to*

preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The buildings at 128 and 130 S Capitol Street represent the evolution of the state government campus. Between 1895 and 1900, the original Capitol building was designed by Rapp & Rapp. The subject building's represent the next phase of the Capitol campus evolution, where architect Willard C. Kruger filtered traditional New Mexico architecture through a modernist lens. In 1957 the City of Santa Fe had adopted a "Historic Styles" ordinance, which called for buildings to be built in the Old or Recent Santa Fe Style. Because the building was associated with the State of New Mexico, it was determined that the buildings would be exempt from the ordinance.

While the fleet building is of a clear Territorial-Revival style, the Ortiz y Pino building blends modernism with traditional Territorial-Revival architectural style. While there is a Territorial-Revival brick coping, the larger building blocks and long lines convey a more modernist style. An ashlar stone base at the portal and decorative concrete cutouts strengthen the modernist approach.

The original footprint of the building remains.



The Concha y Pino building replaced approximately a block of traditional bungalows which are characteristic of the Don Gaspar Historic District. While this project is situated in the Downtown & Eastside Historic District, the development pattern for this portion of town better aligns with the Don Gaspar Historic District, whose northernmost boundary is across Paseo de Peralta to the south.

A known Spanish Colonial structure has also been associated with this site as discovered through archaeological investigations related to the development of the garage structure to the south.

The definition of a contributing structure is as follows: *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.*

The buildings associated with the development and evolution of the State Capitol campus do not represent the character of the historic district as these buildings were developed without regard to the Historic Styles ordinance of the time. The structures are not unique in themselves; however, they do represent the evolution of the interpretation of traditional Northern New Mexico architecture. It is the opinion of staff that the Ortiz y Pino, fleet, and garage buildings do not add to historic associations or historic design qualities that are significant for a district.



1930-48 SANBORN INSURANCE MAP

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 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:
(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

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.

Chair Woods appreciated his work but had a concern with the decision on the south elevation to take those two windows off that created a much more vertical face. She asked if he could reconsider that. Everything else was a great improvement.

Mr. Miller said that wasn't his choice but he could bring that to his clients. That decision was made for internal use of the building as a library - having more windows at that location. There were windows around the corner of that elevation and they were getting enough light into the room with the large French doors with a transom above it.

Chair Woods asked if he could see the impact on the exterior.

Mr. Miller did see if. He said it was not a contributing elevation built in the 1980s and they were taking off the greenhouse.

Ms. Rios referred to the south elevation and asked if it was publicly visible.

Mr. Miller said there was no public visibility.

Ms. Walker asked what a "jaunty canale" was.

Mr. Miller was not sure and asked where it was said.

Mr. Miller said it was a radiused canale and some were on the existing building. He didn't have a detail of it with him but the top edge was radiused and capped with galvanized metal.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-012 per staff recommendation and indicating the final drawings show the front door, the railing and vehicular gate as submitted by the applicant at the meeting. Ms. Mather seconded the motion.

Ms. Walker asked for a friendly amendment that the designer would ask the applicant to consider replacing those two windows on the south façade.

Ms. Rios didn't think it important since it was not publicly visible but accepted it as friendly and the motion passed by unanimous voice vote.

8. **Case #H-12-017A. 402, 406, 410, and 414 Don Gaspar Avenue and 128 and 130 South Capitol Street.** Downtown & Eastside Historic District. City of Santa Fé, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fé has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.**

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and

on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

414 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival and Spanish-Pueblo Revival elements including brick coping on the parapets and bull-nosed openings. Historic wood windows are in good condition. The historic brick coping is deteriorated in many locations. A free-standing Pen tile garage was located at the rear of the driveway and has been demolished at an unknown date. The residential structure is listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and south elevations. This structure is not listed on the state or national registers, but it is eligible under Criterion C.

104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortíz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortíz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area were demolished at an unknown date.

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

Mr. Katz asked Ms. Brennan, since it was possible the decision made by the Board could be appealed to Council, to determine what legal advice she would give Council as to the meaning of "significant structure" and "contributing structure."

Ms. Brennan said it was interesting question in light of the recent Council decision on the Gay Wagner House which was a unanimous decision not to classify that house as significant and rather as contributing.

She read the definitions as shown on page 3. Contributing was not unique in itself but typical of the area in which it was found. Significant embodied distinctive characteristics of the type, period, or method of construction. It must retain a high level of historic integrity. The Board had taken that to mean that all sides

were primary. She thought a lot about that Council decision because it was surprising to her and to a lot of people that it was a unanimous decision. The constituency of the Council was different than the Board's and, as elected officials, were concerned with finding a balance between property, interests, and the ability to modify a building. Even with significant they could get an exception although it did present somewhat of a barrier.

Finding the balance was difficult. Mr. Rasch said it was a vestigial neighborhood and they were faced with homes that were fundamentally the same but had different statuses.

Mr. Katz asked Mr. Rasch about the sheet he had that showed there were 5,994 structures within the historic districts.

Mr. Rasch said the sheet gave a rundown on those structures by status and provided it to Mr. Katz.

Mr. Katz said there were 327 significant buildings and 1,824 contributing structures.

Ms. Brennan thought the word that made sense to her in trying to understand what distinctive meant was that the Council was looking something that was important - that stood out but not necessarily unique. She took that to mean "important."

Dr. Kantner said following that line of inquiry, Mr. Rasch in his recommendations noted that all of the structures were eligible state or national registers under criterion C. Looking at the City definitions that would mean they were eligible for a significant designation under the City's criterion B.

Mr. Rasch said it was a matter of semantics between the two jurisdictions.

Dr. Kantner surmised that the primary reason was that they had to be distinctive enough, despite the fact that they qualified under criterion B to merit a significant designation.

Mr. Rasch said they didn't meet A, B or D clearly so he used criterion C. The national register no longer has distinctions in historic status - they all were contributing. They eliminated the significant status.

Dr. Kantner noted that the definition in C said it embodied distinctive characteristics so they would qualify for the City's significant status but Mr. Rasch recommended downgrade to contributing and he wondered why.

Mr. Rasch said they had the characteristics under state and federal but under city were not unique and not important in any way. The two registers saw it differently.

Ms. Walker noted under Significant - it must retain high level of historic integrity. She asked if these did not think they retained high level of historic integrity.

Mr. Rasch said of the four casitas that 402 and 406 Don Gaspar did. 410 had a non-original portal and 414 had coping in very bad condition.

Mr. Acton thought their adjacency buttressed the status of a type. It was a more powerful preservation opportunity.

Ms. Mather asked about the nature of their location in relation to the Downtown & Eastside Historic District. It was in the capitol district. She asked if they were held to the same standard as the rest in the Downtown & Eastside Historic District or because they were in this special zone were held to higher or lower standard. She would call them orphans left over from loss of the entire neighborhood. A block to the south would be quite typical.

Mr. Rasch said the City left the Railyard out of any historic district to develop it and he thought the state left these out for the same reason. They were not in a state district and were in a corner of the Downtown and Eastside district. They didn't harmonize with the institutional buildings and one block south in Don Gaspar - they were quite common.

Ms. Mather asked why they were left out.

Mr. Rasch guessed it was for development.

Mr. Katz asked if there were many examples of this type of bungalow in the Downtown & Eastside Historic District.

Mr. Rasch said they were not as well concentrated as these but you could find them in the downtown part.

Ms. Walker asked if there was some "by your leave" since the rest of the area was destroyed to complete the destruction of it.

Mr. Rasch reminded the Board they were only talking about their status and not any other treatment of the structures. He was on the fence with that question.

Ms. Mather was looking at the report from 1984 on page 43 on 406 Don Gaspar and same was true of 414 that the recommendation was to be contributing and didn't understand how they ended up as significant.

Mr. Rasch didn't know. The staff member around that time had long been gone. But right around that time was when the state was making purchases. Some to the south were demolished in 1990. It might be oversimplifying to make sure the discussion happened again.

Mr. Murphey said there was a plan to make a state capitol historic district that never went forward.

Ms. Rios said 402 was contributing and another very similar was designated as significant.

Mr. Rasch agreed. Physically they were not different.

Ms. Rios said they were approximately 82 years old. Mr. Rasch agreed.

PUBLIC COMMENT

Mr. Spray said the discussion of reclassification of any historic building was of concern to OSFA. On June 4 OSFA toured the buildings, thanks to Peter Allen and got a view of the interior so the OSFA board came back with an expanded view. These were not casitas but homes - casas. They still maintained the interior as historic. They were offices until very recently and in good condition. This board has deemed them either contributing or significant and he urged the Board to keep that status. What happened around them should not determine their status. New construction added by giving them a compelling structure and fabric.

These homes were all that remain in that neighborhood. Only this Board had the ability to maintain them for the future. When they were gone they were gone forever. Please retain their status and preserve the power of the past.

Mr. Katz clarified that the entire board didn't go on the tour.

Mr. Spray agreed. The OSFA Board members who were members of the H Board were excused from the tour.

Present and sworn was Mr. Tim Maxwell also thought of them as homes rather than casitas. This was a pre-war subdivision of residential homes for families and an important evolution in Santa Fé and must have evoked what Allan Stamm saw for his homes.

He considered this request to change a designation as a way that could lead to their demolition and asked, as he did with St. Catherine's, to hold off until the Board could see what would replace them.

Present and sworn was Ms. Stefanie Beninato urged the Board not to second guess Council but look at the code. She appreciated that Mr. Murphey knew the history of that district rather than just speculation. Speculation was damaging to the Board's record at Council. So she asked that they use their expertise and skill to make the decision.

In the 1980's they were single family houses and that was how they were used. They were not typically found in the Eastside. Most were much larger houses or some were built later. The City needed to preserve clusters of historic buildings so visitors and residents could see what was there.

They were modest but well built homes. The downtown has changed a lot but we need to preserve these vestigial elements.

There were no other speakers from the public.

Chair Woods said when she came on the board they had no preservation ordinance - only a styles ordinance. And the reason Santa Fé was designated as a historic place by the Department of Interior. And they were losing these historic homes from demolition and overzealous remodeling. That was how the ordinance came to be. The Board didn't designate something because they wanted to hold onto the designation. They had to look at each one and judge it by the ordinance.

Ms. Mather asked how the Chair intended to proceed.

Chair Woods said they needed to go through each building and consider primary elevations.

Mr. Katz commented that for all of them, preservation was a much greater limitation on someone's ability to deal with that structure. It was interesting that out of 6000 only 300 were significant for preservation. He thought of some of the more beautiful old adobe homes. They were models of that style and important examples of it. If they looked at these homes they needed to avoid saying they were significant just because they didn't want them taken down. They might be lovely buildings and once was the case to reflect the important evolution but they were not the only ones and in and of themselves were not significant buildings. Streetscape was important in considering contributing. But contributing structure must add to the district to establish and maintain the character of the district. These once did that but didn't now because of what else happened there. They certainly didn't reflect what the rest of that area was any more. He didn't think it met the definition of maintaining the character. If these were in the Don Gaspar District they might but not in the Downtown and Eastside District.

Chair Woods disagreed. One block parallel you see those little brick buildings. Just because so many were taken down did not mean these should be taken down. They did relate to each other.

Mr. Katz agreed. And there was also DeVargas there but those were the edges and the houses on Galisteo were lovely brick houses and DeVargas was an island.

Ms. Rios asked if he didn't feel they were even contributing. Mr. Katz said yes.

Ms. Rios disagreed with Mr. Katz. These could either fall under significant or contributing. She read each criterion and said they met each one. They didn't know who lived there so perhaps it didn't apply (significant) or were eligible to be listed on state or national registers. These four buildings represented what once was there. There were tons of them that were no longer there. Just because there were tall buildings there didn't diminish the quality and what these buildings represent.

Mr. Acton said, given this was a seminal moment and didn't know what the State was going to do there. If the Board designated all of them significant then the State would get a good idea how important we consider these buildings and work on the 56,000 building next to them. It seems they would not come ask

for an exception but would come with a schematic that the Board could comment on and get feedback from the public. So the practical value of status might be irrelevant to the state given the nature of the process.

Mr. Rasch went to the code. Because of HB360, Santa Fé ordinance was 14-5.2.(M). In that ordinance it said the process "shall be undertaken in such manner to preserve the status of the structure and in accordance with the standards for alterations or additions... Proposed alterations shall not cause it to lose its status." Demolition of historic and landmarked structures shall include the report that the Board was familiar with. So the Code applied to these structures.

Mr. Acton said the last piece had to do with survival of these buildings. He asked what status would most guarantee their survival. They were looking down the road and that would determine his call.

Chair Woods asked Ms. Brennan to advise the Board on their responsibilities in this matter.

Ms. Brennan said the responsibility of the Board was to determine the status of these buildings based on the qualities of the building that were before them.

Ms. Mather thought it was very important not for the Board to try to second-guess these particular buildings. They were in the Downtown and Eastside Historic District and they should be treated as any other building that district. There were other examples very similar. Some were on Cienega Street, Marcy Street and existed throughout. She thought it was unfair to penalize the State to try to guess what they would do. They needed to maintain the integrity of words like "significant."

Ms. Walker concurred with Ms. Rios that these structures did fit the criteria. Follow the code and it made them significant.

Chair Woods said she would entertain a motion on 128 South Capitol.

Mr. Katz moved to change the status of the structure at 128 South Capitol to noncontributing since it was not sufficiently old among other things. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods asked for a motion on130 South Capitol.

Mr. Katz moved to keep the *non*contributing status at 130 South Capitol. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods went to the house at 402 Don Gaspar.

Dr. Kantner moved to designate the house at 402 Don Gaspar as a significant structure as it meets all criteria including its location, its age, the fact that it embodied distinctive characteristics which meant distinguishing characteristics of a type, period or method of construction and maintains a high level of integrity and, as recommended by staff, met criterion B of the City Code

which suggests that it should be eligible for listing on the national register of historic places. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 402 Don Gaspar.

Dr. Kantner moved to designate the garage at 402 Don Gaspar as contributing rather than significant because it relied on the main building for its status and with the east elevation as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the casita at 406 Don Gaspar.

Dr. Kantner moved to retain the significant status of the casita at 406 Don Gaspar for the same reasons as given for 402 Don Gaspar. Mr. Acton seconded the motion.

Ms. Mather wanted to make it clear that these buildings contribute to the Downtown and Eastside Historic District but did not feel they were significant structures.

Dr. Kantner said his concern here was that in thinking of it as significant, distinctive could mean different things. He didn't think it meant unique or exceptional but that was not invoked for the national register. In the City Code it was used to mean distinguishing. It embodied the distinguishing characteristics of this whole suite of 1930's residential structures so that was why he felt that even though the designation "significant" seemed to invoke an exceptional character to it, he didn't think that was the details of the definition for significant actually were saying.

Ms. Mather disagreed. Significant meant it was somehow special to our ordinance and was designated and protected for that reason.

Mr. Katz said it was not unique in itself but it contributed. They were just good examples of the style.

Dr. Kantner said in that case it would just leave one example of a particular style or a place where famous people lived.

Ms. Mather did not think that was the type of logic she was expressing.

The motion passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 406 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 406 Don Gaspar from significant to contributing with the east façade as primary for the reasons he articulated in reference to 402 Don

Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 410 Don Gaspar.

Mr. Katz moved to downgrade the residence at 410 Gaspar to contributing. Ms. Mather seconded the motion and it failed by voice vote of 2-4 with Ms. Walker, Dr. Kantner, Ms. Rios and Mr. Acton voting against.

Dr. Kantner moved to designate the residence at 410 Gaspar as significant for the reasons he articulated for 402 Don Gaspar. Ms. Rios seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 410 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 410 Don Gaspar to contributing and designate the east façade as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 414 Don Gaspar.

Dr. Kantner moved to retain the significant status of the residence at 414 Don Gaspar for the reasons he articulated for 402 Don Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

9. **Case #H-12-025A. 659 Garcia Street.** Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, propose to amend a previous approval including altering arched windows and a wood yard wall gate. (John Murphey).

Mr. Murphey presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

The subject building is a large, multi-massed, stone residence with a flow of intersecting courtyards. Principally one story, a one-and-a-half story section rises above the south elevation. The house includes a mixed fenestration of historic and non-historic steel casement and wood windows. With its canales, wood lintels, and corbelled portal, the masonry house could be considered Spanish-Pueblo Revival in design. It is contributing to the Downtown and Eastside Historic District.

At the April 24, 2012 hearing, the Board approved a project to construct a 1,100-square-foot addition and make other changes to the house, but required the applicant to return to review the design of a wood gate

CITY OF SANTA FE, NEW MEXICO

Project description: Proposes an historic status review of these properties for the State Executive Office Building project.

Project Number: 12-1200017
Case number: H-12-0017
Project Type: HDRB

PROJECT LOCATION (S): **402, 406, 410 and 414 Gaspar Avenue and 128 and 130 South Capitol Street**

PROJECT NAMES:

OW – Chuck Gara/State of NM
Santa Fe, NM 87502

Property Control/Gen. Serv.
John F. Simms Bldg.
P.O. Box 6850

AP – Same as Above

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Sgn.,Contr. & Non-Contr.
PUBLICLY VISIBLE FACADE-EAST	Yes
PUBLICLY VISIBLE FACADE-NORTH	Yes
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Yes
HISTORIC DISTRICT INVENTORY NUMBER	H-1259, 1791-1793
YEAR OF CONSTRUCTION	1930-1963
PROJECT TYPE (NEW, ADD, ETC.)	Status Review
USE, EXISTING	Government
USE, PROPOSE	Government
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: June 12, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-017A ADDRESS: 402, 406, 410, 414 Don Gaspar and 128, 130 South Capitol

Historic Status: Significant, Contributing, and Non-contributing

Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
____ District Standards & Yard wall & fence standards.	__x__ Vicinity Map
__x__ Historic Inventory Forms	____ Site Plan/Floor Plan
____ Zoning Review Sheet	____ Elevations
____ Other:	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fe has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

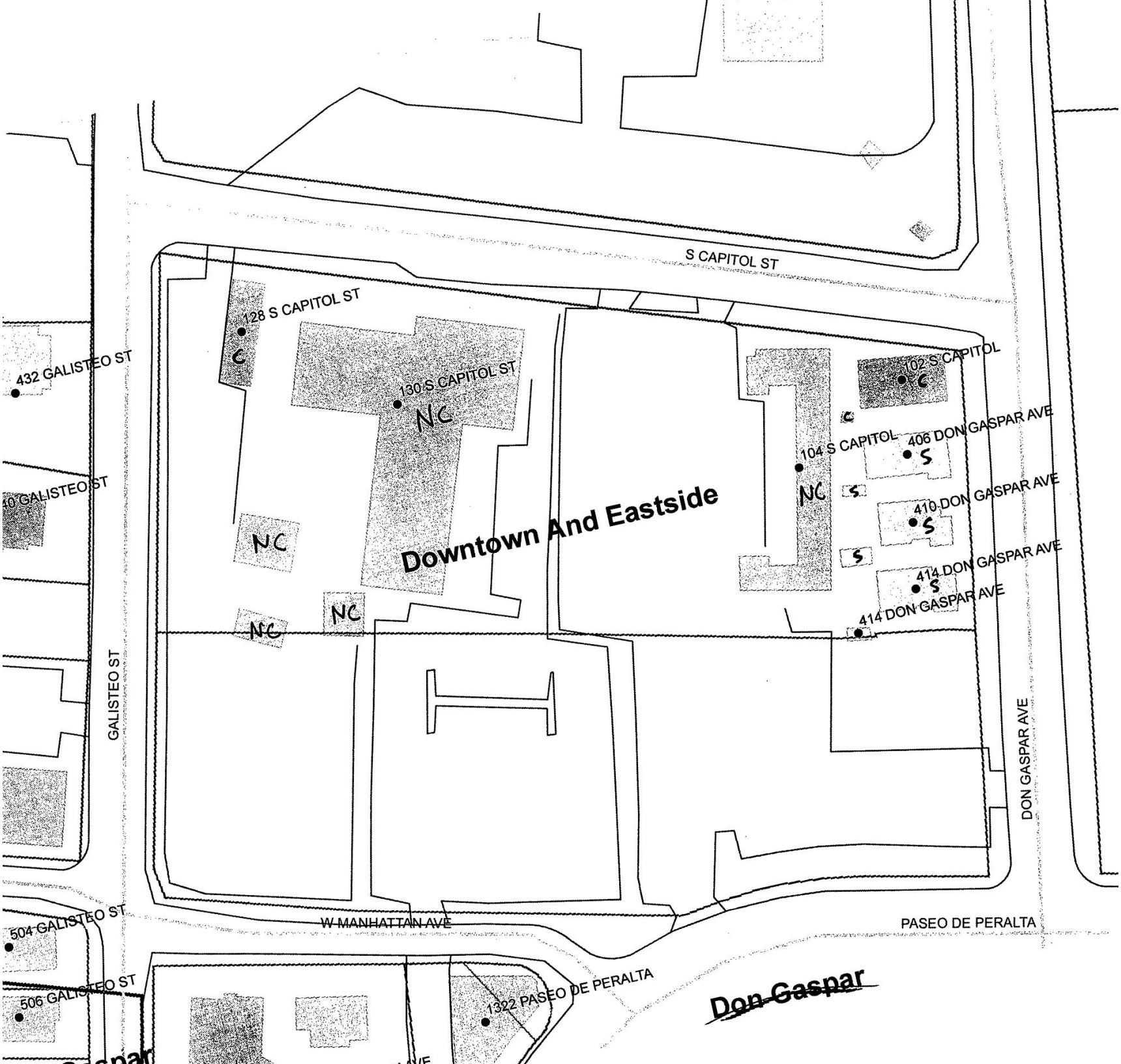
410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

414 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival and Spanish-Pueblo Revival elements including brick coping on the parapets and bull-nosed openings. Historic wood windows are in good condition. The historic brick coping is deteriorated in many locations. A free-standing Pen tile garage was located at the rear of the driveway and has been demolished at an unknown date. The residential structure is listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and south elevations. This structure is not listed on the state or national registers, but it is eligible under Criterion C.

104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortiz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortiz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area where demolished at an unknown date.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Downtown And Eastside
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PASEO DE PERALTA
506 GALISTEO ST
1322 PASEO DE PERALTA
Don Gaspar



c. 1950s

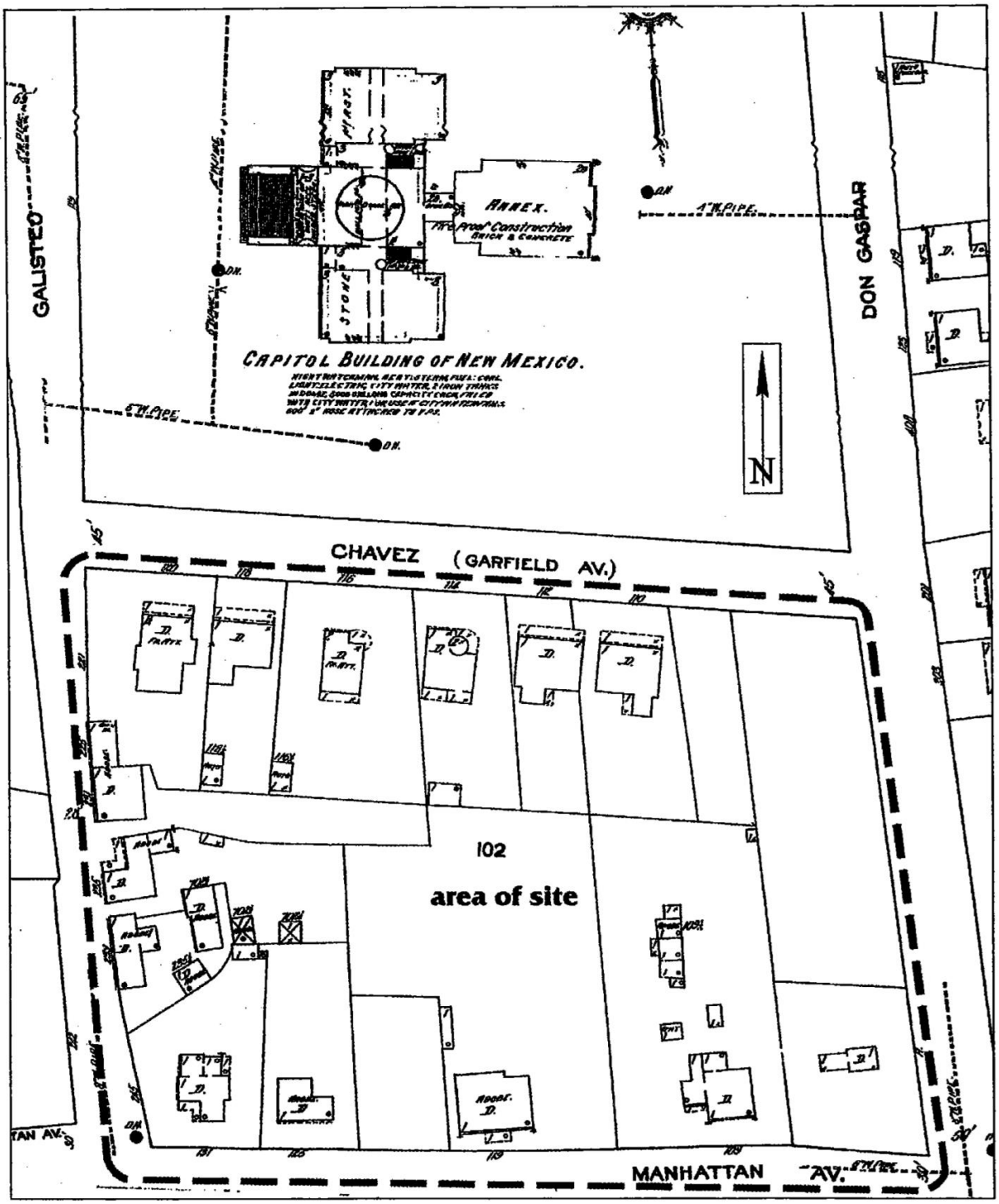


Figure 4.4. Detail of the Sanborn Fire Insurance map (June 1913).

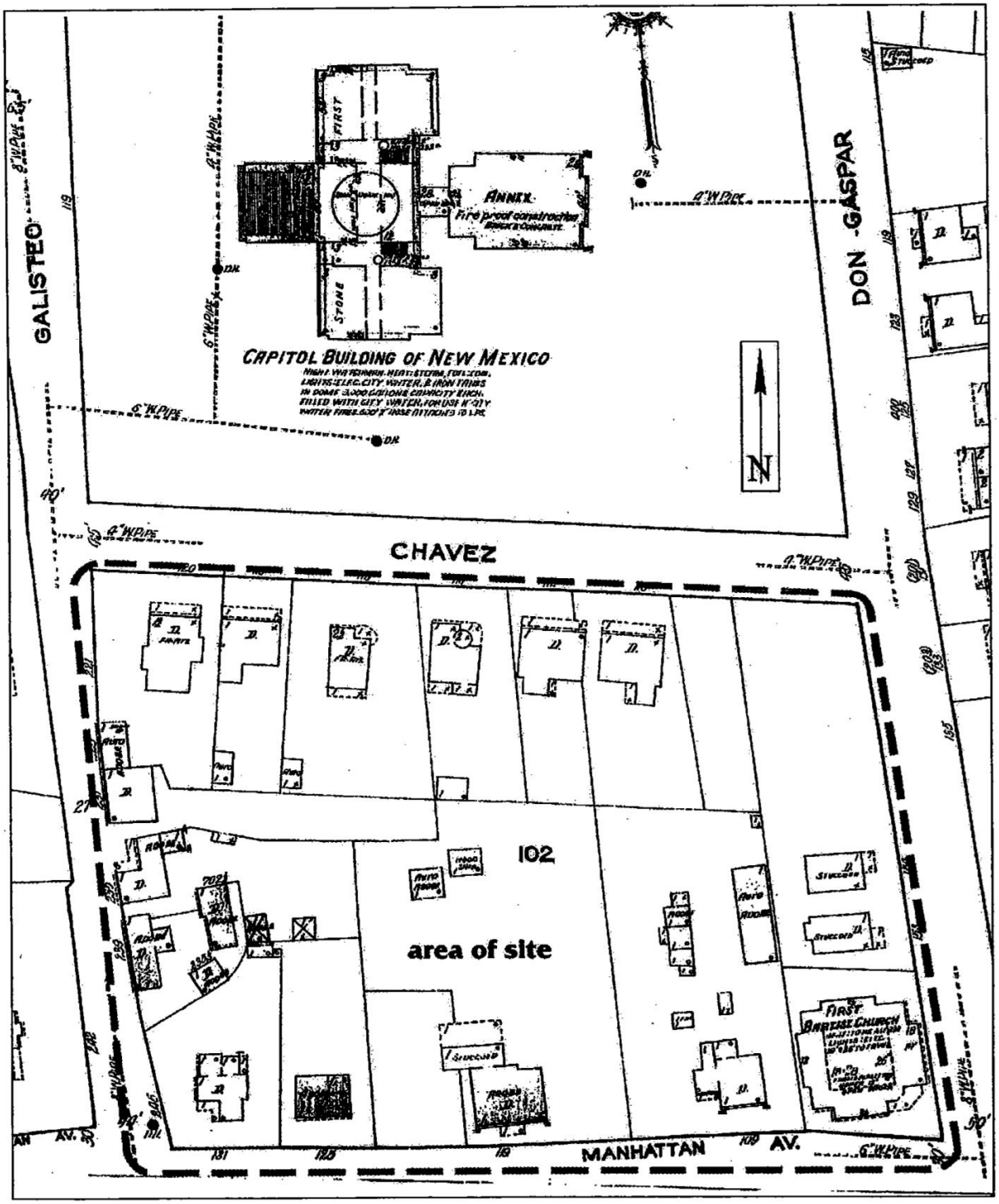


Figure 4.5. Detail of the Sanborn Fire Insurance map (June 1921).

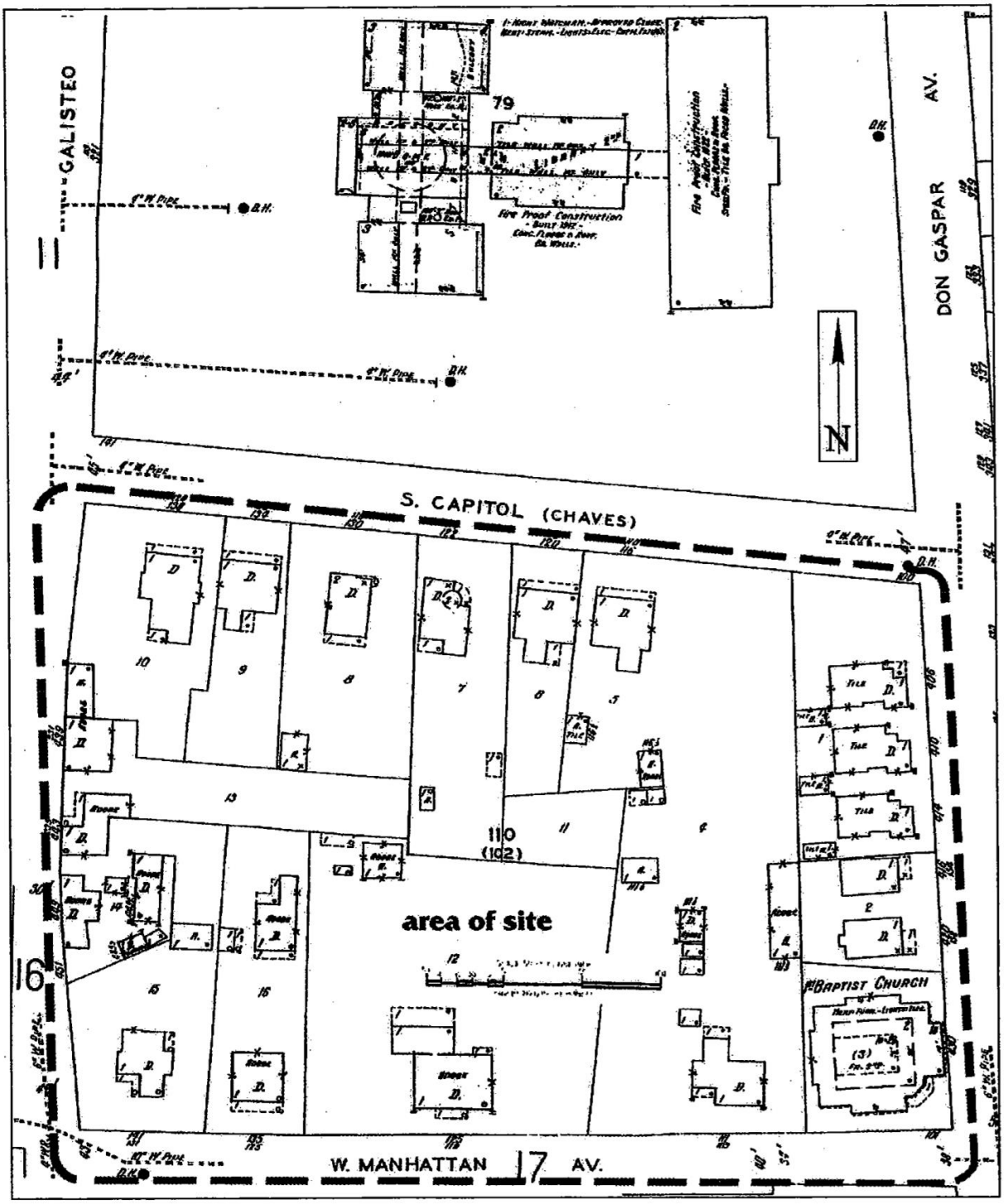


Figure 4.6. Detail of the Sanborn Fire Insurance map (January 1930).

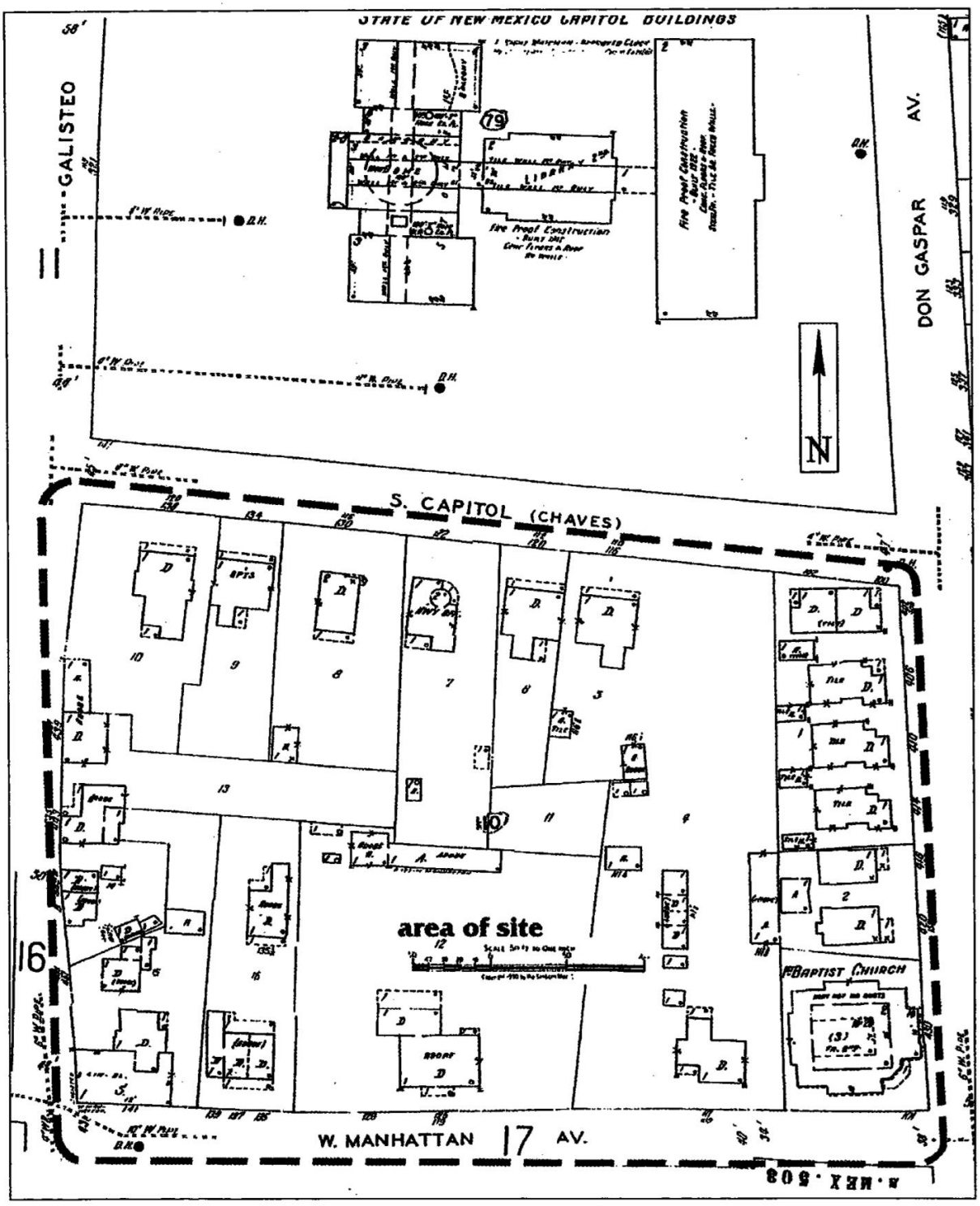


Figure 4.7. Detail of the Sanborn Fire Insurance map (January 1930, modified for August 1948).

Design & Preservation in Santa Fe:

A PLURALISTIC APPROACH

National Park Service - Historic Preservation Grant
Project 35-74-00030.4

Planning Department
City of Santa Fe
Santa Fe, New Mexico
January, 1977

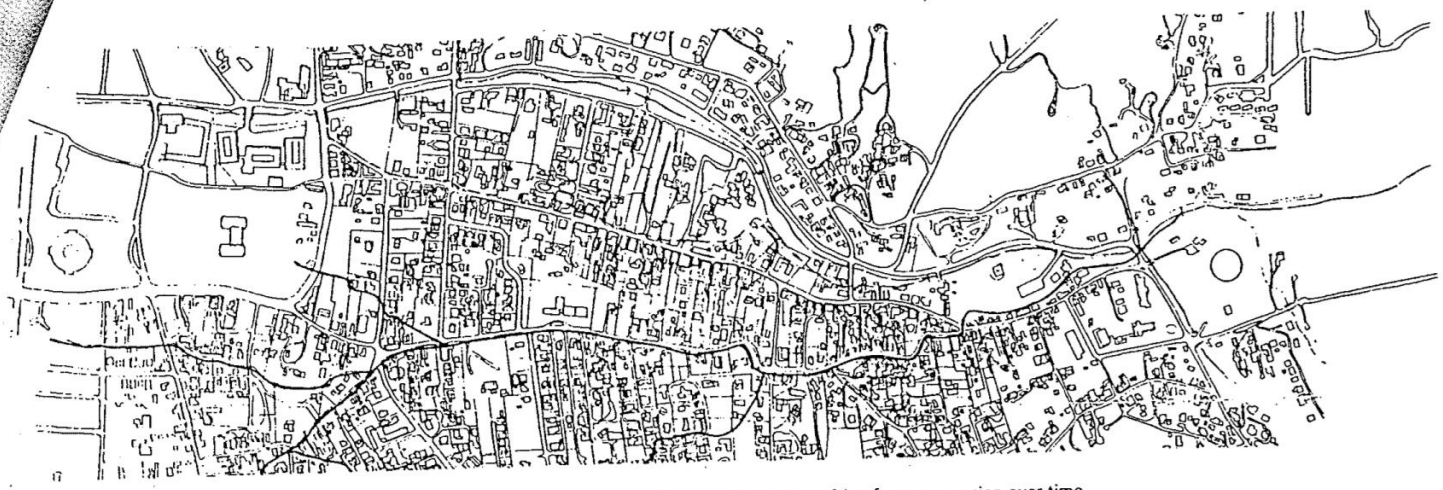
THE PLAN:
NOTES ON STRUCTURE

PRIMER OF
THEMES AND MOTIFS

A Glossary
of Architectural Styles

VISUAL HISTORY:
TOWNSCAPES AND
EVALUAIRE





Canyon Road and **Acequia Madre** with inactive acequias and irregular pattern of lots and houses resulting from conversion over time of irrigated agricultural land.



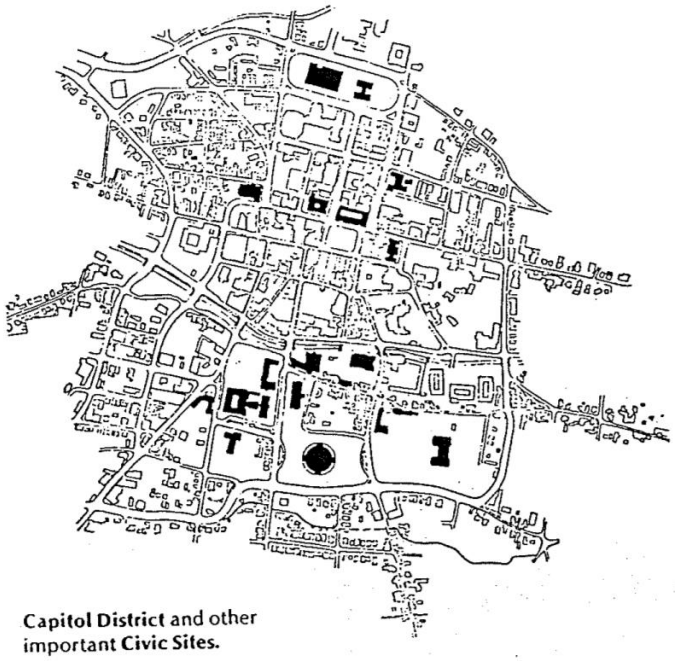
Federal Courthouse at terminus of Lincoln Avenue.



Marcy townscape at site of former military quarters.

6 CAPITOL DISTRICT AND CIVIC SITES. Like a university campus, the Capitol District is a realm of large institutional buildings set on lawns. Corridors of smaller, older lines of buildings lace through this district. These corridors are DeVargas Street, Old Santa Fe Trail, and Camino Galisteo. Some state offices occupy older buildings in these corridors. The townscape also includes City, County and Federal sites whose buildings, surroundings and ceremonial status add dignity to the City.

7 EAST PALACE. This street leads past five restored placita (courtyard) buildings, and up into a realm of large late nineteenth century American merchants' houses. Palace Avenue is a hybrid street that includes many architectural styles and is overlapped by the Trazo and Marcy Townscapes.



Capitol District and other important **Civic Sites.**

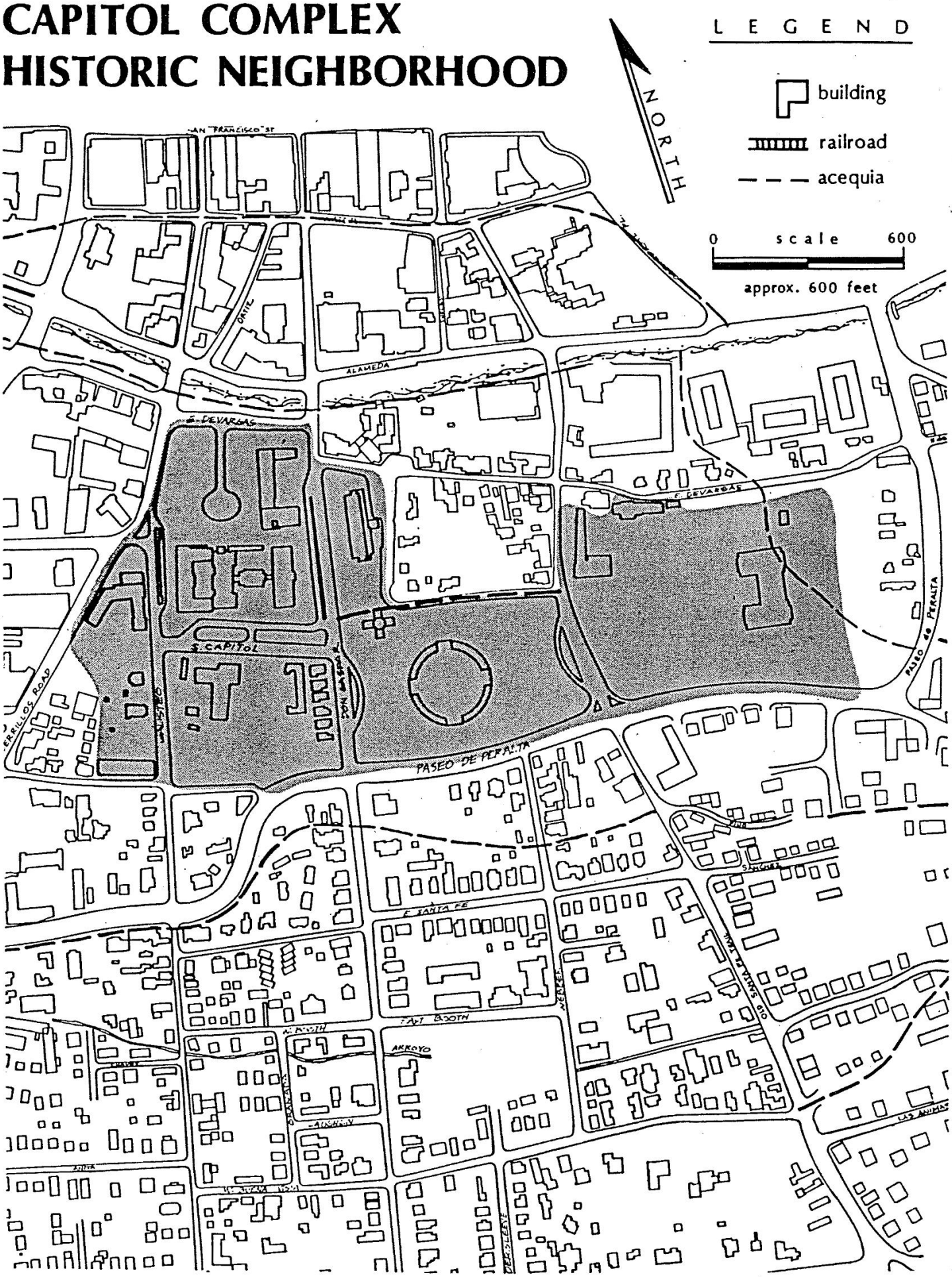
1988

Santa Fe Historic Neighborhood Study



City of Santa Fe

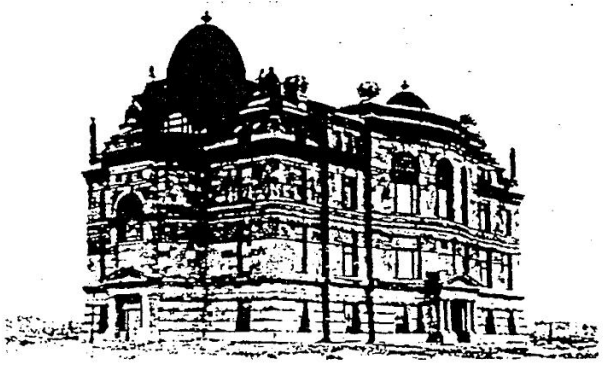
CAPITOL COMPLEX HISTORIC NEIGHBORHOOD



CAPITOL COMPLEX HISTORIC NEIGHBORHOOD

Definition. The Capitol Complex Historic District is bounded on the north by a line that runs approximately one block south of De Vargas Street, on the east and south by the Paseo de Peralta, and on the west by Cerrillos Road and Galisteo Street. Portions of West Manhattan and South Capitol Streets, as well as Galisteo, Don Gaspar, Old Santa Fe Trail, and Orchard Drive are located in the area. It is centered around the sites of the New Mexico State Capitol, and contains approximately fifty structures.

History. After the United States conquest of New Mexico in 1846, the Palace of the Governors was used for United States government offices. In 1853, a Territorial Capitol was begun on the north side of town, but it took more than thirty years to build due to lack of funds. By the time it was complete, it was considered more appropriate for use as the Federal Court house than as the Capitol. The Legislative Assembly of the Territory voted in 1884 to build a proper capitol building. The site chosen for the new building was farmland south of the river between De Vargas Street and Manhattan Road (Paseo de Peralta). The building, designed by J.J. Jamison of Chicago, was a Beaux-Arts composition consisting of two small domes atop a four-story structure. (Illustration 1) The stonework for the yellow sandstone walls was done by Donoghue and Cavanaugh of Santa Fe, and the primary builder was D.F. Hallick Co. of Denver.[1] On the evening of May 12, 1892, the building burned down. The fire had broken out in two



1. Capitol Building, built 1886, photo by J. R. Riddle. (Courtesy Museum of New Mexico, Neg. No. 76041)

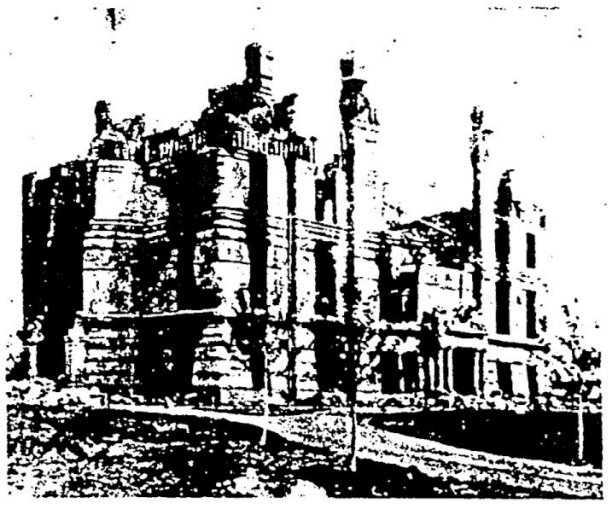
separate locations within the building. Slashed water hoses as well as a partly shut-off water valve for the standpipes impeded attempts to put it out. (Illustration 2) Although arson was strongly suggested, reponsibility was never determined. However, shortly afterwards renewed efforts were made to move the capital to Albuquerque. Finally in 1900, after delays caused by these efforts as well as difficulties in securing funds, a second capitol building was constructed on the site of the one that had burned.[2] (Illustration 3) It was a Neoclassic-style building with a large dome and cupola.

The extension of Don Gaspar Avenue southward across the river and along the east side of the capitol grounds was planned in 1887 and envisioned as a "splendid business thoroughfare."[3] However, the extension was delayed several years by land acquisition problems.[4] In 1892, a request was made to the City Council for a street north of the capitol grounds between Don

Gaspar Avenue and Galisteo Street.[5] Almost eight years later, the street was constructed and named North Capitol. By 1912, the name had been changed to Manderfield Street in honor of William Manderfield, for many years editor of the *New Mexican*, the capital's leading newspaper.

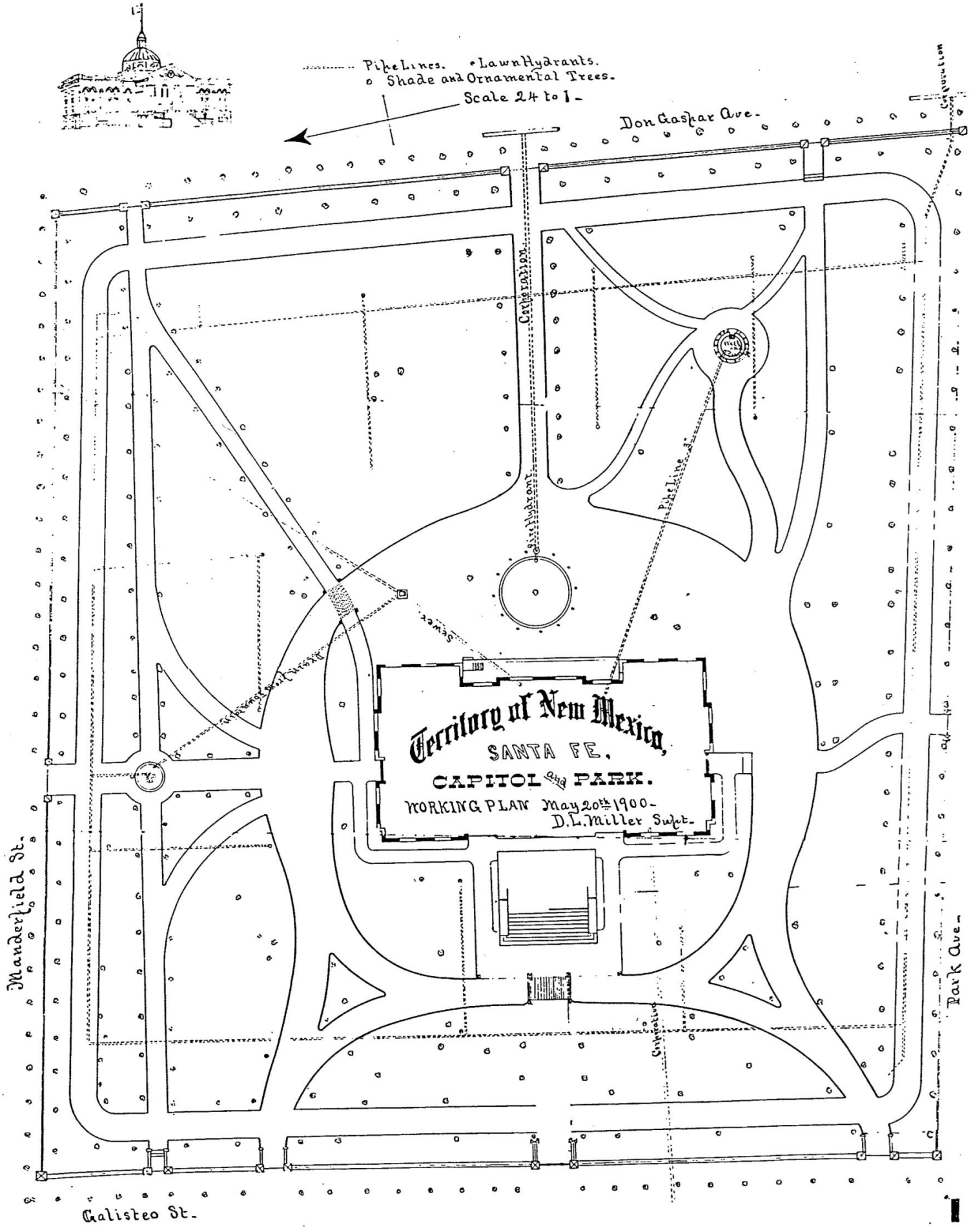
In 1907, a new Governor's Mansion was begun on the south side of the river, just north of the Capitol. Until its completion in 1909, the Governor's residence continued to be the Palace of the Governors as it had been during the Mexican and Spanish Colonial periods. The new Governor's Mansion was a handsome, two-story, yellow-brick building which copied the general form and proportions of the White House in Washington, D.C. (Illustration 4)

By 1912, Santa Fe had spread dramatically southward. Large tracts of land had been subdivided around the turn of the century into residential building lots including the Allan's Highland Addition, the Collingwood, Buena Vista, Salmon, and Capitol Additions and the Mahaffey Tract. In 1912, these areas were still almost entirely vacant. However, South Capitol Street had been established, and six new brick houses stood facing the south end of the Capitol. Manhattan Avenue (Paseo de Peralta), a narrow lane running beside an acequia in Spanish Colonial times, had several new one- and two-story brick houses, but was still not very built up. The land on the northeast corner of Don Gaspar Avenue and Manhattan Avenue where the State Capitol now stands, was called the Collingwood Addition, but there were no buildings there in 1912. Several small frame structures similar to those on Santa Fe Avenue were added later. Access from this area to Manhattan Avenue was by means of Paloma Street.



2. Capitol Building, burned 1892. (Courtesy Museum of New Mexico, Neg. No. 16710)

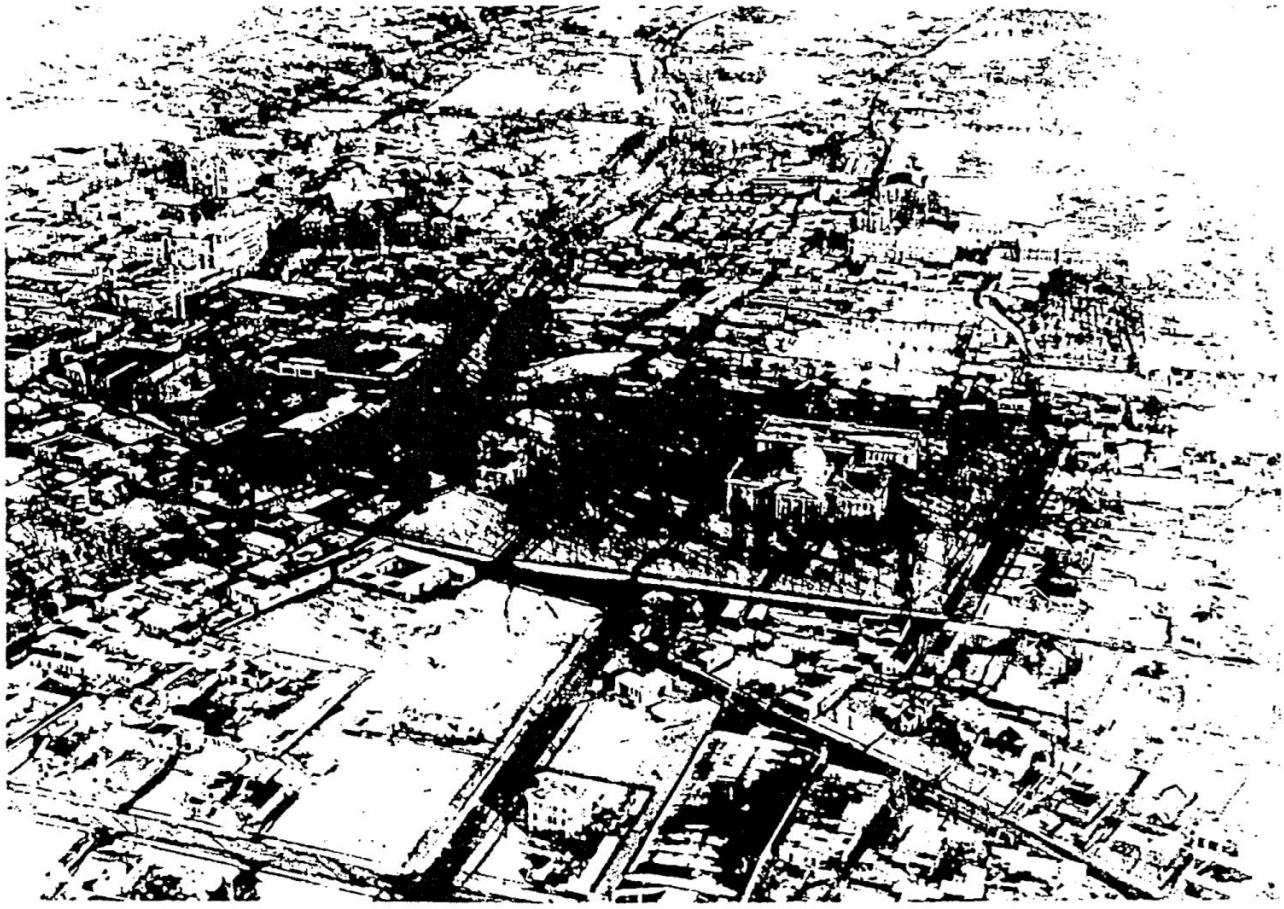
Gradually throughout this century, the number of state government buildings has increased in the area south of the river. In 1922, the Capitol building was enlarged with a major new wing facing Don Gaspar Avenue.[6] (Illustration 5) In 1934, the New Mexico Public Welfare (now the Villagra) building was completed by the Works Progress Administration (WPA) on the west side of Galisteo Street opposite the domed Capitol. It replaced several pre-1886 structures. In 1937, the Supreme Court building was constructed facing the river just east of Don Gaspar Avenue. Previously the Supreme Court had been housed in the State Capitol. The building was built with Federal Public



3. Territory of New Mexico, Santa Fe, Capitol and Park. Working Plan, 1900. City of Santa Fe City Planning Department.



4. Territorial Governor George Curry on the porch of the Governor's Mansion, ca 1910, photo by Jesse L. Nusbaum. (Courtesy Museum of New Mexico, Neg. No. 16723)



5. Aerial view of the Old State Capitol Building looking to the east, ca 1930's. (Courtesy Museum of New Mexico, Neg. No. 46671)

Works Administration (PWA) funds at a cost of $598,676.[7]

The decade of the 1950's, with its disdain for Beaux-Arts architecture, saw the Neoclassic Capitol first shorn of its dome and portico and then "Territorialized" in 1951-53. (Illustration 6) The Governor's Mansion was simply dynamited in 1955, after a new one had been built on Mansion Drive north of town. The State Department of Education Building, originally named the Mabry building and designed by W.C. Kruger Associates, was built north of the Capitol in 1950. The building has a series of terra cotta bas-relief panels of representational images based on New Mexican themes, though one of the original images, that of Miss Fertility, was removed after a public outcry before the building was opened.[8]

The 1960's saw extensive remodeling and expansion of the Capitol Complex, mostly to the east of the existing Capitol building, with many new buildings replacing parts of existing neighborhoods (Illustration 7):

- The New Mexico State Land Office, 1960, southwest corner of the river and Old Santa Fe Trail, designed by W.C. Kruger Associates, replacing pre-1886 structures;
- The New Mexico State Library, 1964, southeast corner of De Vargas and Don Gaspar, designed by W.C. Kruger Associates, replacing some pre-1912 structures, several old adobes along Amado Street, and Judge Laughlin's house;[9]
- The State Capitol, known as "The Roundhouse," 1964-66, between Don Gaspar and Old Santa Fe Trail and north of Paseo de Peralta, designed by W.C. Kruger Associates, partly on the site of the old Collingwood Subdivision on Paseo de Peralta and the William Manderfield house on Old Santa Fe Trail; (Illustration 8)
- The PERA (Public Employees Retirement Association) Building, 1966-67, south of Paseo de Peralta and east of the Old Santa Fe Trail, designed by John Gaw Meem on vacant land, part of which had been a baseball field belonging to St. Michael's College and part of which was a cemetery;
- The Lew Wallace Building, on Old Santa Fe Trail south of De Vargas, originally an 1887 St. Michael's College building which was acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;



6. Aerial view of the old State Capitol area looking to the southeast, September 7, 1956, photo by Tyler Dingee. (Courtesy Museum of New Mexico, Neg. No. 74171)



7. Portion of 1924 Official Map of Santa Fe with 1960's capitol complex structures shown. City of Santa Fe Planning Department.

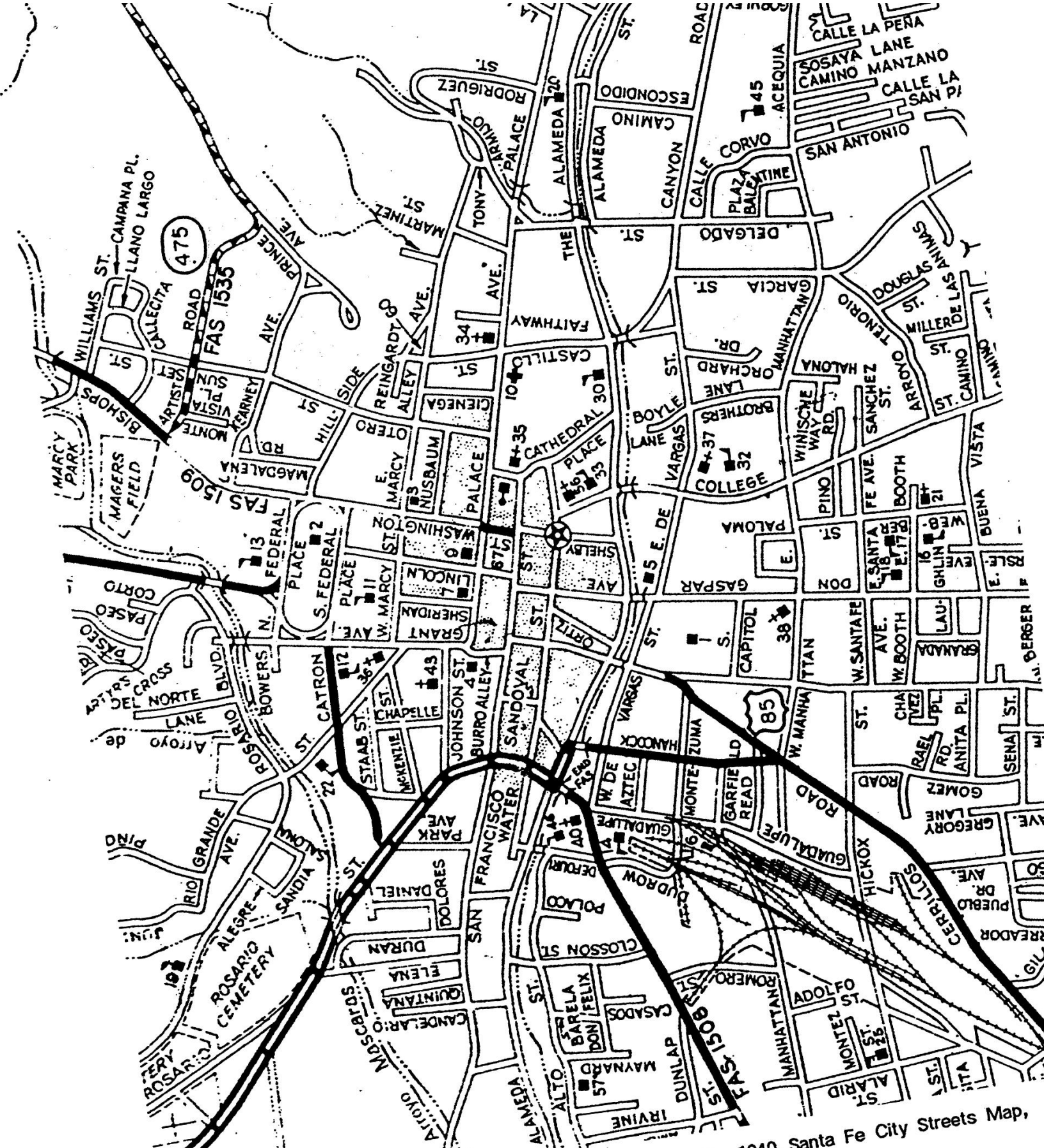


8. Aerial view of the site of the existing State Capitol, Old Santa Fe trail on the left, looking south, Analco Street in the fore-ground, ca 1950, photo by Tyler Dingeee. (Courtesy Museum of New Mexico, Neg. No. 74146)

- The Lamy Building, east of the Old Santa Fe Trail and somewhat north of De Vargas, a three-story, adobe building which was originally the St. Michael's College dormitory built in 1878, acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;

- The Villagra Building, west of Galisteo Street and east of Cerrillos Road, which was originally the N.M. Public Welfare Building built with WPA funds, remodeled in 1969 by the Western Architects Collaborative;

- The New Mexico Employment Security



streets before construction of Paseo de Peralta, 1940. Santa Fe City Streets Map,

Building, between Guadalupe and Sandoval and south of De Vargas, planned in the late 1960's and designed by Joseph B. Burwinkle, Jr., and completed in 1971.

All of these are large multi-story buildings designed with massive large-scale elements. All suggest the regional architectural heritage by use of a Territorial Revival envelope of stucco with brick copings, white trim, and portales. These buildings generally follow the typical American site plan of a single mass, centrally located on the site and surrounded by landscaping and parking, which is the antithesis of Santa Fe's Spanish Colonial building pattern.

The result is a complex of buildings surrounded by large areas of parking and grounds, most of which have been landscaped with a dense and varied assortment of plant materials that help offset the heaviness of the architecture. In some areas, most notably the "Round House," a dense variety of trees, shrubs, and ground covers have been randomly placed in planting beds. The result is visually chaotic, but provides a rich and verdant landscape requiring a minimum amount of maintenance.

The construction of Paseo de Peralta coincided with much of the growth of the State Government complex. In 1964, the City Council initiated plans for a "loop system for Santa Fe," and approved the general layout in October of the same year. Despite opposition to certain condemnations and demolitions, the "loop" was constructed in 1967-69, incorporating Bower Street, North Federal Place, part of Hillside Avenue, Castillo Street, and parts of Manhattan Avenue and Hickox Street. Other short links were created where no right-of-way had existed before and certain areas were widened, requiring additional condemnation and demolition. The curve on the south side, which connected the Manhattan Avenue right-of-way to the Hickox Street right-of-way, followed an existing easement created by the Arroyo los Pinos. To the southeast, the Paseo de Peralta cuts through an area of orchards, remnants of which can still be seen north of the Fenn Gallery on Paseo de Peralta and along Orchard Drive. Illustration 9 shows the street system in 1940 before the construction of Paseo de Peralta.

Description. The Capitol Complex is largely defined by its function, the administration of state government. The monumental scale of individual structures and the setting of each building conveys a feeling of authority to the visitor. Paseo de Peralta provides a clear boundary for the Capitol area, and wide, straight Don Gaspar Avenue provides a central corridor.

By the end of the 1960's, the area south of the river, bounded by Paseo de Peralta and Galisteo Street, was dominated by large buildings, all of which were owned by the State except the Desert Inn and the El Castillo Retirement Complex, both west of Old Santa Fe Trail. A few older, residential pockets remain, including remnants of the Barrio de Analco along De Vargas Street, a residential compound on the grounds south of the Crespin House off west De Vargas, and a few other houses on Galisteo Street, Don

Gaspar Avenue, Old Santa Fe Trail, and between the PERA Building and Paseo de Peralta. Most of the houses that remain in this area predate 1920.

The survey recorded ten structures of primary significance in this district, eight of which are houses that are mostly are in national rather than regional styles: three are decorated brick, three are hipped roof cottages or bungalows, one is two-story, Italianate, and one is Territorial Revival. The newer State buildings were all designed in the Territorial Revival Style, adding an architectural unity to their functional interrelationship.

DON GASPAR ARCHITECTURAL HISTORIC SURVEY



CITY OF SANTA FE, 1983

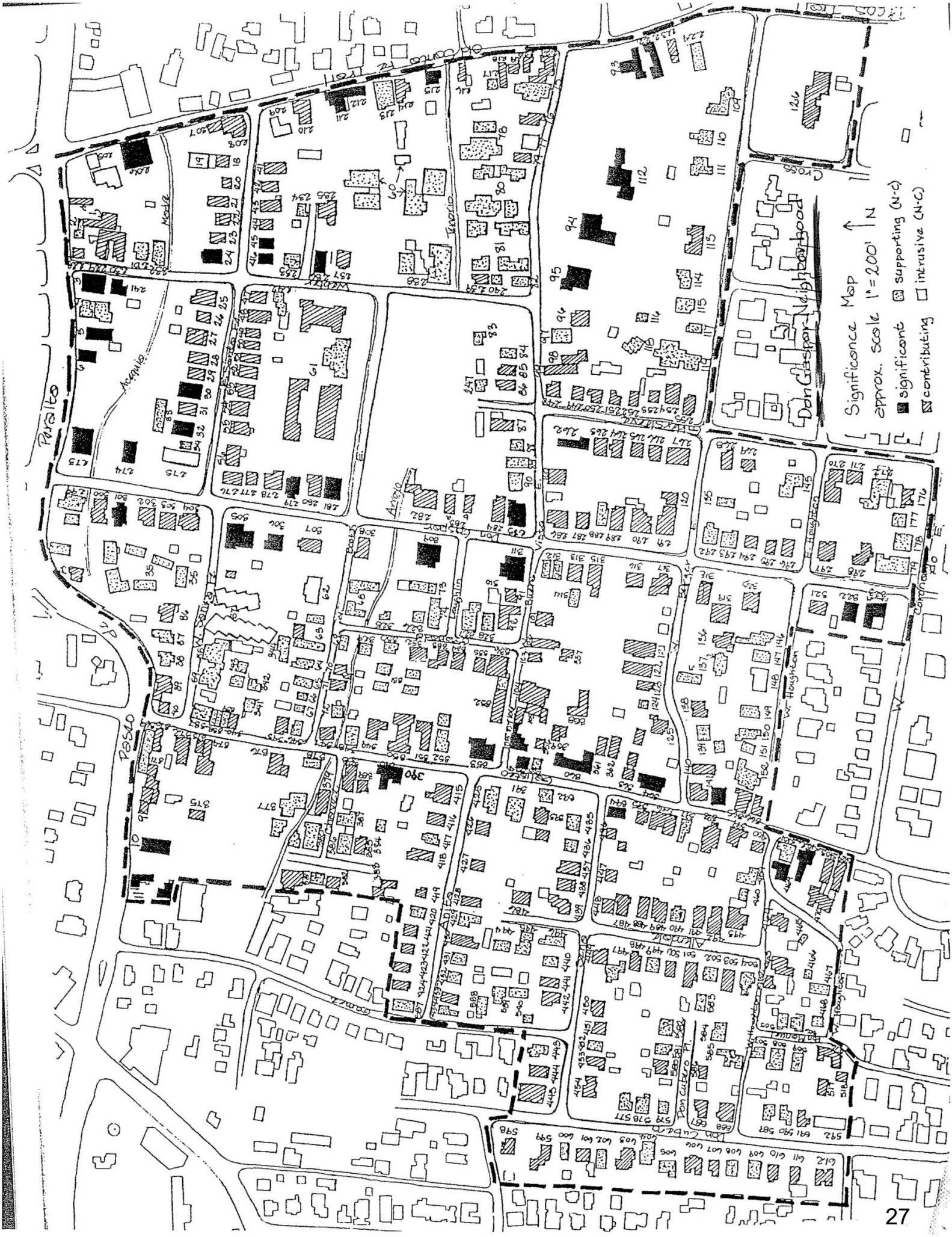

Significance Map
approx. scale 1"=200'
N
significant
supporting (N-C)
contributing
intrusive (N-C)
Don Gaspar Neighborhood
Paseo
Acequia
Mode
Tenorio
Cross
Don Cubero Pl.
W. Houghton
E. Houghton

Photo 1

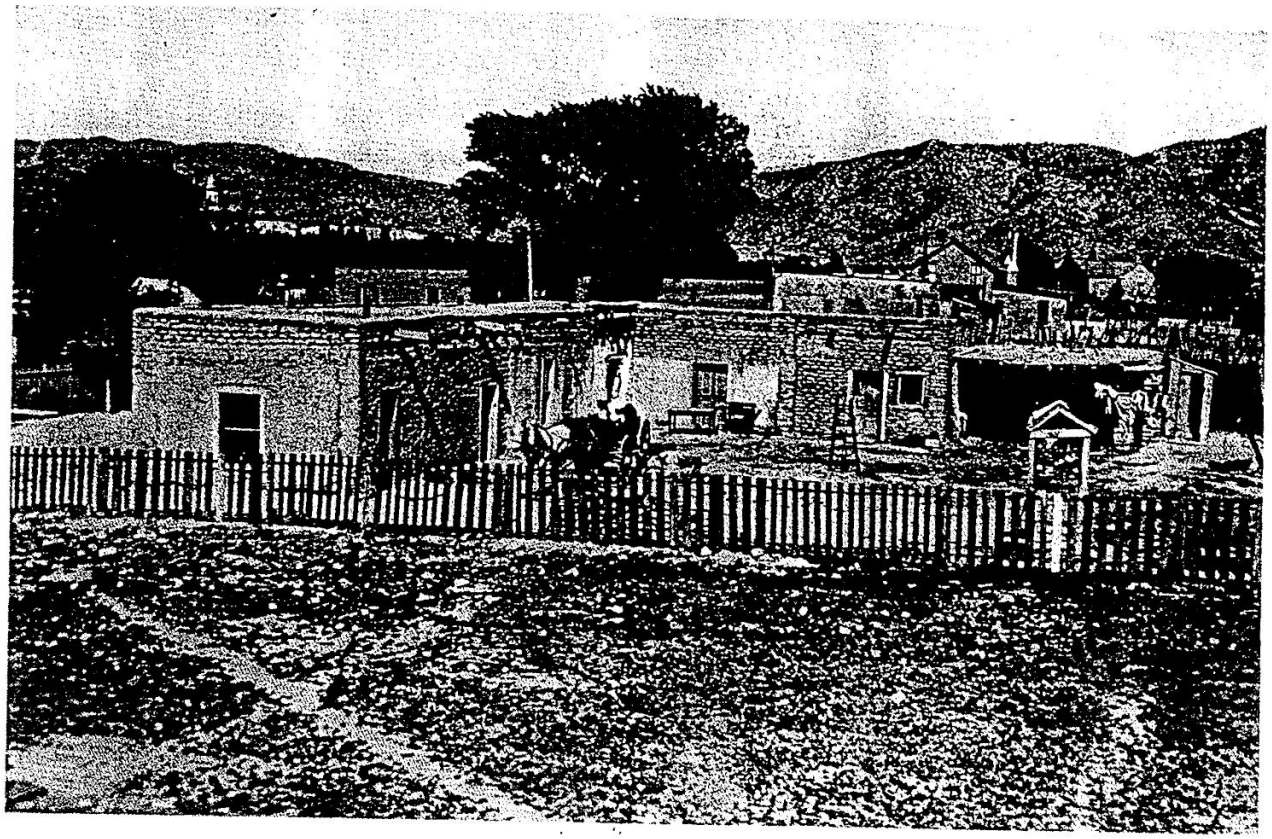


DEVELOPMENT PERIODS

The Don Gaspar Historic District is located several blocks to the south of the State Capitol Building. The 455-structure district is predominately residential. Generally the streets are in an irregular grid pattern. Many of the streets are tree-lined and most lots are fronted by walls and fences so that the public right-of-ways are clearly defined. Stylistically the Spanish-Pueblo Revival style predominates, though many other styles are represented, including the Italianate Bracketed, Mission Revival, Territorial Revival, Prairie, and bungalow.

Generally speaking the area was developed between 1890 and 1930, though Old Santa Fe Trail and Galisteo, both historic routes to and from the city, are shown as mapped in 1766. By 1895 many of the rest of the neighborhood's streets had been projected, if not actually built and by 1912 much of the area was developed. However, some of the area was still rural and Old Santa Fe Trail still dirt as photo 1 taken by Jesse Nusbaum around 1912 shows. The photo was taken about 500 yards west of Old Santa Fe Trail and 100 yards north of Berger Street. The long house to the center left of the photo was owned by Ben Muniz, New Mexican editor. The poplars may be located on the Arroyo Tenorio or Acequia Madre.

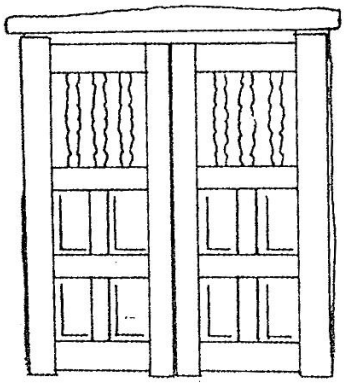
Photo 2



The earliest houses in the district date to before 1912 and are identified on King's Map of that year. A few scattered structures are shown on the 1886 Hartman Map. The earliest of these approximately 60 pre-1912 houses are examples of traditional Pueblo-Spanish and Territorial New Mexico architecture. They are of adobe, have flat roofs or metal-covered pitched roofs, and simply detailed window and door openings. The more elaborate among them are examples of the Territorial style with brick coping, pedimented window and door moldings, and portals. These structures are along the earliest streets in the district, Manhattan and Hickox (Paseo de Peralta), College Street (Old Santa Fe Trail) and Galisteo.

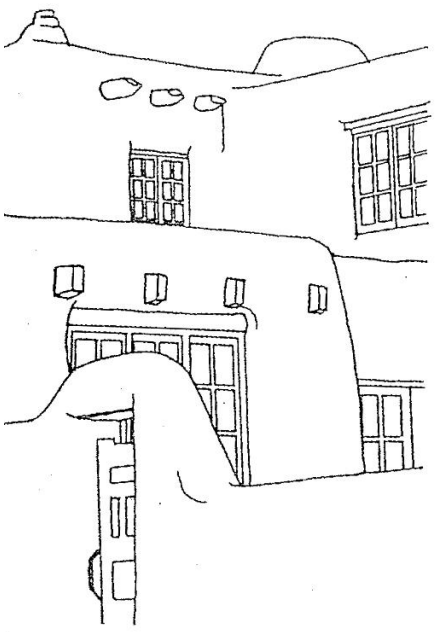
The Santa Fe Railroad arrived in New Mexico in 1879 and brought with it eastern and midwestern architectural styles as well as new types of building material. The Italianate Bracketed, Mansard, Queen Anne, and Prairie styles became popular in towns throughout New Mexico, including Santa Fe. All over Santa Fe and in the northeast section of Don Gaspar Historic District in particular, red brick and stone houses reflecting these eastern architectural styles were built. Many were found along Paseo de Peralta, Don Gaspar and Santa Fe Avenue. The rapid and complete shift in taste was reported in the Santa Fe New Mexican of 1889; "shade trees on the streets more completely

each year hide the shapeless houses which must give way gradually to modern buildings." That same year the newspaper reported that 3,500,000 bricks were needed for construction that spring. A year later the New Mexican commented that it would be good to rid the city of traces of Mexican culture. Photo 2, probably taken around 1902, shows the earlier styles in the foreground with the eastern style in the background. The photo is taken with Manhattan Avenue to the northeast. The house in the foreground located on the present site of Grubesic Realty. The Digneo-Valdes house is shown in the background toward the right and the tower of St. Michael's School toward the left. The Digneo-Valdes house shown in this photo and built in 1889 was one of the earliest of the "modern" brick houses on Don Gaspar. The builder, Carlos Digneo was one of the Italian stonemasons brought to Santa Fe by Bishop Lamy to finish the cathedral. It appears that several, perhaps many, of the red brick houses in the area were built by members of these Italian families. Indeed, the presence of these expert workmen, many of whom lived in the area, may have facilitated the building of the eastern style houses.



By 1891 the northeast section of the district was platted and the streets were actually built. The first decade of the 20th Century brought more construction activity to the area and many eastern style, usually red brick, houses were built. At that time the two story ell or box shaped houses were being replaced by the one story red brick bungalows.

By 1917, the bungalow style was popular and many examples had been constructed in Don Gaspar. In that year Carlos Vierra published "Our Native Architecture in its Relation to Santa Fe" in Papers of the School of American Archaeology In this paper, Vierra argued that eastern styles, especially the bungalow, were unsuited to Santa Fe because the town had an architectural heritage of its own. Vierra, one of the first artists to reside in Santa Fe, had done paintings of the Spanish Colonial Mission churches and some of the Mayan ruins in Yucatan, most of which were archeologically accurate. It was also about this time that Santa Fe became an important center for the study of pre-Columbian archeology both in New Mexico and Mexico, so interest in the traditional architecture was high. In addition increasing numbers of artists, were coming to Santa Fe and Taos. These artists were fascinated by the local culture and were interested in creating a distinctly American style. Vierra's proposed style, illustrated best by his house (photo 3) and the new Fine Arts Museum, represented what he saw as a truly American architectural style. Use of Vierra's style in Don Gaspar had begun by 1918 when the 1918 Santa Fe New



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 402 DON GASPAR AVE / 102 S. CAPITOL

ID NUMBER: 0516/0235

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1259

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1930-48 ESTIMATE 1932-3 ACTUAL

SOURCE(S) SANBORN MAP CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:

SPANISH PUEBLO REVIVAL

USE:

HISTORIC: (residential) duplex

OTHER _____

PRESENT: (residential) (102 S. Cap.)

OTHER commercial (402)

SURROUNDINGS: Government Bldgs - Commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN: Fall 1985 – Proj. vigas removed; new porch

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

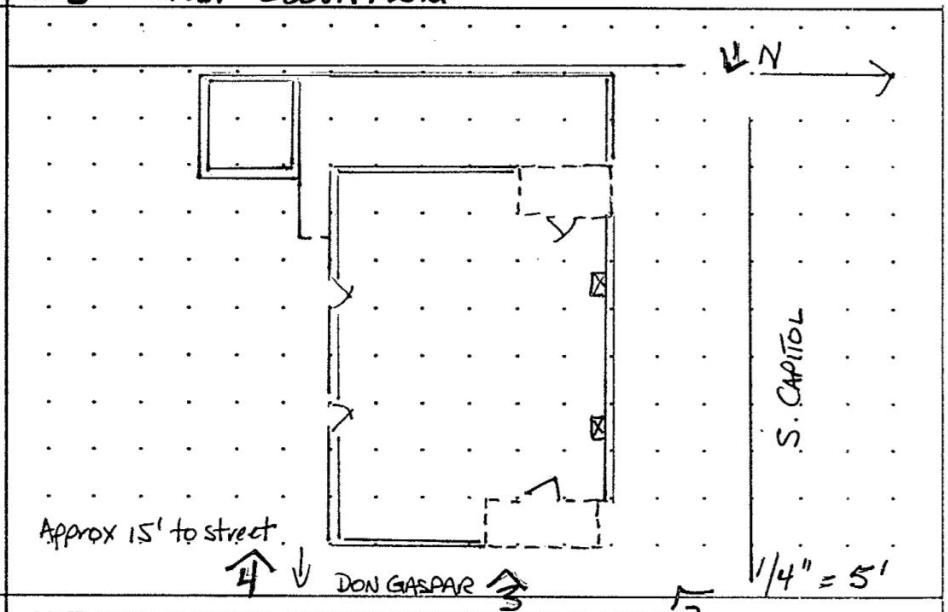
___ YES ___ NO

PHOTO



#3 EAST ELEVATION

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 11/94 BY JC

NEGATIVES WITH NMHPD ROLL # 501 NEG # 1 TO 4

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet, canale at N; gutter at W. facade
BUILDING WALLS	Mas. w/ stucco
FOUNDATIONS	basement wdws. at S. facade
DOORS	Multi-light, wd. at both main ents.
WINDOWS	6/6 D.H., WD. WDW groups 4/4 D.H., WD. WDW. groups
PORCHES OR PORTALES	Corner piers, st. w/ wd. corbels
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	6' WD. fence encloses NW corner & W. facade; 2' WD. fence at S.W. corner; 3'-4' stepped st. wall along property line at W. elevation
ARCH. DETAILS	2 projecting, battered chimneys at N. facade; evidence of removed vigas at N. facade
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



1 N. elevation



2 NE corner

IDENTIFICATION

ADDRESS

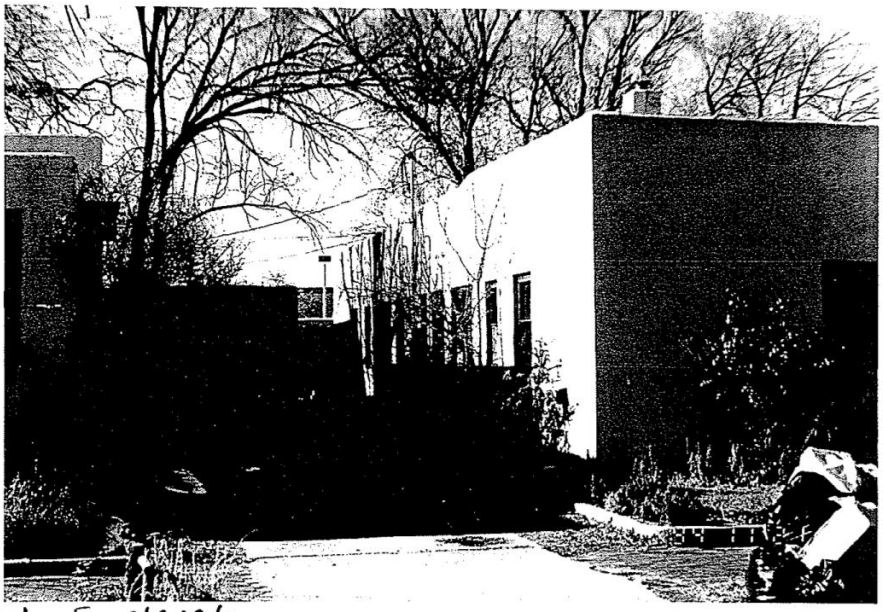
402 DON GASPAR AVENUE / 102 S. CAPITOL

ID NUMBER: 0516/0235

SANTA FE ID NUMBER: H 1259

SURVEYED/RESEARCHED

DATE 11/94 BY JC



#4 S. elevation

#4

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1259

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610235
field map SFHD #4	number 235	UTM reference zone 12 : 13 easting	northing

location description

402 DON GASPAR
102 S. CAPITOL
SW CORNER

city/town SANTA FE

~~land grant/reservation~~

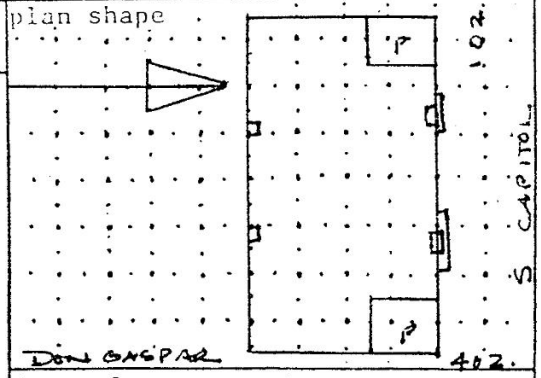
building name

legal description tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by HMW no. SFHD #10	negative nos. 12	loc. of neg. HPB



plan shape



date of construction

1921-30 estimate 1927-29 actual

source

SANBORNS SF DIR

use

present residential
other DUPLEX

historic residential
other DUPLEX

condition

___ excellent ✓ good
___ fair ___ deteriorating

style

SP REV.

foundation material

CONC.

wall material/surface

TILE / STUCCO

degree of remodeling

✓ minor ___ moderate ___ major

describe: NOTE: FALL 1985 NONE PROJ. VIGAS REMOVED.

architectural features

STRAIGHT PARAPET; PROJ. VIGAS ON N. SIDE & OVER PORCHES (REMOVED ON E).

PORCHES: STUCCO'D CORNER PIER W/ EXP'D LINTELS ON CORBELS.

N SIDE: 2 PROJ. BATTERED CHIM. MASSES; 4 TAND. 6/6 D.H. WD WDW GROUPS

E & W SIDES: 1 TAND. 6/6 D.H. WD WDW GROUP EACH.

comments UNDER PORCHES: 3 SGL 6/6 D.H. WD WDWS EACH, 1 15-LIGHT SGL LEAF DOOR EACH.

EXCELLENT BUILDER'S S-P. REV DUPLEX, BUILT AT SAME TIME AS 414, 410, 406 DON GASPAR

FALL 1985 - HISPANIC CHAMBER OF COMMERCE OFFICE: EXT REMODEL: NEW PT, REMOVAL OF VIGAS.

surroundings

COMMERCIAL / GOV'T

relationship to surroundings

✓ similar ___ not similar

district potential

___ yes ___ no

significance

___ eligible ✓ of interest ___ none

if eligible, why? CONTRIB.

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes



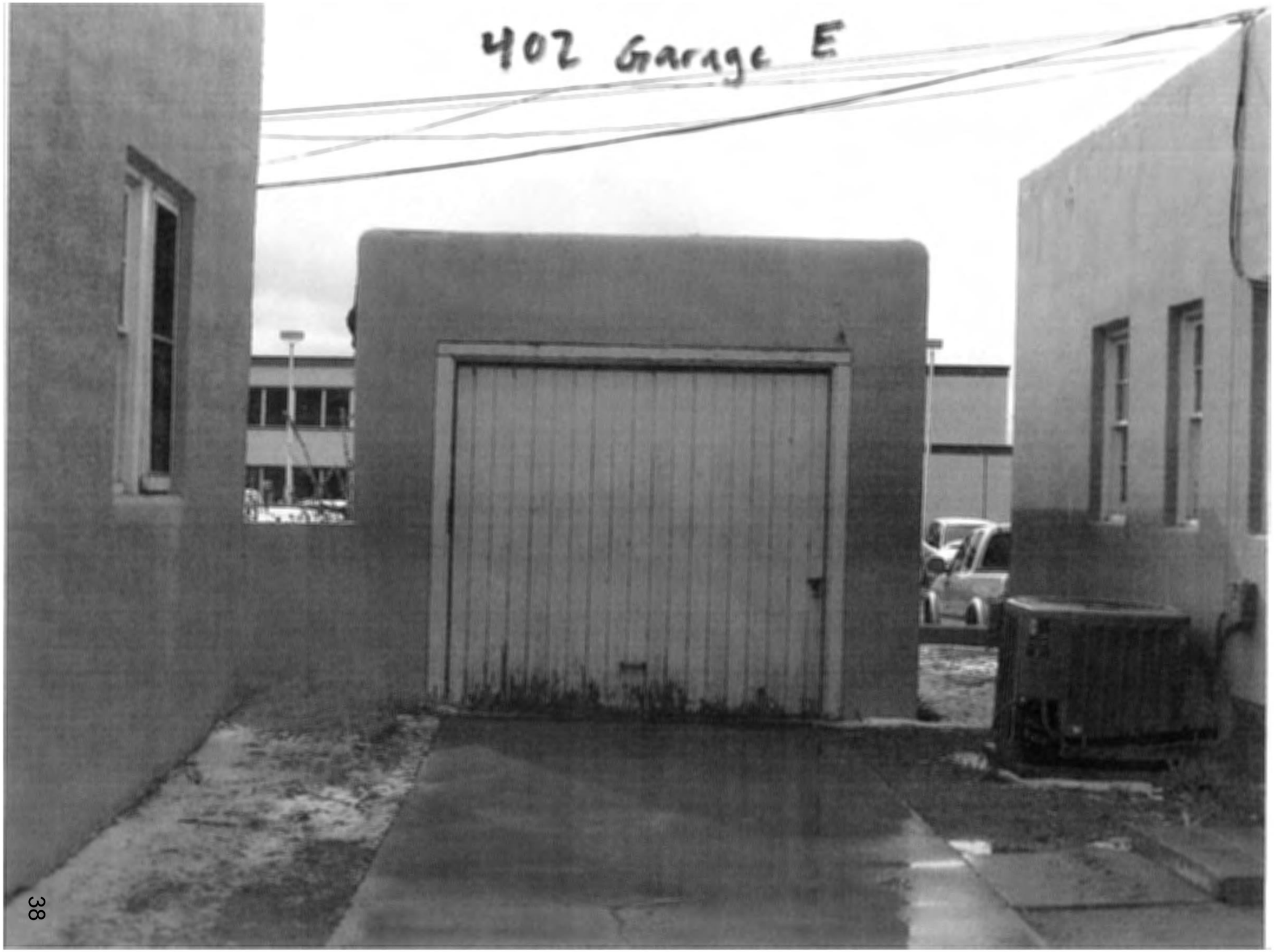
402 E+N

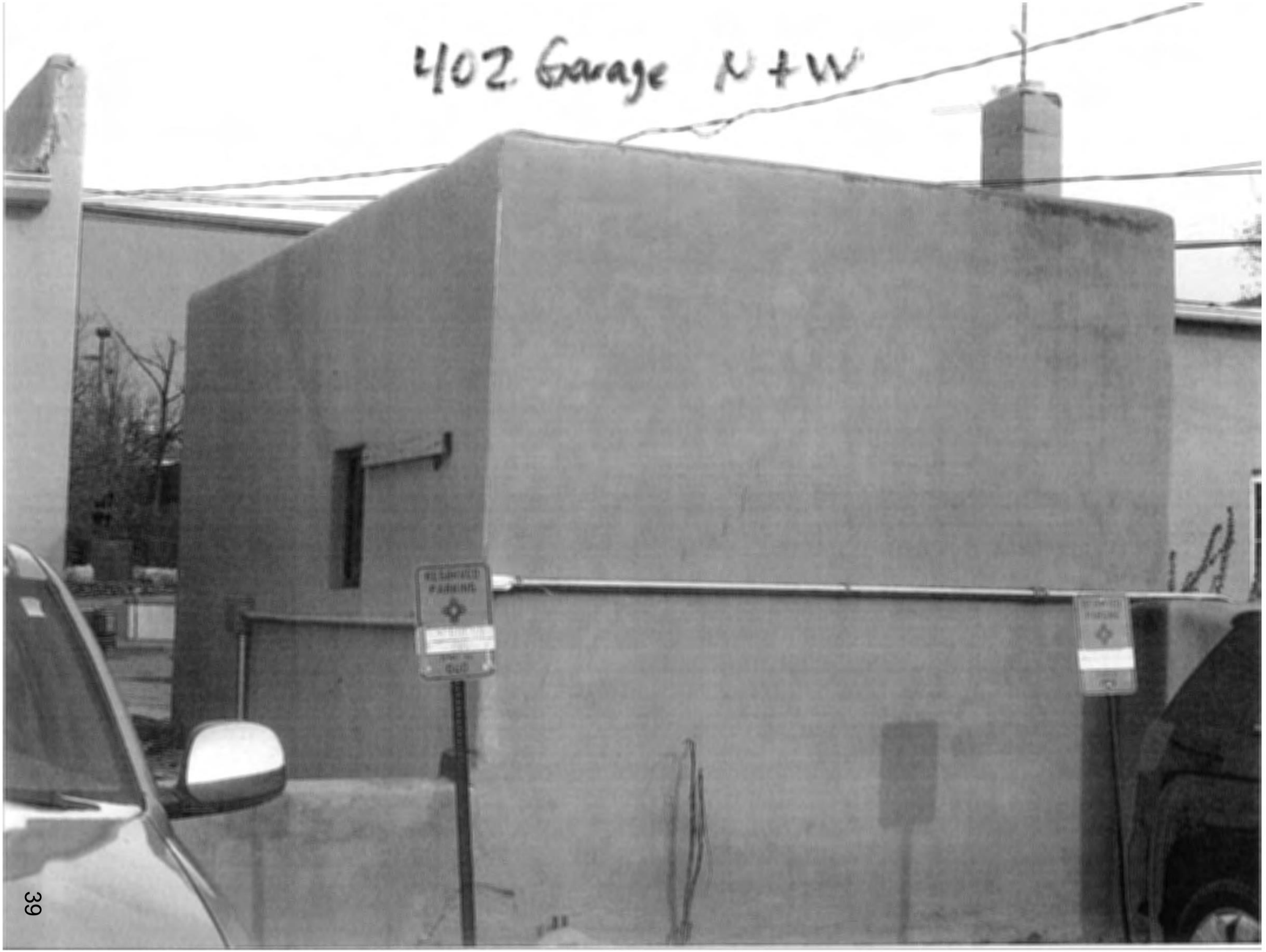

402 N+W

402 S + E



37


402 Garage E


402 Garage N+W

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 406 DON GASPAR

ID NUMBER: 0516 10234

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1791

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city direct.

BUILDING DATA

ARCHITECTURAL STYLE: Spanish Pueblo Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

____ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ____ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ____ MODERATE

____ MAJOR

EXPLAIN:

OVERALL CONDITION:

____ EXCELLENT ✓ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

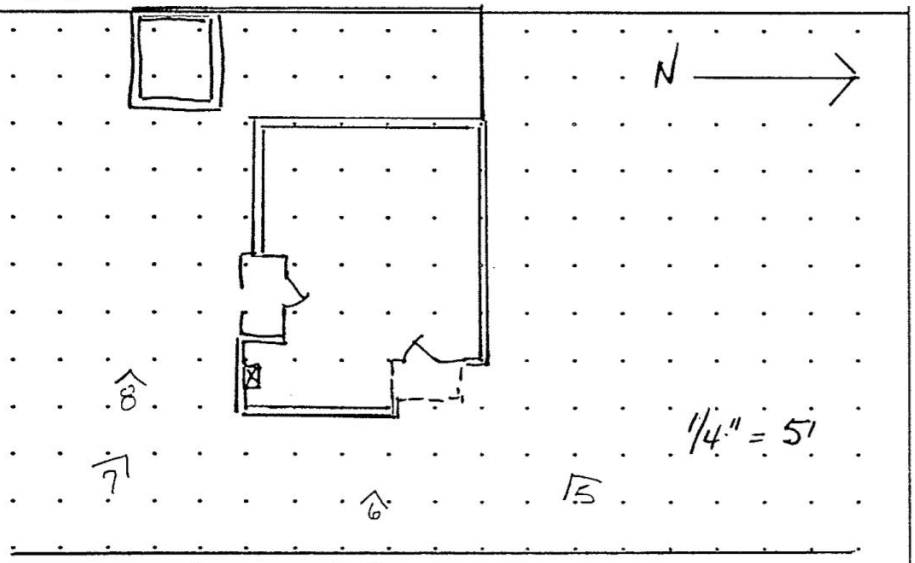
____ YES ____ NO

PHOTO



#6 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES ✓ NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES ✓ NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

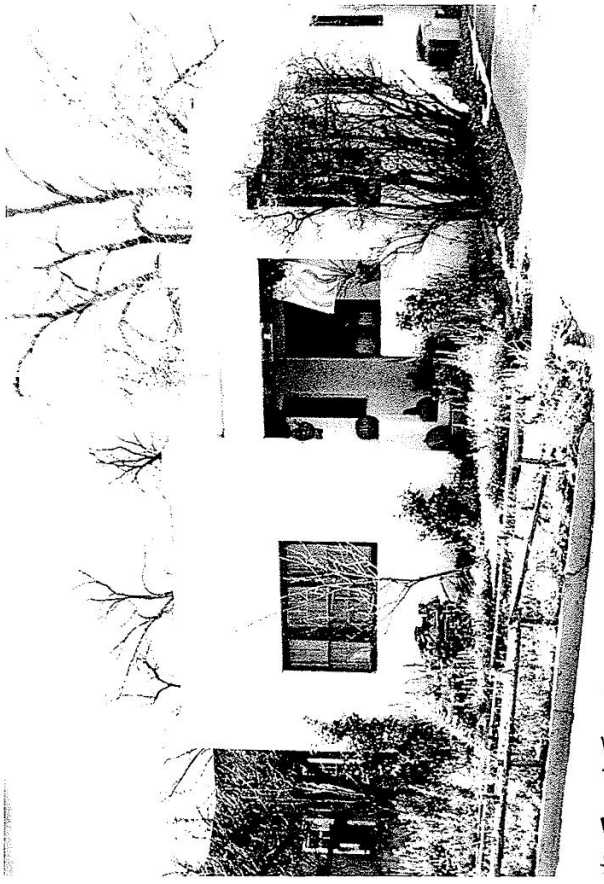
SURVEYED 1/93-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 5 TO 8

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet; 1 canale N elevation; gutter at W. elevation
BUILDING WALLS	mas. w/ stucco (textured, pink)
FOUNDATIONS	Basement wdws. at S. elevation
DOORS	wd. door w/ three lights at E. facade (front) 9 lights / solid wd door at S. facade
WINDOWS	4/4 D.H. wd. wdw. 6/6 D.H. wd. wdw. – some in poor condition
PORCHES OR PORTALES	NE. elevation portale – Corner pier, st. w/ wd. corbels, exposed vigas S. elevation " – Shed roof w/ exposed vigas, wd. piers – poor condition (water damage)
BALCONIES	—
COURTYARDS	
FENCES/WALLS	W. elevation – 3'-4' stepped stucco wall beyond deteriorated fence w/ thin vertical slats
ARCH. DETAILS	
OTHER	originally identical to 410 & 414 DonGaspar
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#5 NE corner



#7 SE corner

IDENTIFICATION

ADDRESS

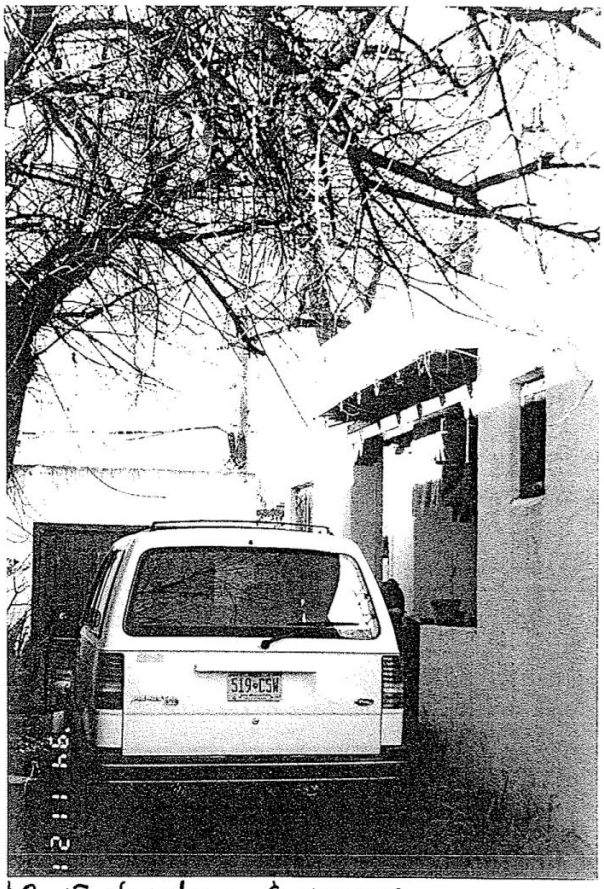
406 DON GASPAR

ID NUMBER: 051610234

SANTA FE ID NUMBER: # 1791

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#8 S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

41791

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610234
field map SFHD # 4	number 234	UTM reference zone 12 13	easting northing

location description: 406 DON GASPAR

city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD # 10	negative nos. 10, 11	loc. of neg. HPB

plan shape: G, P



date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS. SF DIR.

use
present: residential
other:
historic: residential
other:

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe: S. PORCH ADDED.

style: SP REV.

foundation: CONC.

wall material/surface: TILE / STUCCO

architectural features
STRAIGHT PARAPET W/ NO COPING

FRONT: TRIP 4/4:6/6:4/4 D.H. WD WDW GROUP; SGL LEAF WD DOOR.

3 SGL 6/6 D.H. WD. WDWS.

N SIDE: 2 TAND 4/4 D.H. WD WDWS;

S SIDE: 2 4-LIGHT WD. CASM'T WDWS FLANK CHIMNEY;

1 TAND 4/4 D.H. WD WDWS; 1 TAND 6/6 D.H. WD WDWS; 3 SGL

6/6 D.H. WD WDWS; 1 9-LIGHT SGL-LEAF WD DOOR IN RECESS'D

comments BAY

PORCHES: FRONT - ORIG STUCCO'D FRAME W/ EXP'D WD LINTELS ON

CORBELS; S. SIDE - RECENT ADD SHED RF W/ EXP'D VIGAS

ON LINTEL.

IDENTICAL TO 414, 410 DON GASPAR EXCEPT SP PORCHES.

VERY INTACT GOOD MODEST SP REV BUILDER'S HOUSE

surroundings: COMMERCIAL / GOV'T

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

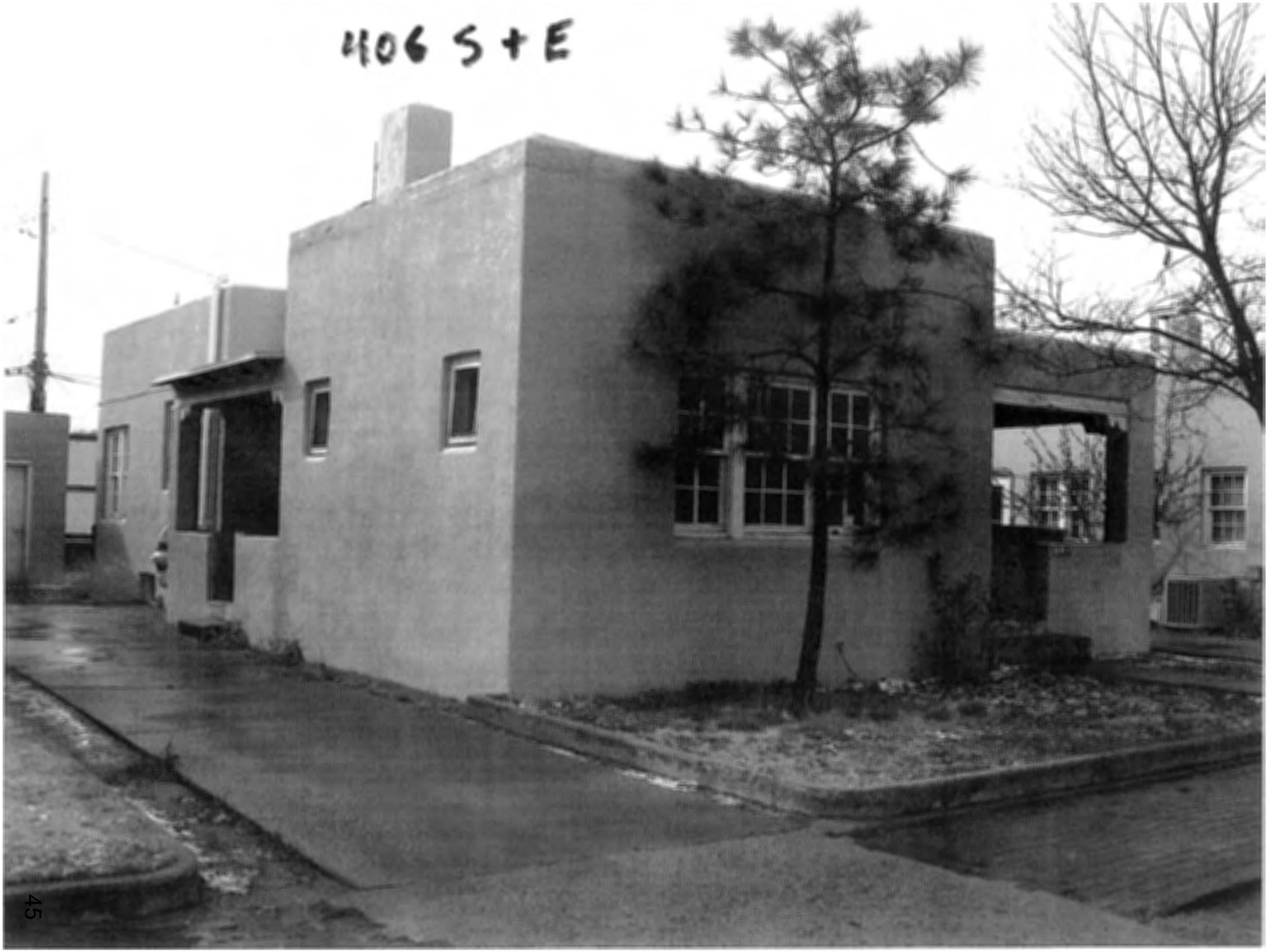
significance
___ eligible ✓ of interest ___ none

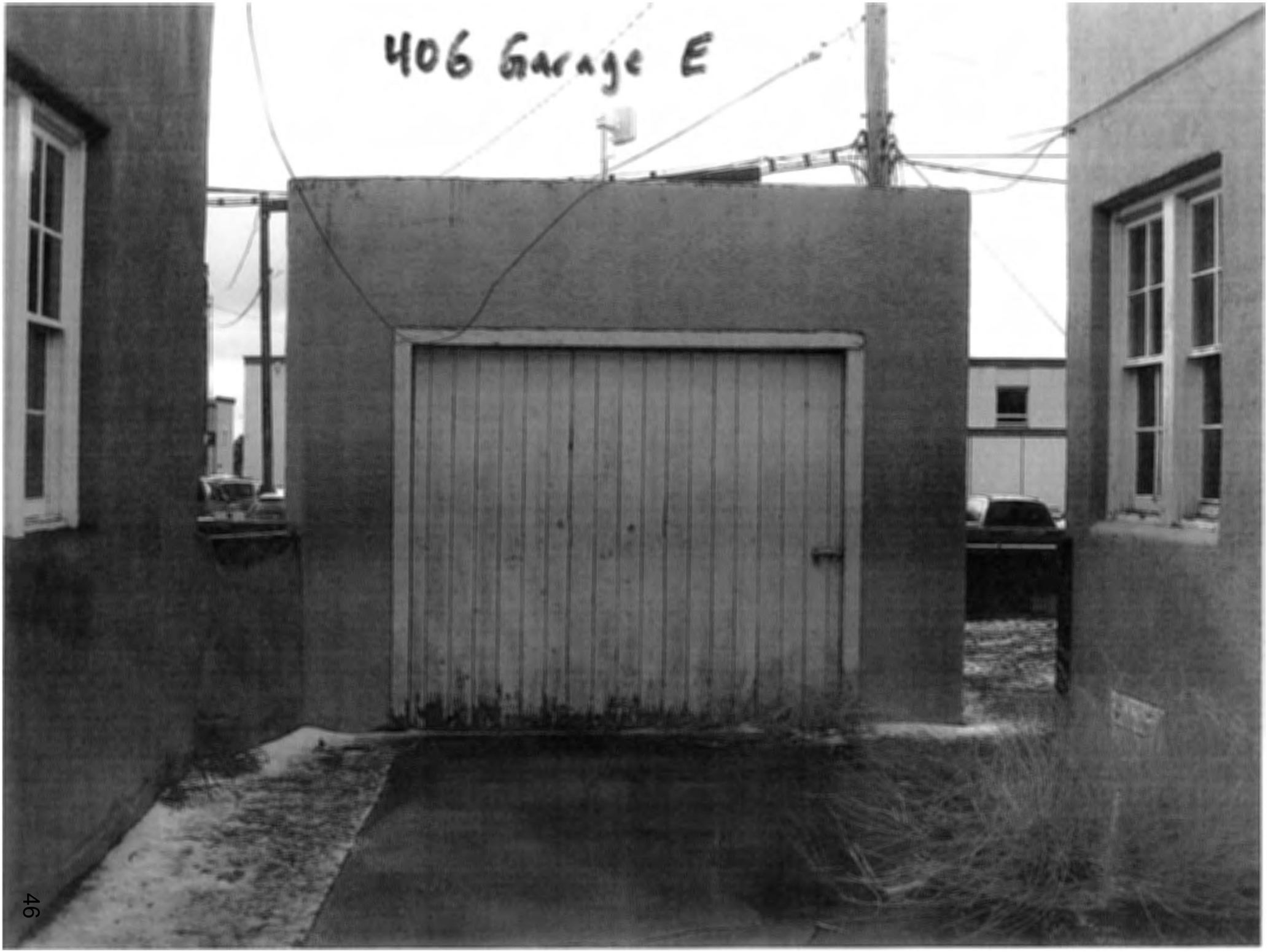
if eligible, why? CONTRIB.

associated buildings? ✓ yes
what type?
STUCCO'D GARAGE @ REAR
if inventoried, list ID nos.

see back? ___ yes

N 43 90h


406 S+E


406 Garage E


406 Garage W

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 410 Don GASPAR

ID NUMBER: 0516/0233

BUILDING NAME: —

SANTA FE ID NUMBER: H 1792

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city Dir.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: residential

OTHER Commercial

SURROUNDINGS: Government Bldgs & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

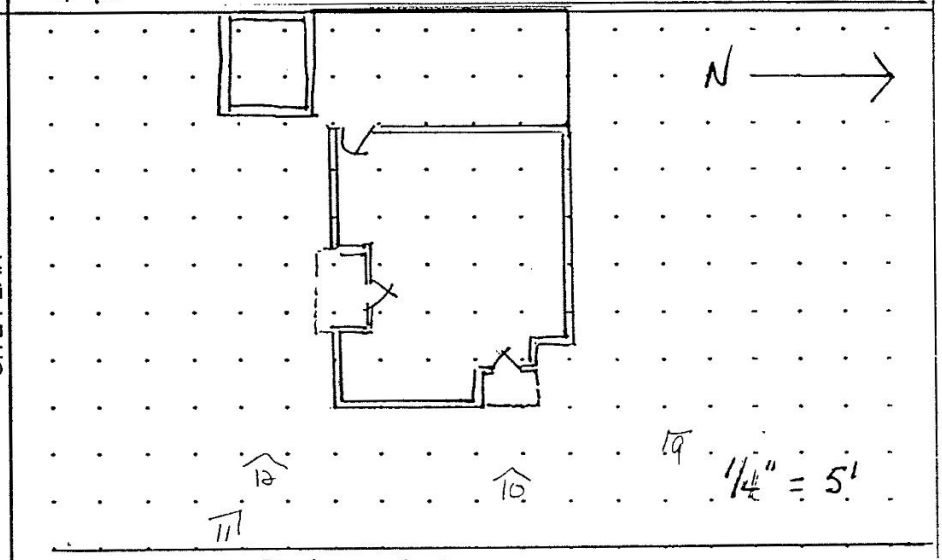
___ YES ___ NO

PHOTO



#10 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

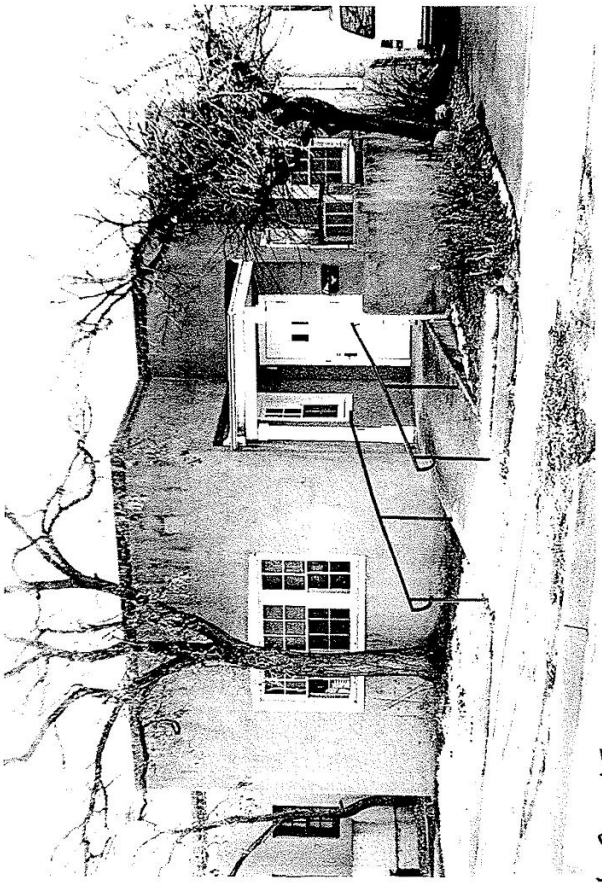
SURVEYED 11-21-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 1 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ 3 courses brick coping; rear gutters
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wdw. visible at S. elevation
DOORS	wd. door w/ 2 sm. lights at E. elevation (front) wd. door w/ 9 lights at S. elevation wd door w/ 4 lights at W. elevation
WINDOWS	4/4 D.H. wd. wdw. 6/6 D.H. wd. wdw.
PORCHES OR PORTALES	New T.R. porch at E. elevation - frame; chamfrd. posts w/ applied bases & caps Open porch at S. elevation - 3' stucco wall
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	3' stucco wall at N. & W. elevations
ARCH. DETAILS	All wdws. have new T.R. ped. lintels & surrounds; brick & stucco chimney @ front; stucco chimney at rear
OTHER	concrete ramp for the disabled at front entrance - hollow, metal railing
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#9 NE corner



SE corner

IDENTIFICATION

ADDRESS

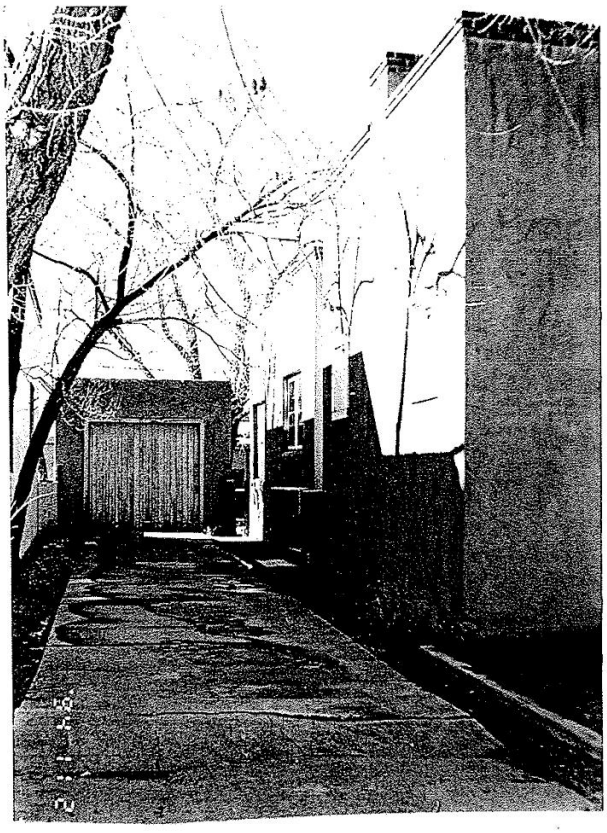
410 DON GASPAR

ID NUMBER: 0516/0233

SANTA FE ID NUMBER: H 1792

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H 1792

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610233
field map number SFHD # 4	233	UTM reference zone 12 13	easting northing

location description

410 DON GASPAR

city/town SANTA FE

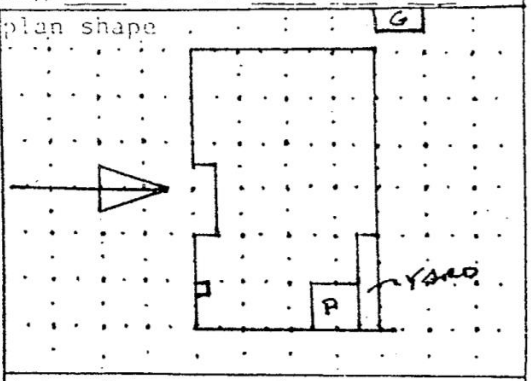
land grant/reservation

building name NM ASSOC. OF COUNTIES.

legal description tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by HMW no. SFHD # 10	negative nos. 8, 9	loc. of neg. HPB





date of construction
1921-30 estimate 1927-29 actual
source SANBORNS SF DIR.

use
present residential
other OFFICE
historic (residential)
other

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
___minor ✓moderate ___major
describe:
NEW TR PORCH, SURROUNDS; COPING

surroundings
COMMERCIAL / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why?
CONTRIB.

associated buildings? ✓yes
what type?
STUCCO'D TILE GARAGE @ REAR
if inventoried, list ID nos.

style

foundation material
CONC.

wall material/surface
TILE/ STUCCO

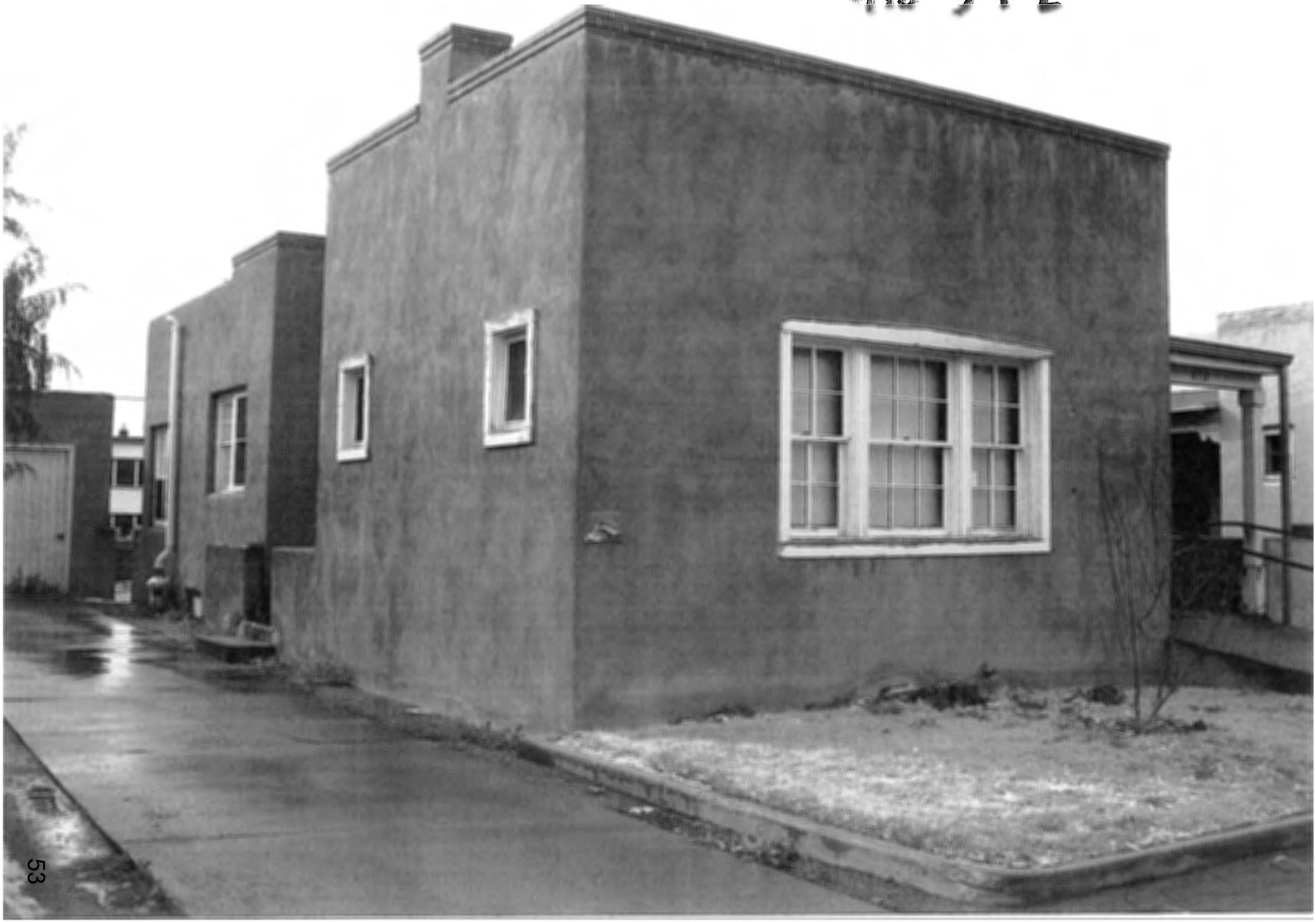
architectural features
NEW BRK COPING: 3 STR COURSES CORBELLED OUT.
FRONT: TRIP 4/4: 6/6: 4/4 D.H. WD GROUP; SGL LEAF WD DOOR W/ 2 LIGHTS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO YARD WALL
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANK CHIMNEY; 1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WD; 3 SGL 6/6 D.H.; 1 9-LIGHT SGL LEAF WD DOOR IN RECES'D BAY.
comments ALL WDWS HAVE NEW T.R. PCD. LINTELS/ SURROUNDS. NEW T.R. PORCH: FRAME; CHAMF'D POSTS W/ APPL'D BASES & CAPS.

¢ 406
IDENTICAL TO 4/4 DON GASPAR EXCEPT FOR ADD OF TERR. REV. DETAILING OF WDWS, PORCH WHICH REMODELED BY J.N. CONST. FOR NM ASSOC OF COUNTIES.

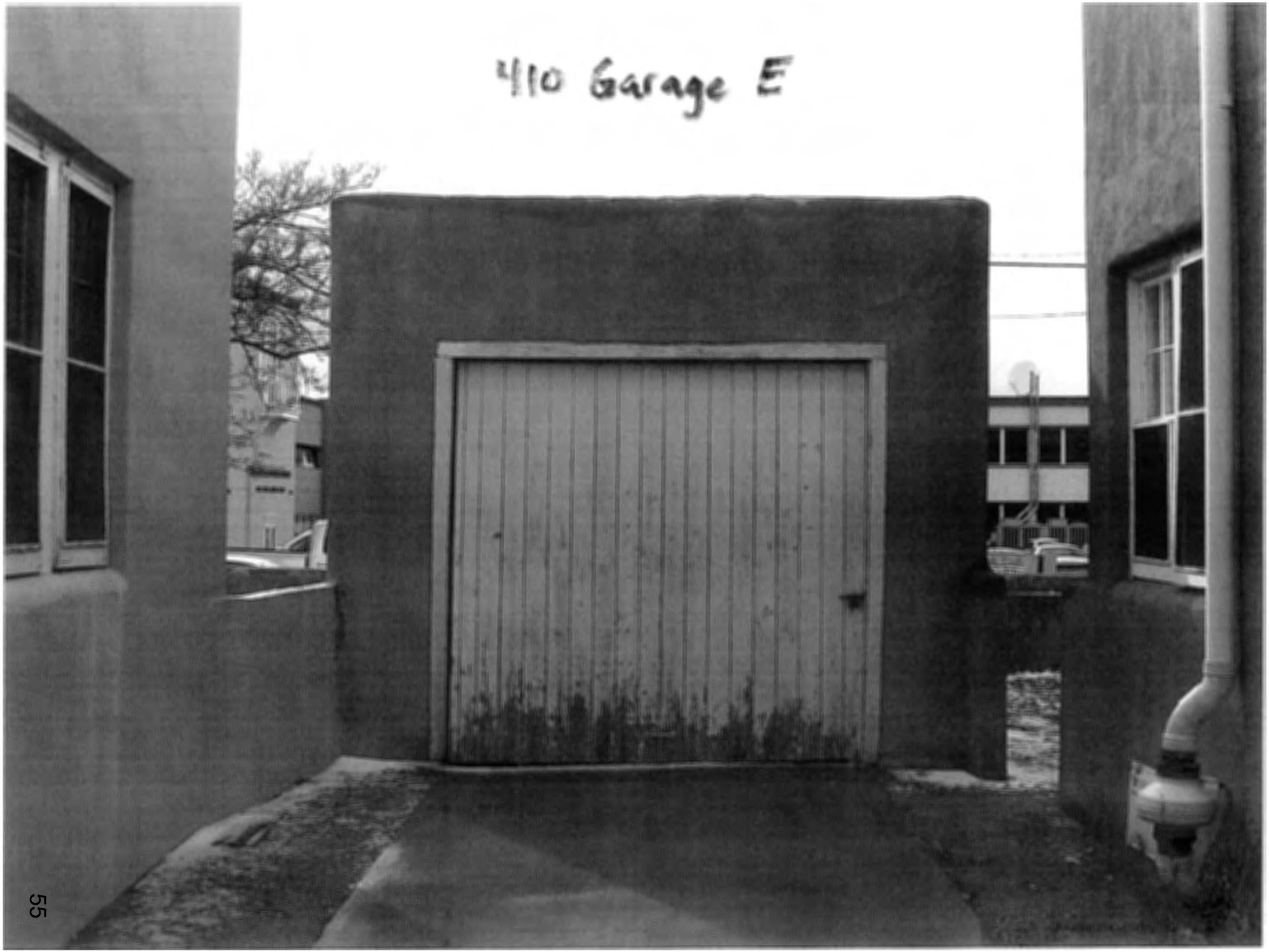
see back? ___yes

410 E + N




410 S + E

4th W


4/10 Garage E


410 Garage S

4110 Garage W
RESERVED PARKING
RESERVED PARKING

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 414 DON GASPAR

ID NUMBER: 0516 10232

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1793

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; City Direct.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government Bldg; commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

____ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ____ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ____ MODERATE

____ MAJOR

EXPLAIN:

OVERALL CONDITION:

____ EXCELLENT ✓ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

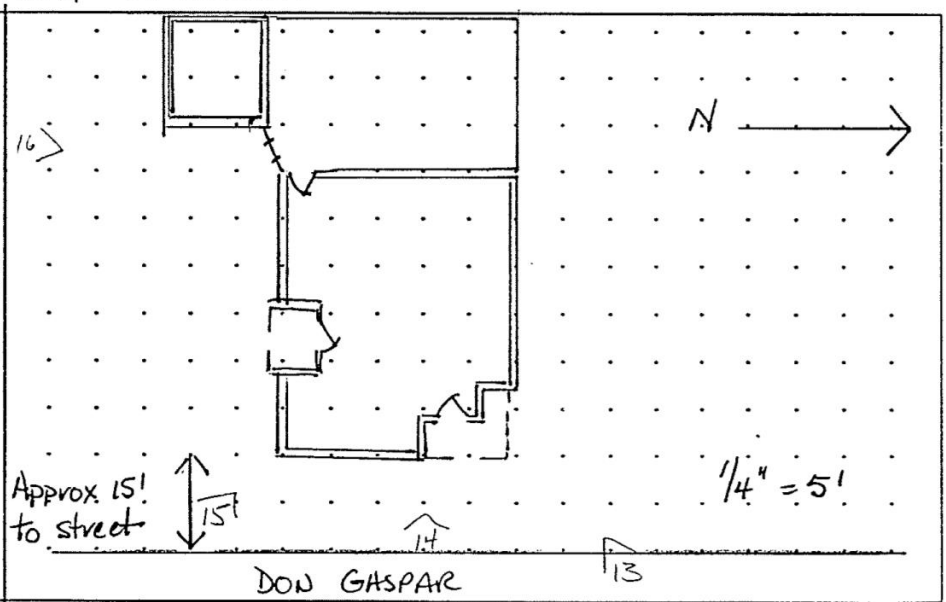
____ YES ____ NO

PHOTO



#14 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES ✓ NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES ✓ NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 11-21-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC 1 NEG # 13 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ brick, dogtooth coping; rear gutter
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wows. visible at S. elevation
DOORS	wd. door w/ 3 lights at front facade hollow wd doors at S. and W. facades
WINDOWS	4/4 D.H. wd. wdw 6/6 DH. wd. wdw.
PORCHES OR PORTALES	Porch areas open to sky
BALCONIES	—
COURTYARDS	rear yard
FENCES/WALLS	3-4' wall w/ wd gate at front door; 3-4' wall w/ wd gate at S. rear
ARCH. DETAILS	Brick & stucco chimney at front; brick chimney at rear; garage w/ hipped roof
OTHER	

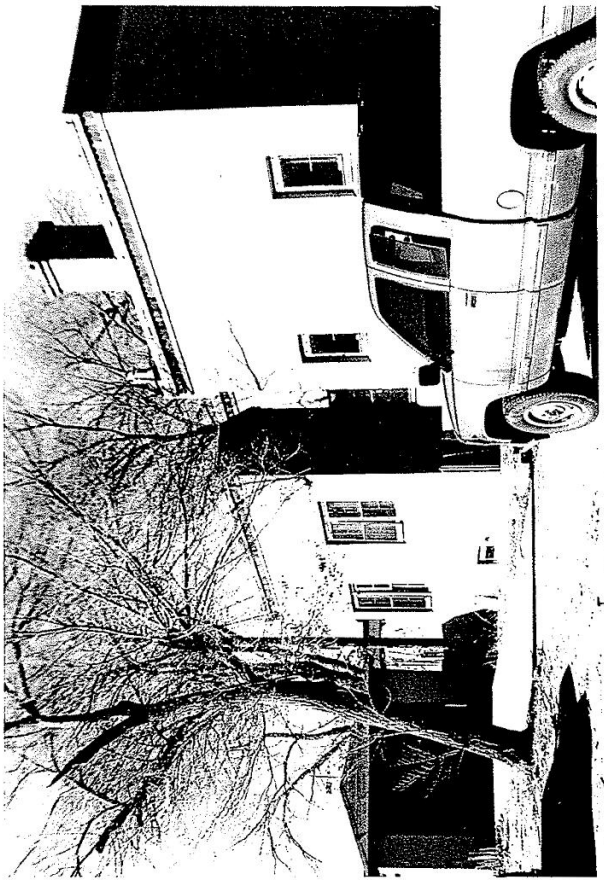
COMMENTS

—

ADDITIONAL PHOTOGRAPHS



#13 NE corner



#15 SE corner & garage

IDENTIFICATION

ADDRESS

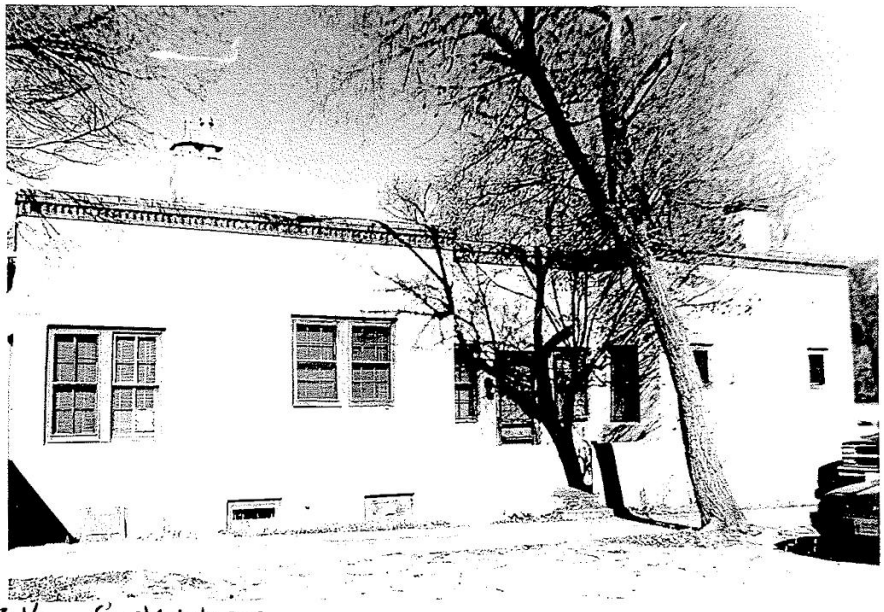
414 DON GASPAR

ID NUMBER: 0516 10232

SANTA FE ID NUMBER: H-1793

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#16 S. elevation

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

1+1793

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 0516/0232
field map SFHD #4	number 232	UTM reference zone 12 13 easting	northing

location description: 414 DON GASPAR

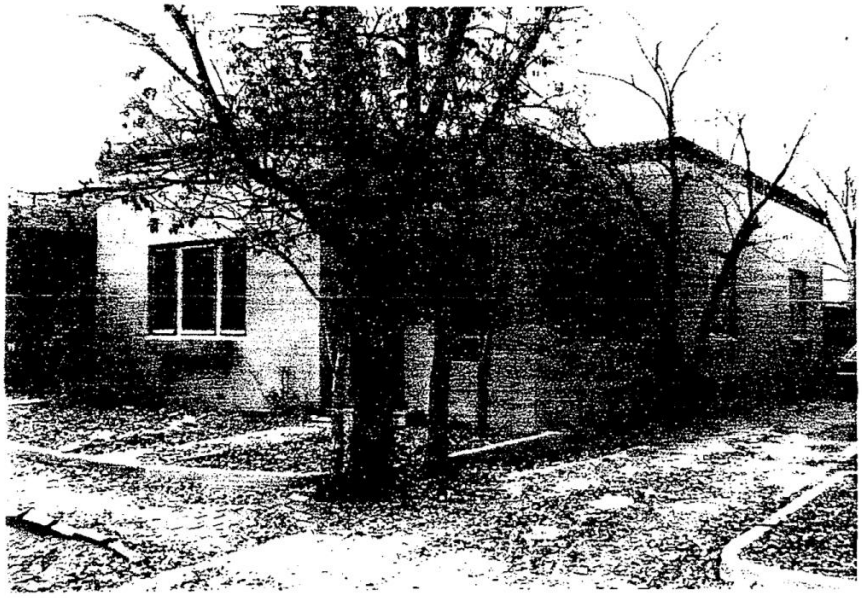
city/town: SANTA FE

land grant/reservation:

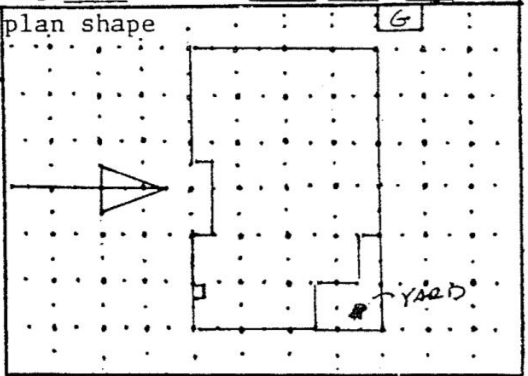
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by HMW no. SFHD 10	negative nos. 6, 7	loc. of neg. HPB



plan shape: G



date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR

use
present: residential
other:
historic: residential
other:

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe:

style: TERR. REV.

foundation material: CONC.

wall material/surface: TILE / STUCCO

architectural features
BRK DOGTOOTH COPING: S/S/Dog/S (↓)
FRONT: TRIP 4/4: 6/6: 4/4 D.H. WD GROUP; 1 SGL-LEAF WD DOOR W/ 3 LIGHTS ON DIAG. AXIS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO PORCH WALL OPEN TO SKY.
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANKING CHIMNEY MASS; 1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WDW; 3 SGL 6/6
comments D.H. WD WDWS; 1 9-LIGHT SGL LEAF WD DOOR IN RECESS'D BAY.

VERY GOOD, INTACT T.R. MODEST HOUSE, ONE OF 4 HOUSES BUILT W/IN 1 YR OF EACH ON N HALF OF THIS BLOCK → SIGNIFICANT GROUPING.
IDENTICAL TO 410, 406 DON GASPAR.

surroundings: OFFICE / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why? CONTRIB.

associated buildings? ___yes
what type?
STUCCO'D TILE GARAGE @ REAR.
if inventoried, list ID nos.

see back? ___yes

414 E+N



62


414 W+S

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610238
field map SFHD # 4	number 238	UTM reference zone 12 13 easting	northing

location description

138 (?) S. CAPITOL

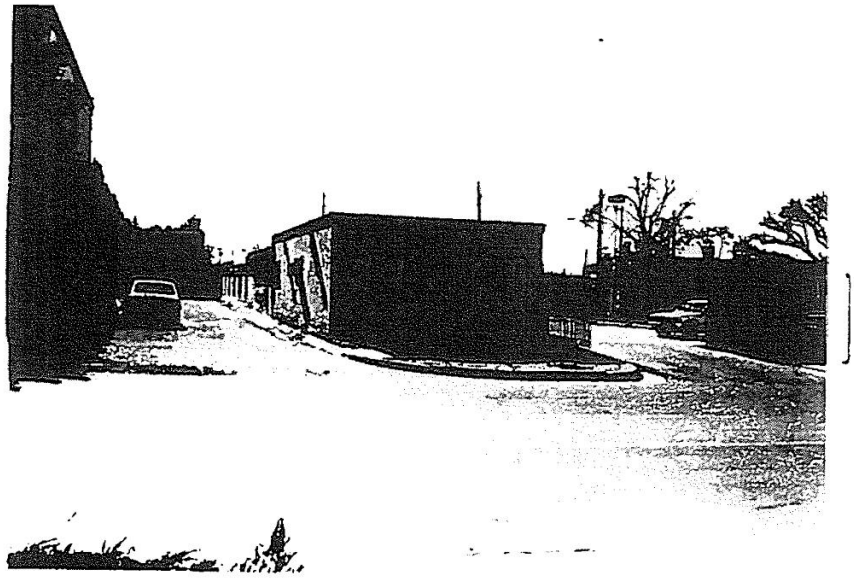
city/town
SANTA FE

land ~~grant/reservation~~

building name
NM STATE MOTOR POOL

legal description
tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	18A	HPB



plan shape

date of construction
P45 estimate ___ actual

source
SANBORNS, SF DIR.

use
present residential
other ___
historic residential
other ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style
TERR. REV.

foundation material

wall material/surface

architectural features

surroundings
GOV'T

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N.C. DATE

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes


128 E+N

128 W+S

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610237
field map SFHD #4	number 237	UTM reference zone 12 13	easting northing

location description: 130 S. CAPITOL

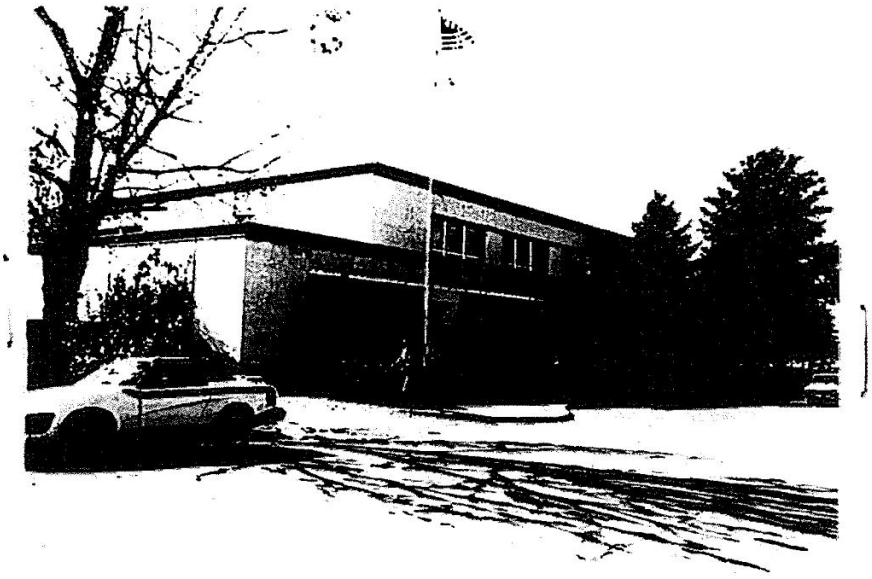
city/town: SANTA FE

land grant/reservation

building name: NAT'L EDUC. ASSOC.

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD # 10	negative nos. 15A	loc. of neg. HPB



plan shape

style: TERR. REV.

foundation material

wall material/surface

architectural features

comments

date of construction: ___ estimate 1963 actual

source: SANBORN

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

surroundings: GOV'T

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N.C. DATE

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

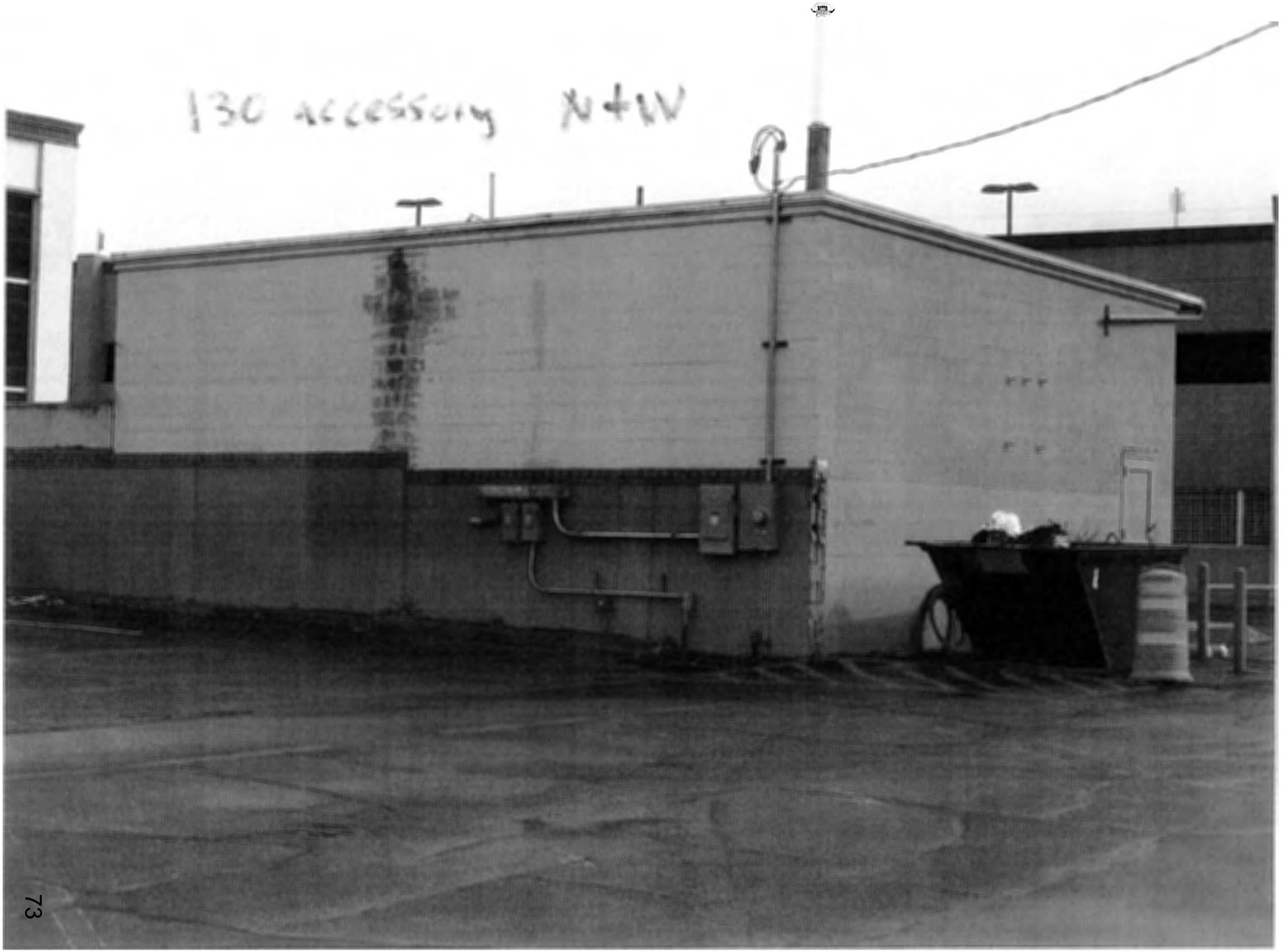
see back? ___ yes


130 E+N


130 W. S. W


130 S, W, 5

~ 130 accessory
W+S


130 accessory N+W

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

April 3, 2022

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Historic Status Review Application (128 South Capitol Street, 130 South Capitol Street, 402 Don Gaspar Avenue, 406 Don Gaspar Avenue, 410 Don Gaspar Avenue, 414 Don Gaspar Avenue)

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for historic status review of all existing structures located at 128 South Capitol Street (Motor Pool Building and maintenance/garage structure), 130 South Capitol Street (Concha Ortiz y Pino Building), 402 Don Gaspar Avenue (casita and garage), 406 Don Gaspar Avenue (casita and garage), 410 Don Gaspar Avenue (casita and garage), and 414 Don Gaspar Avenue (casita only).

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property is located in the Downtown and Eastside Historic District and spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the subject property. Board discussion as reflected in the minutes of the June 12, 2012 HDRB hearing touched on a variety of interesting aspects of the case, including the definitions of "contributing" and "significant" in the code and how these should be applied to structures, the importance of streetscape and district context when considering status designations, and the value of saving

remnants of historic development patterns when the context has been dramatically altered (See attached Minutes of the 6.12.2012 HDRB Hearing for Case H-12-017A). A range of opinions was expressed by Board members and the public, and the discussion resulted in the following historic status determinations by the HDRB:

- 128 South Capitol Street: Motor Pool building and maintenance/garage were designated non-contributing.
- 130 South Capitol Street: Concha Ortiz y Pino building was designated non-contributing.
- 402 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 406 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 410 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 414 Don Gaspar Avenue: Residence was designated significant.

Following the 2012 historic status designations, the Executive Office Building Project was put on hold. Now the State of New Mexico wishes to proceed with the Project and requests an updated historic status review of the structures on the subject property. It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(C) apply to this status review application and that the procedures outlined in SFCC §14-5.2(M) will govern any future applications by the State of New Mexico for demolition, renovation and/or new construction on the subject property.

Historical Context

In the 2012 staff report, Historic Preservation Division staff noted that the area surrounding the subject property had undergone substantial changes due to the development of large, multistory government buildings that now comprise the New Mexico Main Capitol Campus (also referred to as the "Capitol Complex"). Staff also noted at that time that the four residential structures and associated garages along Don Gaspar Avenue (referenced as the "Don Gaspar Casitas") were a vestige of the residential neighborhood that pre-dated the expansion and extensive remodeling of the Capitol Complex buildings in the 1950s and 1960s. During this period of expansion, the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure were built on the subject property, while other buildings, including the Roundhouse, were constructed in the surrounding area to create the state government campus that is present today. Staff also correctly indicated that despite being located in the Downtown and Eastside Historic District, the residences on Don Gaspar Avenue were historically associated with the residential development pattern and architectural character of the Don Gaspar Area Historic District and that the "surrounding streetscape is dominated by large institutional buildings."

The structures on the subject property and the surrounding Capitol Complex bear little relationship to the significance of the Downtown and Eastside Historic District in which they are presently situated. Furthermore, as mentioned previously, the "Don Gaspar Casitas" are associated with the historic development and character of the Don Gaspar Area Historic District, while the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure are associated with the development and expansion of the Capitol

Complex historic neighborhood / townscape. Unfortunately, the City's Historic Districts Ordinance does not provide specific guidance with regards to evaluating the significance of historic properties, either in terms of architectural character or period of significance for the various distinct historic districts in the City. Each historic district has unique development patterns, architectural character, and time period during which significant people, events, and development took place, all of which inform whether and how structures "contribute" to their significance, or not as the case may be. The very definition of "contributing" status in the code states, "A structure, located in a historic district, approximately fifty years old that *helps to establish and maintain the character of that district*." Multiple studies that have been produced by the City of Santa Fe over the years have alluded to this inadequacy of the code; however, no substantive changes have been made to provide additional guidance to the HDRB when evaluating historic status of properties, especially in instances such as these in which the structures are of marginal significance and do not relate to the particular historic district in which they are located.

In 1983, the Santa Fe City Council amended the Historical District Ordinance to establish four new historic districts, in addition to the Downtown and Eastside Historic District (originally referred to as the "Core Historic District"). New districts included the Don Gaspar Area Historic District, the Westside-Guadalupe Historic District, the Historic Transition District, and the Historic Review District. That same year, the Don Gaspar Historic District was listed on the National Register of Historic Places in further recognition of its unique character and geographical extent. The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms.

In the years leading up to and following the creation of new historic districts in Santa Fe, several studies were commissioned by the City in an effort to characterize the various unique historic neighborhoods and townscapes of Santa Fe, with the purpose of providing more context to the HDRB (formerly, the "Historical Styles Committee") when evaluating proposals subject to the City's historic preservation regulations. In 1977, the City received a grant from the National Park Service, which resulted in a report entitled *Design and Preservation in Santa Fe: A Pluralistic Approach*. This report identified twenty different "townscapes," documenting the diversity of development patterns and architectural styles present in Santa Fe and presenting these as a lens through which the Historical Styles Committee (now the HDRB) could view the evaluation of historic properties and proposed alterations. One of the townscapes named in the study is the "Capitol District and Civic Sites" which it defined as "a realm of large institutional buildings set on lawns," the clearest concentration of which surrounds the subject property. This historic

neighborhood, however, differs substantially from the character and significance of the Downtown and Eastside Historic District in general.

Expanding on the delineation of the diversity of neighborhoods and styles described in *Design and Preservation in Santa Fe*, the *Santa Fe Historic Neighborhood Study* was produced by the City in 1988. This study described the "Capital Complex Historic Neighborhood" and called for it to be designated as a distinct historic district due to its unique attributes associated with the construction and development of a cluster of territorial and state government buildings. These include construction of the Territorial Capitol Building and Governor's Mansion (which sat north of the Capitol) in the late 1800s, the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style.

In 1989, the National Trust for Historic Preservation produced a study entitled *An Evaluation of Santa Fe Historic Districts Ordinance*, following local efforts to expand Santa Fe's historic preservation program with the creation of new districts. The evaluation provided recommendations and reflections on how Santa Fe's ordinance should evolve to better function and accommodate the expansion. The study states, "The ordinance provisions call attention to the importance of explaining the significance of a district and of having standards for the Board to use in administering a district." Further, "In its review work involving significant and contributing buildings and landmarks, the Board can make good use of additional standards that will help maintain the integrity of these important structures."

Even in 1989 following the recent creation of new historic districts in Santa Fe, there was a need for clear definition of the significance of each district to better serve as guidance in evaluating the merit of proposals for alterations to historic buildings and in determining the historic status of buildings within each of those districts. While some efforts have been made in this regard, the current ordinance falls short of providing adequate guidance to the HDRB and to the public as to the unique qualities of each of Santa Fe's historic districts. This lack of guidance stands out as problematic in the present application for historic status review of the structures on the subject property, none of which relate to the significance of the Downtown and Eastside Historic District in which they are situated.

<u>Historical Summaries by Building</u>

128 South Capitol Street – Motor Pool Building
Non-residential structure built between 1966 and 1969 in the Territorial Revival style. The building is constructed with stuccoed concrete masonry unit (CMU) block with a brick parapet, single-hung wood windows with white painted wood trim in the Territorial Revival style. Some windows have brick sills. The offices that were added to the rear (south) of the structure by 1981 represent a substantial non-historic modification. Decorative stuccoed and painted CMU yard walls are present on the site and appear from aerial photos to have been present by 1969.

128 South Capitol Street – Maintenance / Garage
Non-residential structure built by 1981 according to historic aerial imagery. The structure is used as a maintenance area and garage and is constructed of painted CMU block with a flat roof with metal fascia and an overhang to the south. Three garage bays face south.

130 South Capitol Street – Concha Oriz y Pino Building
Non-residential structure built in 1961 as the New Mexico Education Association Building, now called the Concha Ortiz y Pino Building. According to the HCPI, the two-story structure was designed by Willard C. Kruger and built in Territorial Revival style with reinforced concrete walls, brick coping at the parapets, undivided aluminum windows, pre-cast concrete window sills, and a basement. Decorative concrete block walls are present on the site and date to the building's construction. Three bungalows were demolished in order to make space on the site for the construction of this building during the expansion of the Capitol Complex.

402 Don Gaspar Avenue
Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that was originally divided into two residential units, has more recently been used as an office and is now vacant. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

406 Don Gaspar Avenue
Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that is now being occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

410 Don Gaspar Avenue
Constructed in approximately 1930 in the Territorial Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow with brick coping and white wood trim that is now occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

414 Don Gaspar Avenue
Constructed in approximately 1930 in the Territorial Revival style as a residential. The stuccoed pen-tile residence is a single-story bungalow with brick coping that is now occupied as an office.

<u>Conclusion</u>
Although the buildings on the subject property are eligible for historic status due to age (>50 years old), they are all unremarkable examples of the architectural form and features that they exhibit. Furthermore, they do not contribute to the significance of the Downtown and Eastside Historic District. The "Don Gaspar Casitas" are associated with the character and development patterns of the Don Gaspar Area Historic District, while the Motor Pool, maintenance/garage, and Concha Ortiz y Pino are associated with the Capitol Complex neighborhood, which has never received designation as one of the City's historic districts. The Applicant therefore requests that the HDRB maintain "non-contributing" status for the Motor Pool,

maintenance/garage, and Concha Ortiz y Pino building and requests a status downgrade to "non-contributing" for the former residences and garages on Don Gaspar Avenue.

Please let me know if you have any questions or require any additional information.

Sincerely,



Lisa Gavioli, Senior Project Manager
JENKINSGAVIN, INC.

Attachments:
1) HDRB Application Form
2) Owner Authorization Letter
3) Case H-12-017A Minutes (June 12, 2012)
4) Case H-12-017A Documents
5) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
6) HCPI Forms – 128 & 130 South Capitol Street
7) Photos – 402, 406, 410 & 414 Don Gaspar Avenue
8) Photos – 128 & 130 South Capitol Street
9) Main Capitol Campus Map & Project Site Plan
10) Plans – 402, 406, 410 & 414 Don Gaspar Avenue
11) Plans – 130 South Capitol Street (Concha Ortiz y Pino Original Plans)
12) Plans – 128 South Capitol Street (Motor Pool & Maintenance/Garage)

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53816 NMCRIS # 152221 Project Name: CONCHA ORTIZ Y PINO BLDG. HCPI Survey Date: 1.30.23	Agency Number: Other # ☐ Update
NAME OF PROPERTY Historic Name: NM EDUCATION ASSOCIATION BLDG Current Name: CONCHA ORTIZ Y PINO	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒ Building ☐ Structure ☐ Object ☐ District ☐ Site **Subcategory:** ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 130 S. CAPITOL STREET CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒ Urban ☐ Suburban ☐ Rural ☐ Village	**Subcategory:** ☒ commercial ☐ industrial ☐ residential ☐ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: STATE OFFICE BUILDING **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☒ intact ☐ altered ☐ deteriorated ☐ other Describe: NO STRUCTURAL ISSUES
CONSTRUCTION DATE: 1961 ☒ Known ☐ Estimated Source: ARCH. DRAWINGS AND PLAQUE ☒ continuation	**ARCHITECT/BUILDER:** WILLARD C. KRUGER, W.C. KRUGER & ASSOCIATES, BRADBURY & STAMM CONSTRUCTION.
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE STUCCOED TWO-STORY WITH A BASEMENT OFFICE BUILDING BUILT IN A MODIFIED T-SHAPE - FOR A MULITI-PURPOSE ROOM, WITH A BRICK PARAPET, CONCRETE RIBBED AND TERRA COTTA SCREEN DETAILS AND ALUMINUM STRIP WINDOWS WITH PRE-CAST CONCRETE SILLS. PATIO DETAILS INCLUDE DECORATIVE CONCRETE BLOCK. BASEMENT REINFORCED CONCRETE WALLS, CONCRETE FLOORS OVER CONCRETE PAN JOISTS, CONCRETE POST AND BEAM WALLS, INTERNAL ROOF DRAINS. BUILT AS AN OFFICE BUILDING FOR NM EDUCATION AND RENTAL SPACE NOW USED BY THE STATE ENGINEER. AT LEAST THREE BUNGALOW BUILDINGS WERE DEMOLISHED. ☒ **continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53816 Address of Property: 130 S. CAPITOL STREET	NMCRIS # 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☒ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe: REGIONALLY MODERNIST TERRITORIAL STYLE		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Regi ☐ ☒ No
Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown
If yes, is it ☐ Contributing ☒ Non-contributing
If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing
District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR#
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23
National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☒ state ☐ national
Area of significance: WORK OF A MASTER, WILLARD C. KRUGER subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☒ Yes ☐ No
Discuss: CAPITOL DISTRICT BUILDINGS COMPLEX

B. Agency Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
SHPO Remarks:

HCPI # 53816 Address of Property:130 S. CAPITOL STREET	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☒ Brick	☐ Masonry: Simulated	☒ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board &Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☒ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☐ 1 ☐ 1 ½ ☒ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☒ Not visible ☐ None ☒ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes: EXTERIOR STAIRS TO BASEMENT

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior:0 Number Exterior:0

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☐ Entry ☒ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe

HCPI # 53816 Address of Property: 130 S. CAPITOL STREET	NMCRIS # 152221

G. Doorways

☐ N/A **Number of Doorways**: 9

Type: ☒ One-leaf ☒ Two-leaf

Style: ☐ Panel ☐ Diagonal Plank ☐ Dutch ☒ Plain ☐ Vertical Plank ☐ French ☐ Other, describe:

Components: Panels/Lights-Number and configuration

☒ Sidelights - numbe2 and configuration SIDE ☒ Transom

Material ☒ Aluminum ☐ Wood ☒ Steel ☐ Metal ☐ Fiberglass ☐ Vinyl ☐ Other, describe

Depth of Reveal: 5"

Notes: SEE ATTACHED ARCHITECTURAL PLANS

H. Window Openings

☒ N/A **Number of Window Openings**:

Operation:	Material:	Glazing:		
☒ Awning	☒ Anodized Aluminum	☐ 1/1	☒ 2Pane Horizontal	☒ Curtain Wall
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☐ Double or Single Hung	☒ Steel	☐ 3/1	☐ 3 Pane Vertical	☐ Palladian Motif
☒ Fixed	☐ Vinyl	☐ 4/4	☐ 4 Pane Vertical	☐ Picture Window
☒ Hopper	☐ Wood	☐ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☐ Other, describe:	☐ 9/9	☐ Grouped, describe:	☐ Other, describe:
☐ Pivot		☐ Other configuration, describe:		
☐ Sliding t				

Depth of Reveal:6"

Notes: SEE ATTACHED ARCHITECTURAL PLANS

I. Other Significant Features

Describe: ONE OF THE TERRITORIAL REVIVAL BLDGS. CREATED AS PART OF THE CAPITOL COMPLEX

7. Associated Properties

Discuss: ADJACENT BLDG BUILT AFTER 1966 FOR USE AS THE MOTOR POOL

Are associated properties eligible for listing? YES

8. Documents Available and Their Locations

Discuss: W.C. KRUGER & ASSOC. ARCHIVES AT UNM LIBRARIES/ CENTER FOR SOUTHWEST RESEARCH

9. Attachments

Please indicate which items are attached:

☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☐ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53816 NMCRIS # 152221 Project Name: CONCHA ORTIZ Y PINO BLDG. HCPI Survey Date: 1.30.23	Agency Number: Other # ☐ Update
NAME OF PROPERTY Historic Name:NM MOTOR POOL Current Name:/MAINTENANCE OFC/GARAGE/LANDSCAPE	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒ Building ☐ Structure ☐ Object ☐ District ☐ Site **Subcategory:** ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS:128 S. CAPITOL STREET CITY: SANTA FE COUNTY:SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒ Urban ☐ Suburban ☐ Rural ☐ Village	**Subcategory:** ☒ commercial ☐ industrial ☐ residential ☐ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: MAINTENANCE, STORAGE , STAFF LOCKERS **CURRENT FUNCTION:**MAINTENANCE AND STORAGE	**CURRENT CONDITION:** ☒ intact ☐ altered ☐ deteriorated ☐ other Describe: NO STRUCTURAL ISSUES
CONSTRUCTION DATE:1966-69 ☒ Known ☐ Estimated Source:AERIAL PHOTOS X ☐ continuation	**ARCHITECT/BUILDER:** UNKNOWN
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE STUCCOED ONE-STORY WITH A BRICK PARAPET, SINGLE HUNG WOOD WINDOWS 1/1, TWO 8 PANEL WOOD DOORS, ONW WITH SIDELITES, ALL WITH WOOD TERRIORTIAL REVIVAL TRIM. SOME WINDOWS HAVE BRICK SILLS. OFFICES ADDED ON WITH HEAVY WOOD FASCIA. ☒ **continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53816 Address of Property: 128 S. CAPITOL STREET	NMCRIS # 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Regi ☐ ☒ No
Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown
If yes, is it ☒ Contributing ☐ Non-contributing
If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing
District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR#
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23
National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☒ state ☐ national
Area of significance: subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☒ Yes ☐ No
Discuss: CAPITOL DISTRICT BUILDINGS COMPLEX

B. Agency Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
SHPO Remarks:

HCPI # 53816 Address of Property:128 S. CAPITOL STREET	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☒ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board &Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☒ Other, describe: PAINTED WOOD FASCIA, PANITED WOOD TRIM		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe:

C. Foundation:

☐ N/A ☒ Not visible ☐ None ☒ At Grade ☐ Raised

Materials: ☐ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☒ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	

☒ Other, describe: SOLAR PANELS ON ROOF

E. Chimneys

☒ N/A Number Interior:0 Number Exterior:0

Construction Material: ☐ Brick ☐ Adobe ☐ Stone ☐ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☒ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe

HCPI # 53816 Address of Property: 128 S. CAPITOL STREET	NMCRIS # 152221

G. Doorways

☐ N/A **Number of Doorways**: 3

Type: ☒ One-leaf ☐ Two-leaf

Style: ☒ Panel ☐ Diagonal Plank ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French ☐ Other, describe:

Components: Panels/Lights-Number 8 and configuration 2/4

☒ Sidelights - number 2 and configuration SIDE ☒ Transom

Materia: ☒ Aluminum ☒ Wood ☐ Steel ☐ Metal ☐ Fiberglass ☐ Vinyl ☐ Other, describe

Depth of Reveal: 4"

Notes:

H. Window Openings

☐ N/A **Number of Window Openings**: 11

Operation:	Material:	Glazing:		
☐ Awning	☐ Anodized Aluminum	☒ 1/1	☐ 2Pane Horizontal	☐ Curtain Wall
☒ Casement	☐ Bare Aluminum	☐ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☒ Double or Single Hung	☐ Steel	☐ 3/1	☐ 3 Pane Vertical	☐ Palladian Motif
☒ Fixed	☐ Vinyl	☐ 4/4	☐ 4 Pane Vertical	☐ Picture Window
☐ Hopper	☒ Wood	☐ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☒ Other, describe: One window filled in for AC unit	☐ 9/9	☒ Grouped, describe: Paired casement on south	☐ Other, describe:
☐ Pivot		☐ Other configuration, describe:		
☒ Sliding t				

Depth of Reveal:4"

Notes:

I. Other Significant Features

Describe: ONE OF THE TERRITORIAL REVIVAL BLDGS. CREATED AS PART OF THE CAPITOL COMPLEX

7. Associated Properties

Discuss: ADJACENT TO NM EDUCATION OFFICE BUILDING , THIS SITE IS A MAINTENANCE AREA WITH A MECHANIC'S GARAGE. THE CAR WASH WAS DEMOLISHED PRIOR TO 2007.

Are associated properties eligible for listing? YES

8. Documents Available and Their Locations

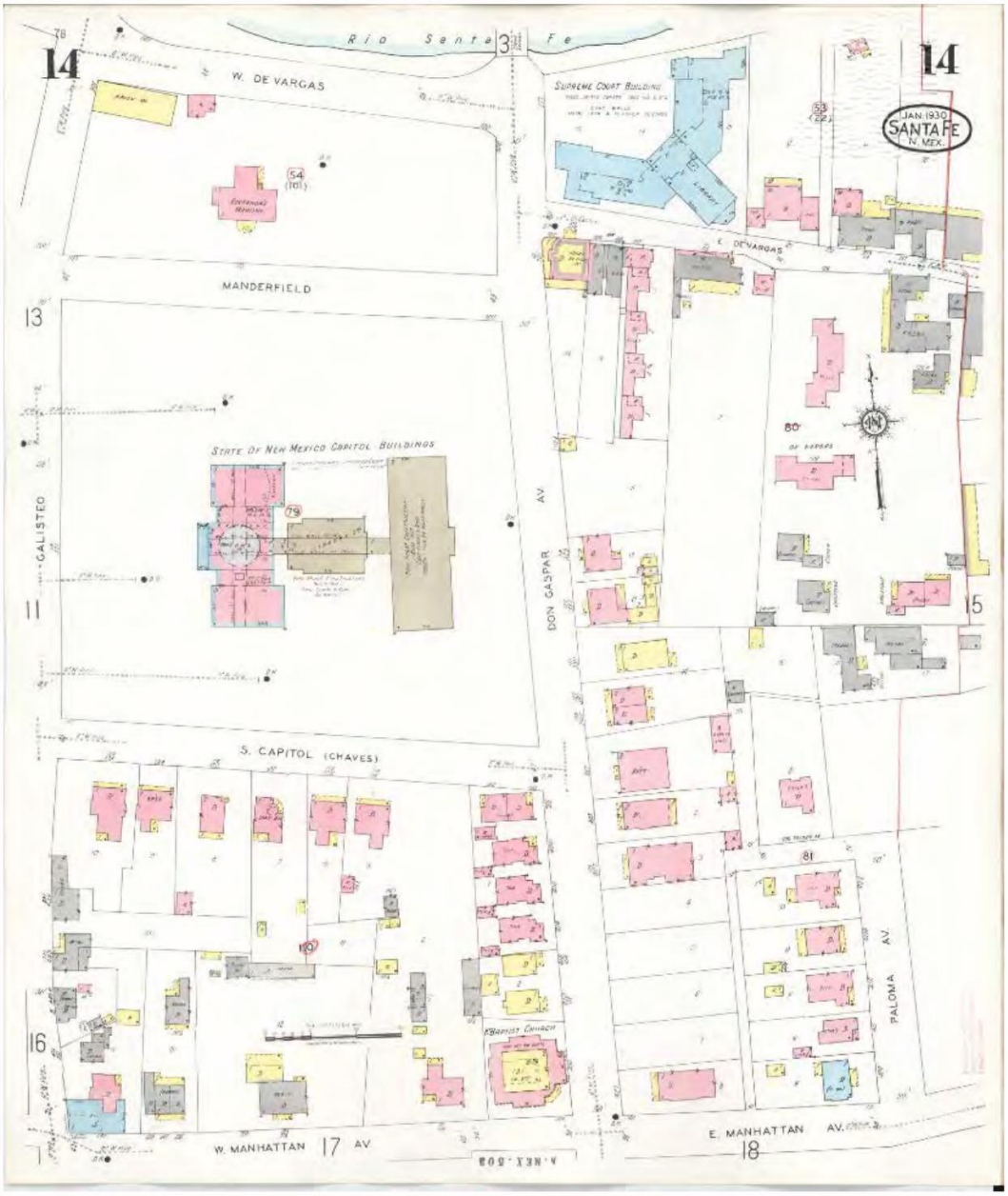
Discuss: HABS REPORT 2012, STATE ARCHIVES; 2011 ARCHAEOLOGICAL DATA RECOVERY, MATTHEW J. BARBOUR, WWW.NMARCHAEOLOGY.ORG/ASSETS.FILES.ARCHNOTES/441.PDF

9. Attachments

Please indicate which items are attached:

☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☐ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL VIEWS AND SITE PLANS



1930-48 SANBORN INSURANCE MAP



1958, NOTICE THE BUNGALOWS STILL EXTANT

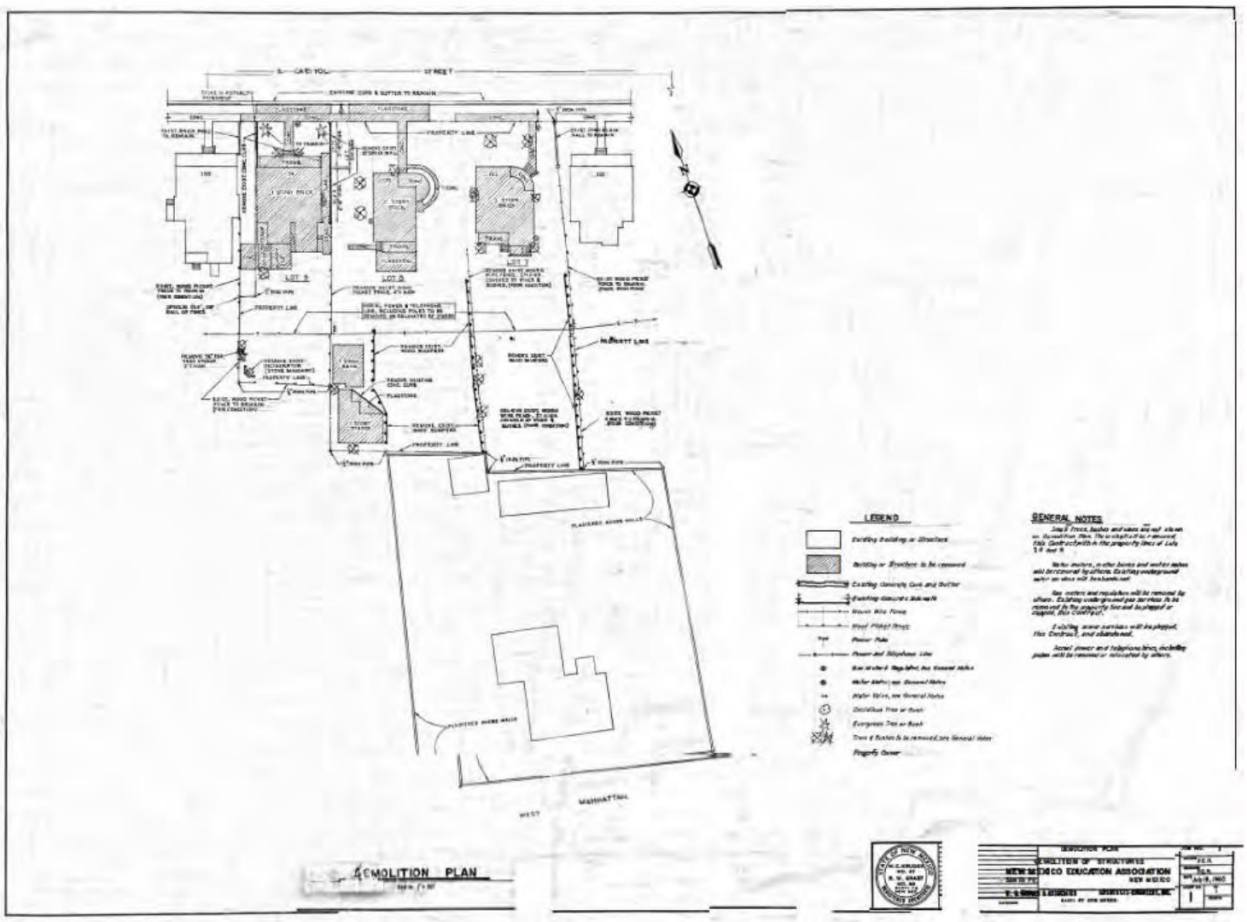


1965 AFTER CONSTRUCTION OF NM EDUCATION BLDG.

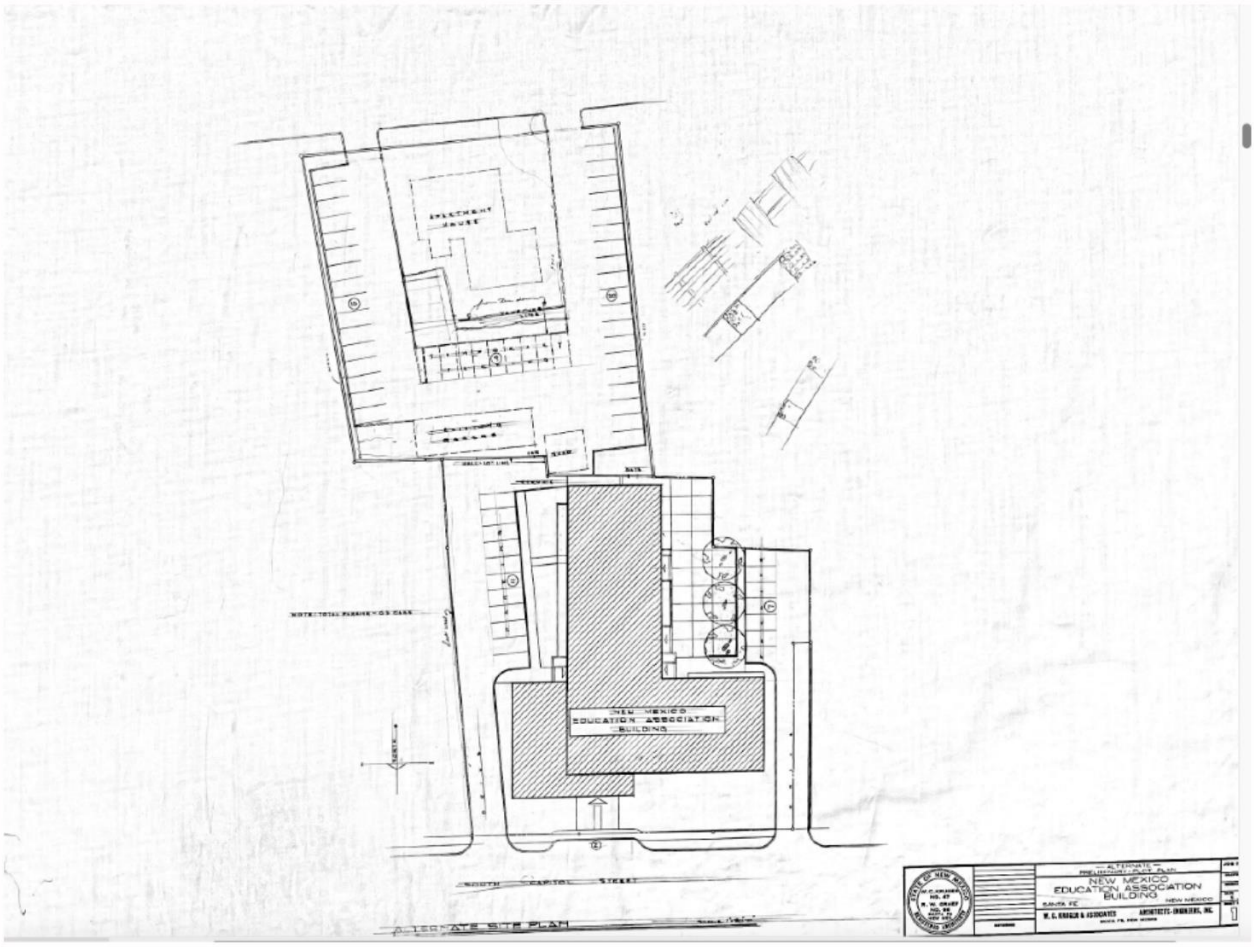
128 & 130 SOUTH CAPITOL ST HCPI CONCHA ORTIZ Y PINO BLDG 2.13.23



1969 AFTER CONSTRUCTION OF MOTOR POOL BLDG



DEMOLITION PLAN FROM ARCHITECTURAL DRAWINGS. NOTE THE HOUSE TO THE WEST LABELED AS AN APARTMENT BUILDING, LATER DEMOLISHED TO MAKE WAY FOR THE MOTOR POOL BLDG.



PARKING PLAN (UNBUILT OR NO LONGER EXTANT) TO THE SOUTH. NOTE THE NARROW DRIVEWAY TO THE WEST OF THE NM EDUCATION BLDG. THE CURB CUT IS EXTANT, NOW USED AS A PLACE FOR A DUMPSTER.



1981, Note apartment building on extension of West Manhattan St. removed. A car wash adjacent to the existing Mechanic's Bldg. was torn down prior to 2007, it is barely visible on this aerial photograph



NORTHEAST VIEW OF CONCHA ORTIZ Y PINO BLDG. ENTRY ON S. CAPITOL AVE.



NORTHWEST VIEW OF CONCHA ORTIZ Y PINO BLDG. AT GALISTEO ST.



WEST FACING COURTYARD AND PARKING LOT



NORTHWEST VIEW IN STREETSCAPE



SOUTHEAST VIEW WITH MULTI-PURPOSE ROOM TO THE RIGHT



SOUTH END FACING PARKING GARAGE, NOTE BRICK PARAPET AS PART OF TERRITORIAL STYLE DOMINATES CAPITOL BUILDING STYLES, INCLUDING CAPITOL BUILDING IN THE BACKGROUND, ALSO ATTRIBUTED TO W.C KRUGER (WITH JOHN GAW MEEM.



ENTRY ON SO. CAPITOL AVE. NEW RAMPS ADDED 2019-2020. NOTE DECORATIVE STONE AND CONCRETE LANDSCAPING WALLS



COURTYARD DETAIL WITH DECORATIVE CONCRETE BLOCK



SOUTHWEST FACING COURTYARD DETAIL



SOUTHWEST FACING COURTYARD IN CONTEXT WITH ADJACENT GARAGE AND STORAGE. NOTE BATAAN MEMORIAL BLDG BEYOND. SIMILAR IN STYLE



WINDOW DETAIL SHOWING PRE CAST CONCRETE SILL AND ALUMINUM RIBBON WINDOWS



SOUTHEAST VIEW FROM ADJACENT PARKING GARAGE



LOOKING NORTHWEST FROM PARKING GARAGE. NOTE BUNGALOW ACROSS THE STREET, AND NEXT TO THE VILLAGRA BLDG. ONE OF THE FIRST TERRITORIAL REVIVAL STYLE BLDGS. OF WHICH THIS BLDG. FOLLOWS IN A MODERNIST VEIW



NORTHWEST CORNER OF MOTOR POOL BLDG.



NORTHEAST CORNER OF MOTOR POOL BLDG.



NORTHWEST CORNER OF MOTOR POOL BLDG. NORTHWEST CORNER OF MOTOR POOL BLDG. CONCHA ORTIZ Y PINO BEHIND



NORTHWEST CORNER OF MOTOR POOL BLDG. AND CONCHA ORTIZ Y PINO BLDG



SOUTHWEST CORNER OF MOTOR POOL BLDG.



SOUTHWEST CORNER OF MOTOR POOL BLDG.



SOUTHEAST CORNER OF MOTOR POOL BLDG.

SOUTHWEST CORNER OF GARAGE/STORAGE AT REAR OF MOTOR POOL LOT



SOUTHWEST VIEW OF ADJACENT GARAGE



NORTHWEST VIEW OF ADJACENT GARAGE



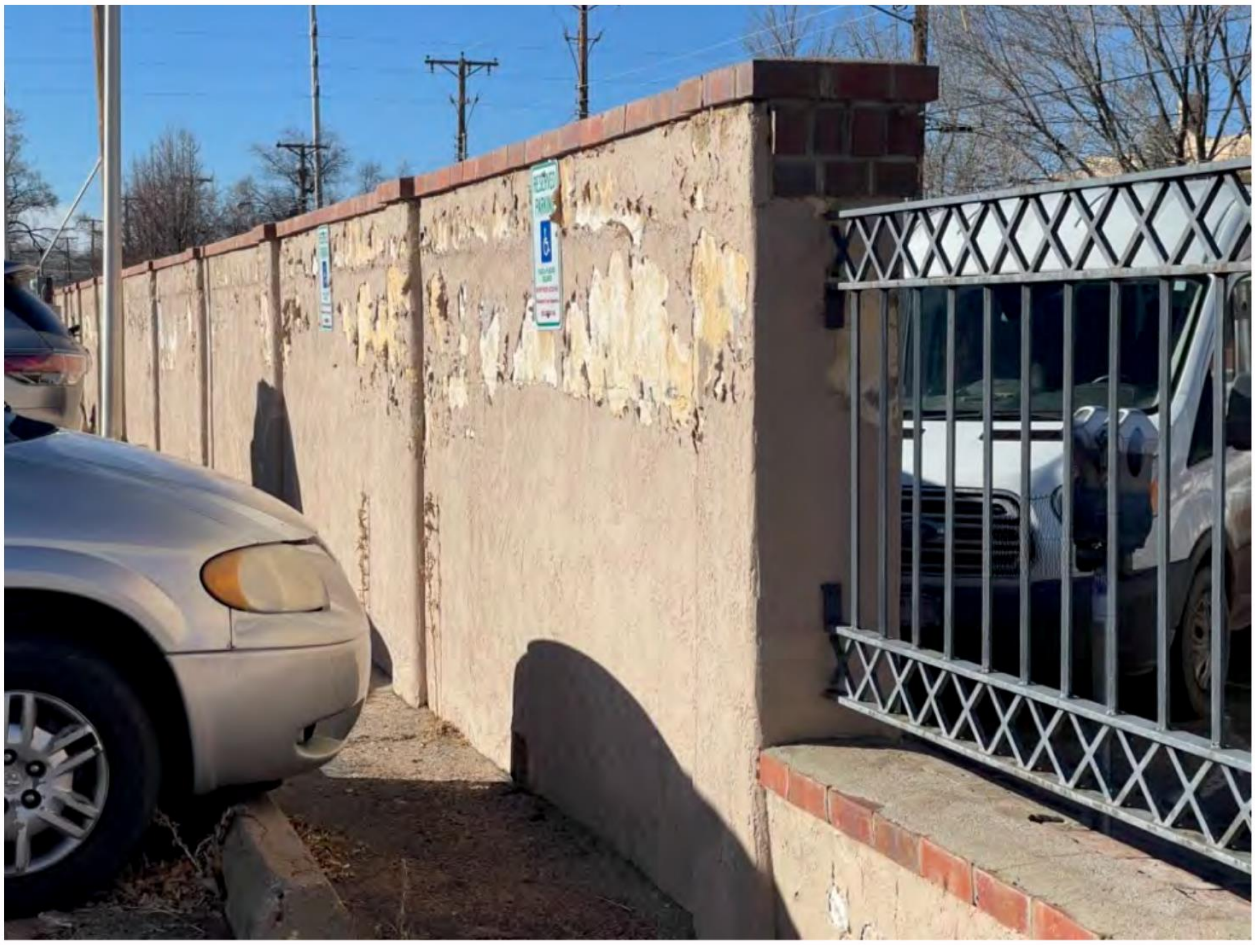
NORTHEAST VIEW OF ADJACENT GARAGE



SOUTHEAST VIEW OF ADJACENT GARAGE, NOTE DECORATIVE BLOCK WALL FILLED IN ADJACENT TO GARAGE FOR LANDSCAPING STORAGE



SOUTHEAST VIEW OF GARAGE SHOWING CONTEXT AND ADJACENCY TO CONCHA ORTIZ Y PINO BUILDING



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE SHOWING INITIAL COLOR OF STUCCO BEHIND THE PAINT

Information about Willard C. Kruger on the Web

https://www.wikiwand.com/en/Willard_C._Kruger#introduction

A number of works by Kruger or his firm are listed on the national Register of Historic Places.

https://sah-archipedia.org/search?search_api_views_fulltext=willard+c.+kruger

http://albuquerquemodernism.unm.edu/wp/humanities-building-unm/

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610237
field map SFHD #4	number 237	UTM reference zone 12 13	easting northing

location description: 130 S. CAPITOL

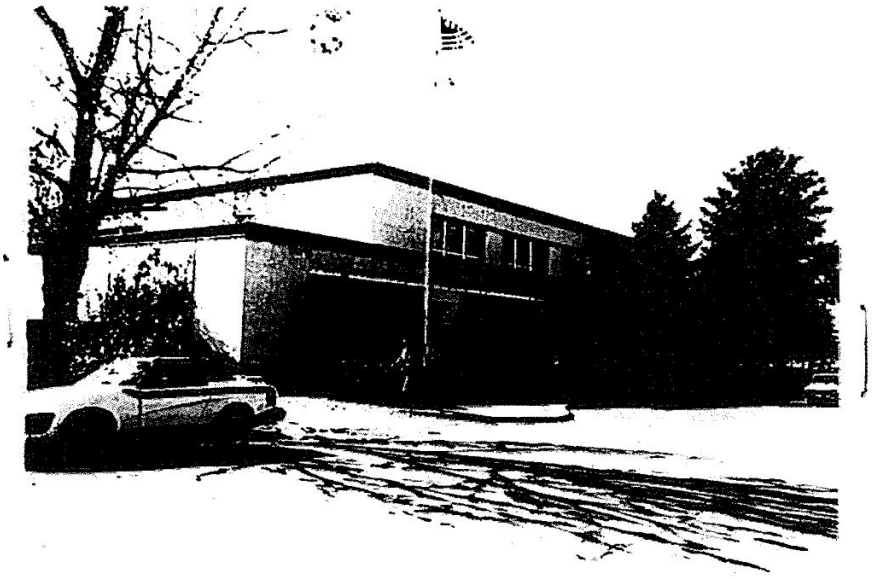
city/town: SANTA FE

land grant/reservation

building name: NAT'L EDUC. ASSOC.

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD # 10	negative nos. 15A	loc. of neg. HPB



plan shape

style: TERR. REV.

foundation material

wall material/surface

architectural features

comments

date of construction: ___ estimate 1963 actual

source: SANBORN

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

surroundings: GOV'T

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N.C. DATE

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610238
field map number SFHD # 4	238	UTM reference zone 12 13 easting	northing

location description: 138 (?) S. CAPITOL

city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

building name: NM STATE MOTOR POOL

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	18 A	HPB



plan shape

date of construction: P45 ___ estimate ___ actual

source: SANBORNS, SF DIR.

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

surroundings: GOV'T

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N-C. DATE

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style: TERR. REV.

foundation material:

wall material/surface:

architectural features

comments



128 South Capitol Street – North Façade



128 South Capitol Street – West Façade and West Wall



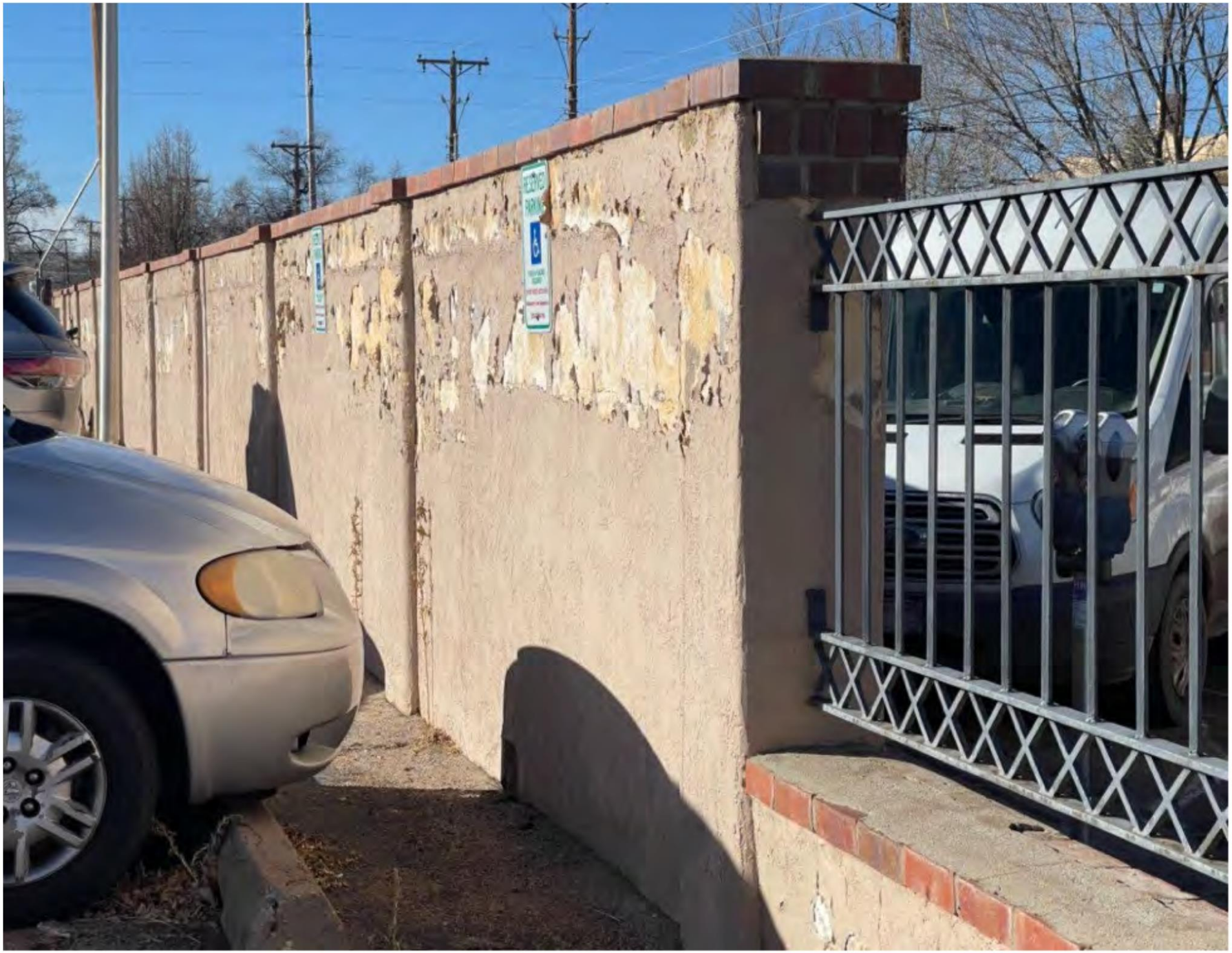
128 South Capitol Street – South and West Façades



128 South Capitol Street – Southwest Portal



128 South Capitol Street – East Façade



128 South Capitol Street – Wall Detail



128 South Capitol Street – Wall Detail



128 South Capitol Street – Wall Detail



128 South Capitol Street – Garage, South Façade



128 South Capitol Street – Garage, South and West Façades



128 South Capitol Street – Garage, North and West Façades



128 South Capitol Street – Garage, East Façade



130 South Capitol Street – North and East Façades



130 South Capitol Street – North and West Façades



130 South Capitol Street – North Entry Detail



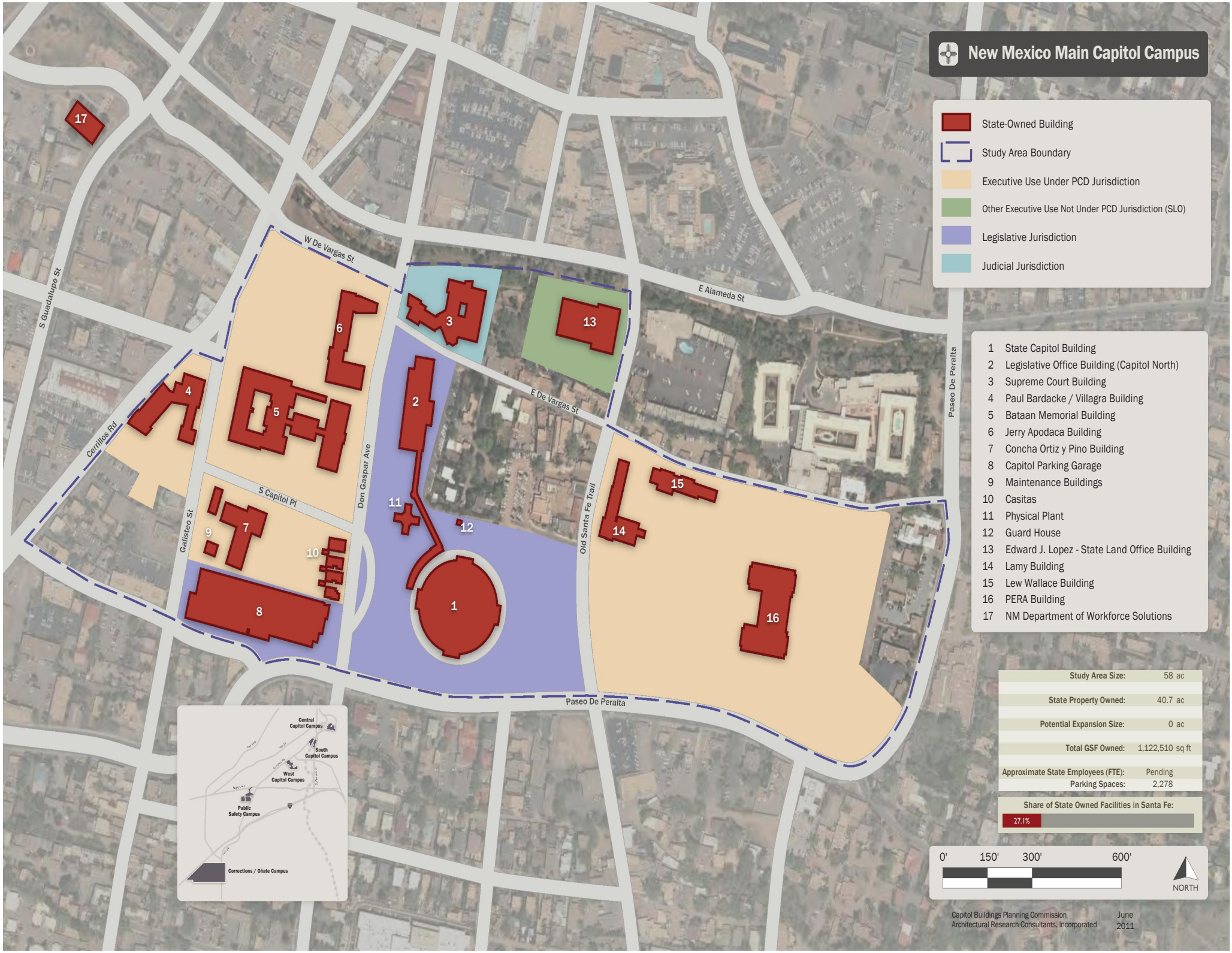
130 South Capitol Street – East Façade



130 South Capitol Street – South and East Façades



130 South Capitol Street – South and West Façades


New Mexico Main Capitol Campus
State-Owned Building
Study Area Boundary
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions
W De Vargas St
E Alameda St
E De Vargas St
S Guadalupe St
Cerrillos Rd
Don Gaspar Ave
S Capitol Pl
Galisteo St
Old Santa Fe Trail
Paseo De Peralta
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 0 ac
Total GSF Owned: 1,122,510 sq ft
Approximate State Employees (FTE): Pending
Parking Spaces: 2,278
Share of State Owned Facilities in Santa Fe:
27.1%
0' 150' 300' 600'
NORTH
Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated
June 2011

State of New Mexico Executive Office Building Project
Historic Status Review Site Plan



Site Boundary

BUILDING KEY:

1 Motor Pool Building
128 S. Capitol Street

2 Maintenance / Garage
128 S. Capitol Street

3 Concha Ortiz y Pino Building
130 S. Capitol Street

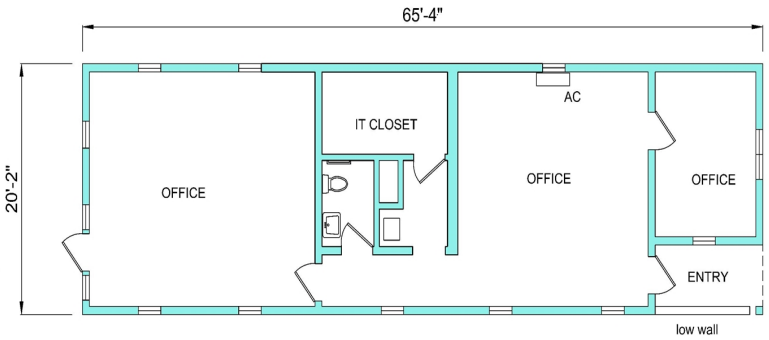
4 "Don Gaspar Casitas"
402 Don Gaspar Avenue (casita & garage)

5 406 Don Gaspar Avenue (casita & garage)

6 410 Don Gaspar Avenue (casita & garage)

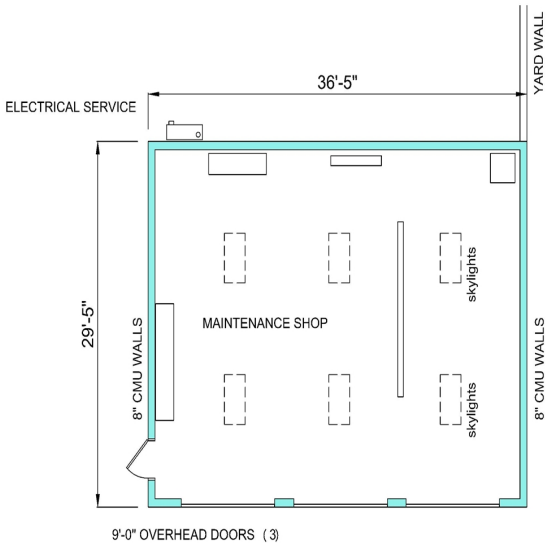
7 414 Don Gaspar Avenue (casita only)





EXISTING FLOOR PLAN

MAINTENANCE OFFICES
CAPITOL
STATE OF WYOMING
FACILITIES MANAGEMENT
DIVISION



EXISTING FLOOR PLAN

MAINTENANCE BUILDING

STATE OF HAWAII

FACILITIES MANAGEMENT DIVISION

City of Santa Fe, New Mexico

memo

DATE: May 9, 2023

TO: Historic Districts Review Board Members

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

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Case # 2023-006708-HDRB
2023-006709-HDRB

Address: 128 & 130 S Capitol Street
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

____ **Other**: 2012 Hearing Packet
2012 Minutes
2011 HABS report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

_x_ **Photographs**

_x_ **Other:** HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the structures at 128 and 130 S Capitol St be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The current request for historic status review of 128-130 S Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to*

preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The buildings at 128 and 130 S Capitol Street represent the evolution of the state government campus. Between 1895 and 1900, the original Capitol building was designed by Rapp & Rapp. The subject building's represent the next phase of the Capitol campus evolution, where architect Willard C. Kruger filtered traditional New Mexico architecture through a modernist lens. In 1957 the City of Santa Fe had adopted a "Historic Styles" ordinance, which called for buildings to be built in the Old or Recent Santa Fe Style. Because the building was associated with the State of New Mexico, it was determined that the buildings would be exempt from the ordinance.

While the fleet building is of a clear Territorial-Revival style, the Ortiz y Pino building blends modernism with traditional Territorial-Revival architectural style. While there is a Territorial-Revival brick coping, the larger building blocks and long lines convey a more modernist style. An ashlar stone base at the portal and decorative concrete cutouts strengthen the modernist approach.

The original footprint of the building remains.



The Concha y Pino building replaced approximately a block of traditional bungalows which are characteristic of the Don Gaspar Historic District. While this project is situated in the Downtown & Eastside Historic District, the development pattern for this portion of town better aligns with the Don Gaspar Historic District, whose northernmost boundary is across Paseo de Peralta to the south.

A known Spanish Colonial structure has also been associated with this site as discovered through archaeological investigations related to the development of the garage structure to the south.

The definition of a contributing structure is as follows: *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.*

The buildings associated with the development and evolution of the State Capitol campus do not represent the character of the historic district as these buildings were developed without regard to the Historic Styles ordinance of the time. The structures are not unique in themselves; however, they do represent the evolution of the interpretation of traditional Northern New Mexico architecture. It is the opinion of staff that the Ortiz y Pino, fleet, and garage buildings do not add to historic associations or historic design qualities that are significant for a district.



1930-48 SANBORN INSURANCE MAP

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 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:
(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

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.

Chair Woods appreciated his work but had a concern with the decision on the south elevation to take those two windows off that created a much more vertical face. She asked if he could reconsider that. Everything else was a great improvement.

Mr. Miller said that wasn't his choice but he could bring that to his clients. That decision was made for internal use of the building as a library - having more windows at that location. There were windows around the corner of that elevation and they were getting enough light into the room with the large French doors with a transom above it.

Chair Woods asked if he could see the impact on the exterior.

Mr. Miller did see if. He said it was not a contributing elevation built in the 1980s and they were taking off the greenhouse.

Ms. Rios referred to the south elevation and asked if it was publicly visible.

Mr. Miller said there was no public visibility.

Ms. Walker asked what a "jaunty canale" was.

Mr. Miller was not sure and asked where it was said.

Mr. Miller said it was a radiused canale and some were on the existing building. He didn't have a detail of it with him but the top edge was radiused and capped with galvanized metal.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-012 per staff recommendation and indicating the final drawings show the front door, the railing and vehicular gate as submitted by the applicant at the meeting. Ms. Mather seconded the motion.

Ms. Walker asked for a friendly amendment that the designer would ask the applicant to consider replacing those two windows on the south façade.

Ms. Rios didn't think it important since it was not publicly visible but accepted it as friendly and the motion passed by unanimous voice vote.

8. **Case #H-12-017A. 402, 406, 410, and 414 Don Gaspar Avenue and 128 and 130 South Capitol Street.** Downtown & Eastside Historic District. City of Santa Fé, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fé has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.**

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and

on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

414 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival and Spanish-Pueblo Revival elements including brick coping on the parapets and bull-nosed openings. Historic wood windows are in good condition. The historic brick coping is deteriorated in many locations. A free-standing Pen tile garage was located at the rear of the driveway and has been demolished at an unknown date. The residential structure is listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and south elevations. This structure is not listed on the state or national registers, but it is eligible under Criterion C.

104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortíz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortíz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area were demolished at an unknown date.

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

Mr. Katz asked Ms. Brennan, since it was possible the decision made by the Board could be appealed to Council, to determine what legal advice she would give Council as to the meaning of "significant structure" and "contributing structure."

Ms. Brennan said it was interesting question in light of the recent Council decision on the Gay Wagner House which was a unanimous decision not to classify that house as significant and rather as contributing.

She read the definitions as shown on page 3. Contributing was not unique in itself but typical of the area in which it was found. Significant embodied distinctive characteristics of the type, period, or method of construction. It must retain a high level of historic integrity. The Board had taken that to mean that all sides

were primary. She thought a lot about that Council decision because it was surprising to her and to a lot of people that it was a unanimous decision. The constituency of the Council was different than the Board's and, as elected officials, were concerned with finding a balance between property, interests, and the ability to modify a building. Even with significant they could get an exception although it did present somewhat of a barrier.

Finding the balance was difficult. Mr. Rasch said it was a vestigial neighborhood and they were faced with homes that were fundamentally the same but had different statuses.

Mr. Katz asked Mr. Rasch about the sheet he had that showed there were 5,994 structures within the historic districts.

Mr. Rasch said the sheet gave a rundown on those structures by status and provided it to Mr. Katz.

Mr. Katz said there were 327 significant buildings and 1,824 contributing structures.

Ms. Brennan thought the word that made sense to her in trying to understand what distinctive meant was that the Council was looking something that was important - that stood out but not necessarily unique. She took that to mean "important."

Dr. Kantner said following that line of inquiry, Mr. Rasch in his recommendations noted that all of the structures were eligible state or national registers under criterion C. Looking at the City definitions that would mean they were eligible for a significant designation under the City's criterion B.

Mr. Rasch said it was a matter of semantics between the two jurisdictions.

Dr. Kantner surmised that the primary reason was that they had to be distinctive enough, despite the fact that they qualified under criterion B to merit a significant designation.

Mr. Rasch said they didn't meet A, B or D clearly so he used criterion C. The national register no longer has distinctions in historic status - they all were contributing. They eliminated the significant status.

Dr. Kantner noted that the definition in C said it embodied distinctive characteristics so they would qualify for the City's significant status but Mr. Rasch recommended downgrade to contributing and he wondered why.

Mr. Rasch said they had the characteristics under state and federal but under city were not unique and not important in any way. The two registers saw it differently.

Ms. Walker noted under Significant - it must retain high level of historic integrity. She asked if these did not think they retained high level of historic integrity.

Mr. Rasch said of the four casitas that 402 and 406 Don Gaspar did. 410 had a non-original portal and 414 had coping in very bad condition.

Mr. Acton thought their adjacency buttressed the status of a type. It was a more powerful preservation opportunity.

Ms. Mather asked about the nature of their location in relation to the Downtown & Eastside Historic District. It was in the capitol district. She asked if they were held to the same standard as the rest in the Downtown & Eastside Historic District or because they were in this special zone were held to higher or lower standard. She would call them orphans left over from loss of the entire neighborhood. A block to the south would be quite typical.

Mr. Rasch said the City left the Railyard out of any historic district to develop it and he thought the state left these out for the same reason. They were not in a state district and were in a corner of the Downtown and Eastside district. They didn't harmonize with the institutional buildings and one block south in Don Gaspar - they were quite common.

Ms. Mather asked why they were left out.

Mr. Rasch guessed it was for development.

Mr. Katz asked if there were many examples of this type of bungalow in the Downtown & Eastside Historic District.

Mr. Rasch said they were not as well concentrated as these but you could find them in the downtown part.

Ms. Walker asked if there was some "by your leave" since the rest of the area was destroyed to complete the destruction of it.

Mr. Rasch reminded the Board they were only talking about their status and not any other treatment of the structures. He was on the fence with that question.

Ms. Mather was looking at the report from 1984 on page 43 on 406 Don Gaspar and same was true of 414 that the recommendation was to be contributing and didn't understand how they ended up as significant.

Mr. Rasch didn't know. The staff member around that time had long been gone. But right around that time was when the state was making purchases. Some to the south were demolished in 1990. It might be oversimplifying to make sure the discussion happened again.

Mr. Murphey said there was a plan to make a state capitol historic district that never went forward.

Ms. Rios said 402 was contributing and another very similar was designated as significant.

Mr. Rasch agreed. Physically they were not different.

Ms. Rios said they were approximately 82 years old. Mr. Rasch agreed.

PUBLIC COMMENT

Mr. Spray said the discussion of reclassification of any historic building was of concern to OSFA. On June 4 OSFA toured the buildings, thanks to Peter Allen and got a view of the interior so the OSFA board came back with an expanded view. These were not casitas but homes - casas. They still maintained the interior as historic. They were offices until very recently and in good condition. This board has deemed them either contributing or significant and he urged the Board to keep that status. What happened around them should not determine their status. New construction added by giving them a compelling structure and fabric.

These homes were all that remain in that neighborhood. Only this Board had the ability to maintain them for the future. When they were gone they were gone forever. Please retain their status and preserve the power of the past.

Mr. Katz clarified that the entire board didn't go on the tour.

Mr. Spray agreed. The OSFA Board members who were members of the H Board were excused from the tour.

Present and sworn was Mr. Tim Maxwell also thought of them as homes rather than casitas. This was a pre-war subdivision of residential homes for families and an important evolution in Santa Fé and must have evoked what Allan Stamm saw for his homes.

He considered this request to change a designation as a way that could lead to their demolition and asked, as he did with St. Catherine's, to hold off until the Board could see what would replace them.

Present and sworn was Ms. Stefanie Beninato urged the Board not to second guess Council but look at the code. She appreciated that Mr. Murphey knew the history of that district rather than just speculation. Speculation was damaging to the Board's record at Council. So she asked that they use their expertise and skill to make the decision.

In the 1980's they were single family houses and that was how they were used. They were not typically found in the Eastside. Most were much larger houses or some were built later. The City needed to preserve clusters of historic buildings so visitors and residents could see what was there.

They were modest but well built homes. The downtown has changed a lot but we need to preserve these vestigial elements.

There were no other speakers from the public.

Chair Woods said when she came on the board they had no preservation ordinance - only a styles ordinance. And the reason Santa Fé was designated as a historic place by the Department of Interior. And they were losing these historic homes from demolition and overzealous remodeling. That was how the ordinance came to be. The Board didn't designate something because they wanted to hold onto the designation. They had to look at each one and judge it by the ordinance.

Ms. Mather asked how the Chair intended to proceed.

Chair Woods said they needed to go through each building and consider primary elevations.

Mr. Katz commented that for all of them, preservation was a much greater limitation on someone's ability to deal with that structure. It was interesting that out of 6000 only 300 were significant for preservation. He thought of some of the more beautiful old adobe homes. They were models of that style and important examples of it. If they looked at these homes they needed to avoid saying they were significant just because they didn't want them taken down. They might be lovely buildings and once was the case to reflect the important evolution but they were not the only ones and in and of themselves were not significant buildings. Streetscape was important in considering contributing. But contributing structure must add to the district to establish and maintain the character of the district. These once did that but didn't now because of what else happened there. They certainly didn't reflect what the rest of that area was any more. He didn't think it met the definition of maintaining the character. If these were in the Don Gaspar District they might but not in the Downtown and Eastside District.

Chair Woods disagreed. One block parallel you see those little brick buildings. Just because so many were taken down did not mean these should be taken down. They did relate to each other.

Mr. Katz agreed. And there was also DeVargas there but those were the edges and the houses on Galisteo were lovely brick houses and DeVargas was an island.

Ms. Rios asked if he didn't feel they were even contributing. Mr. Katz said yes.

Ms. Rios disagreed with Mr. Katz. These could either fall under significant or contributing. She read each criterion and said they met each one. They didn't know who lived there so perhaps it didn't apply (significant) or were eligible to be listed on state or national registers. These four buildings represented what once was there. There were tons of them that were no longer there. Just because there were tall buildings there didn't diminish the quality and what these buildings represent.

Mr. Acton said, given this was a seminal moment and didn't know what the State was going to do there. If the Board designated all of them significant then the State would get a good idea how important we consider these buildings and work on the 56,000 building next to them. It seems they would not come ask

for an exception but would come with a schematic that the Board could comment on and get feedback from the public. So the practical value of status might be irrelevant to the state given the nature of the process.

Mr. Rasch went to the code. Because of HB360, Santa Fé ordinance was 14-5.2.(M). In that ordinance it said the process "shall be undertaken in such manner to preserve the status of the structure and in accordance with the standards for alterations or additions... Proposed alterations shall not cause it to lose its status." Demolition of historic and landmarked structures shall include the report that the Board was familiar with. So the Code applied to these structures.

Mr. Acton said the last piece had to do with survival of these buildings. He asked what status would most guarantee their survival. They were looking down the road and that would determine his call.

Chair Woods asked Ms. Brennan to advise the Board on their responsibilities in this matter.

Ms. Brennan said the responsibility of the Board was to determine the status of these buildings based on the qualities of the building that were before them.

Ms. Mather thought it was very important not for the Board to try to second-guess these particular buildings. They were in the Downtown and Eastside Historic District and they should be treated as any other building that district. There were other examples very similar. Some were on Cienega Street, Marcy Street and existed throughout. She thought it was unfair to penalize the State to try to guess what they would do. They needed to maintain the integrity of words like "significant."

Ms. Walker concurred with Ms. Rios that these structures did fit the criteria. Follow the code and it made them significant.

Chair Woods said she would entertain a motion on 128 South Capitol.

Mr. Katz moved to change the status of the structure at 128 South Capitol to noncontributing since it was not sufficiently old among other things. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods asked for a motion on130 South Capitol.

Mr. Katz moved to keep the *non*contributing status at 130 South Capitol. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods went to the house at 402 Don Gaspar.

Dr. Kantner moved to designate the house at 402 Don Gaspar as a significant structure as it meets all criteria including its location, its age, the fact that it embodied distinctive characteristics which meant distinguishing characteristics of a type, period or method of construction and maintains a high level of integrity and, as recommended by staff, met criterion B of the City Code

which suggests that it should be eligible for listing on the national register of historic places. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 402 Don Gaspar.

Dr. Kantner moved to designate the garage at 402 Don Gaspar as contributing rather than significant because it relied on the main building for its status and with the east elevation as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the casita at 406 Don Gaspar.

Dr. Kantner moved to retain the significant status of the casita at 406 Don Gaspar for the same reasons as given for 402 Don Gaspar. Mr. Acton seconded the motion.

Ms. Mather wanted to make it clear that these buildings contribute to the Downtown and Eastside Historic District but did not feel they were significant structures.

Dr. Kantner said his concern here was that in thinking of it as significant, distinctive could mean different things. He didn't think it meant unique or exceptional but that was not invoked for the national register. In the City Code it was used to mean distinguishing. It embodied the distinguishing characteristics of this whole suite of 1930's residential structures so that was why he felt that even though the designation "significant" seemed to invoke an exceptional character to it, he didn't think that was the details of the definition for significant actually were saying.

Ms. Mather disagreed. Significant meant it was somehow special to our ordinance and was designated and protected for that reason.

Mr. Katz said it was not unique in itself but it contributed. They were just good examples of the style.

Dr. Kantner said in that case it would just leave one example of a particular style or a place where famous people lived.

Ms. Mather did not think that was the type of logic she was expressing.

The motion passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 406 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 406 Don Gaspar from significant to contributing with the east façade as primary for the reasons he articulated in reference to 402 Don

Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 410 Don Gaspar.

Mr. Katz moved to downgrade the residence at 410 Gaspar to contributing. Ms. Mather seconded the motion and it failed by voice vote of 2-4 with Ms. Walker, Dr. Kantner, Ms. Rios and Mr. Acton voting against.

Dr. Kantner moved to designate the residence at 410 Gaspar as significant for the reasons he articulated for 402 Don Gaspar. Ms. Rios seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 410 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 410 Don Gaspar to contributing and designate the east façade as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 414 Don Gaspar.

Dr. Kantner moved to retain the significant status of the residence at 414 Don Gaspar for the reasons he articulated for 402 Don Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

9. **Case #H-12-025A. 659 Garcia Street.** Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, propose to amend a previous approval including altering arched windows and a wood yard wall gate. (John Murphey).

Mr. Murphey presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

The subject building is a large, multi-massed, stone residence with a flow of intersecting courtyards. Principally one story, a one-and-a-half story section rises above the south elevation. The house includes a mixed fenestration of historic and non-historic steel casement and wood windows. With its canales, wood lintels, and corbelled portal, the masonry house could be considered Spanish-Pueblo Revival in design. It is contributing to the Downtown and Eastside Historic District.

At the April 24, 2012 hearing, the Board approved a project to construct a 1,100-square-foot addition and make other changes to the house, but required the applicant to return to review the design of a wood gate

CITY OF SANTA FE, NEW MEXICO

Project description: Proposes an historic status review of these properties for the State Executive Office Building project.

Project Number: 12-1200017
Case number: H-12-0017
Project Type: HDRB

PROJECT LOCATION (S): **402, 406, 410 and 414 Gaspar Avenue and 128 and 130 South Capitol Street**

PROJECT NAMES:

OW – Chuck Gara/State of NM
Santa Fe, NM 87502

Property Control/Gen. Serv.
John F. Simms Bldg.
P.O. Box 6850

AP – Same as Above

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Sgn.,Contr. & Non-Contr.
PUBLICLY VISIBLE FACADE-EAST	Yes
PUBLICLY VISIBLE FACADE-NORTH	Yes
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Yes
HISTORIC DISTRICT INVENTORY NUMBER	H-1259, 1791-1793
YEAR OF CONSTRUCTION	1930-1963
PROJECT TYPE (NEW, ADD, ETC.)	Status Review
USE, EXISTING	Government
USE, PROPOSE	Government
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: June 12, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-017A ADDRESS: 402, 406, 410, 414 Don Gaspar and 128, 130 South Capitol

Historic Status: Significant, Contributing, and Non-contributing

Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
____ District Standards & Yard wall & fence standards.	__x__ Vicinity Map
__x__ Historic Inventory Forms	____ Site Plan/Floor Plan
____ Zoning Review Sheet	____ Elevations
____ Other:	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fe has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

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104 South Capitol Street was a large structure that was demolished at an unknown date.

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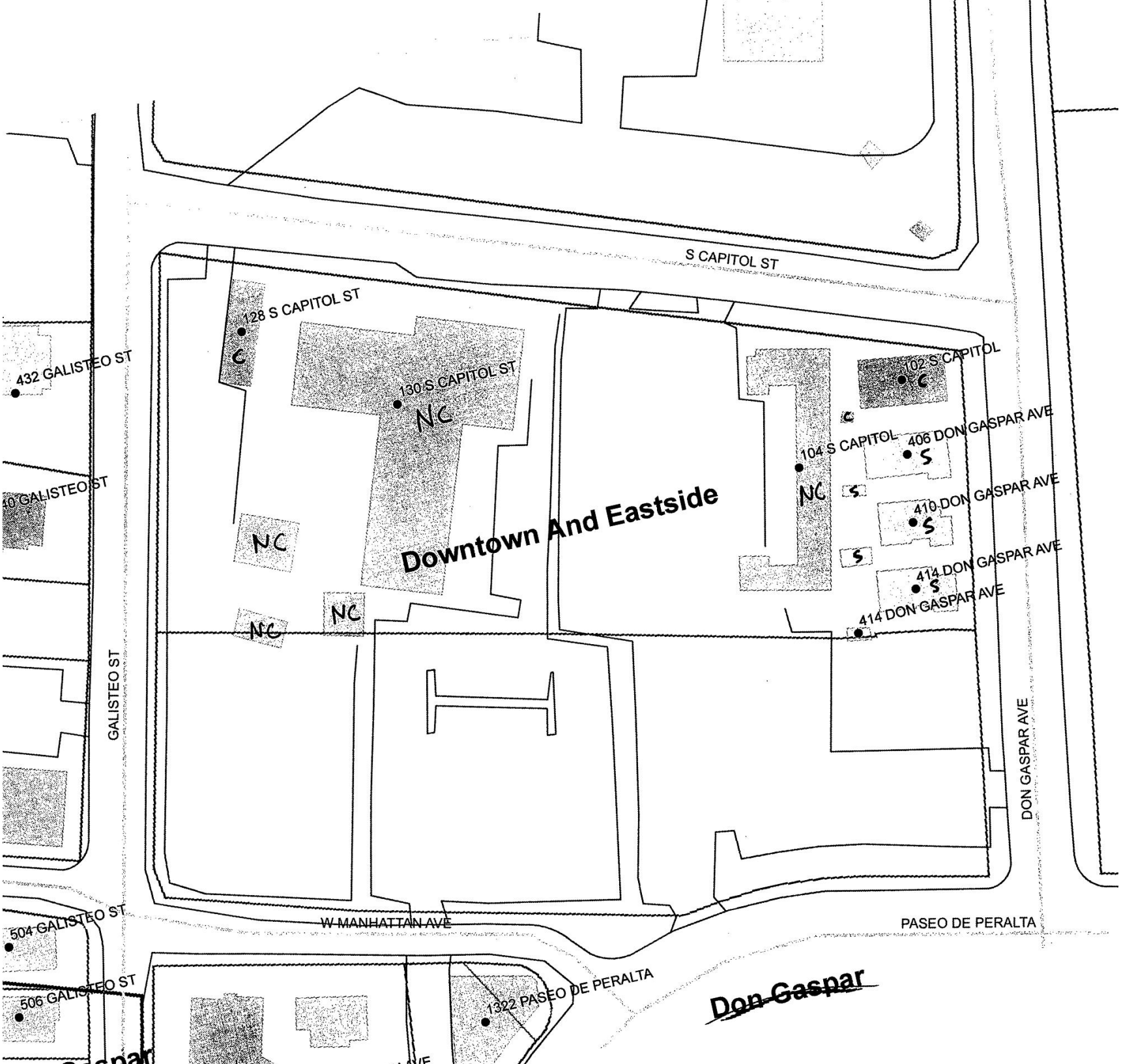
130 South Capitol Street, known as the Concha Ortiz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortiz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area where demolished at an unknown date.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PASEO DE PERALTA
506 GALISTEO ST
1322 PASEO DE PERALTA
Don Gaspar



c. 1950s

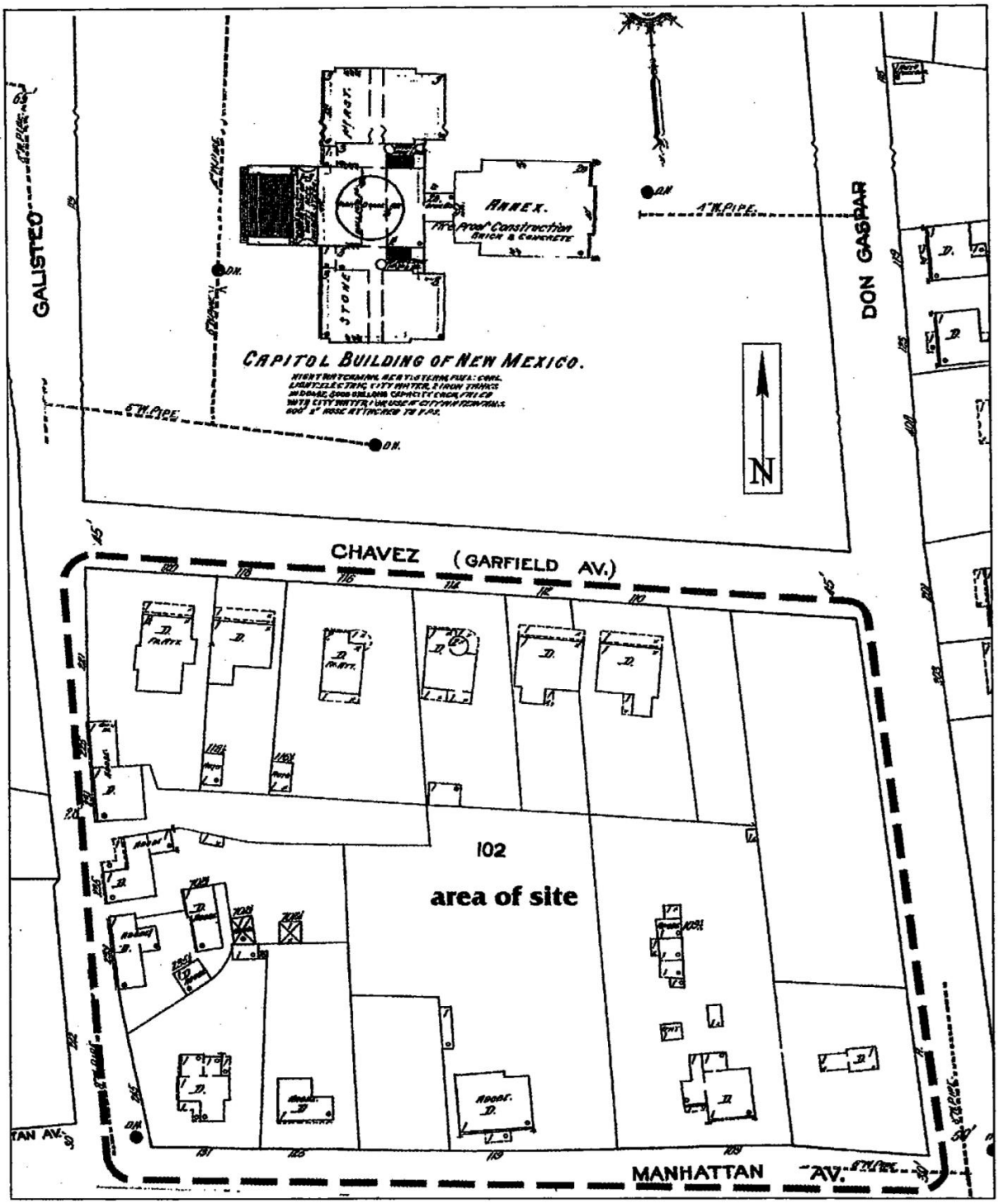


Figure 4.4. Detail of the Sanborn Fire Insurance map (June 1913).

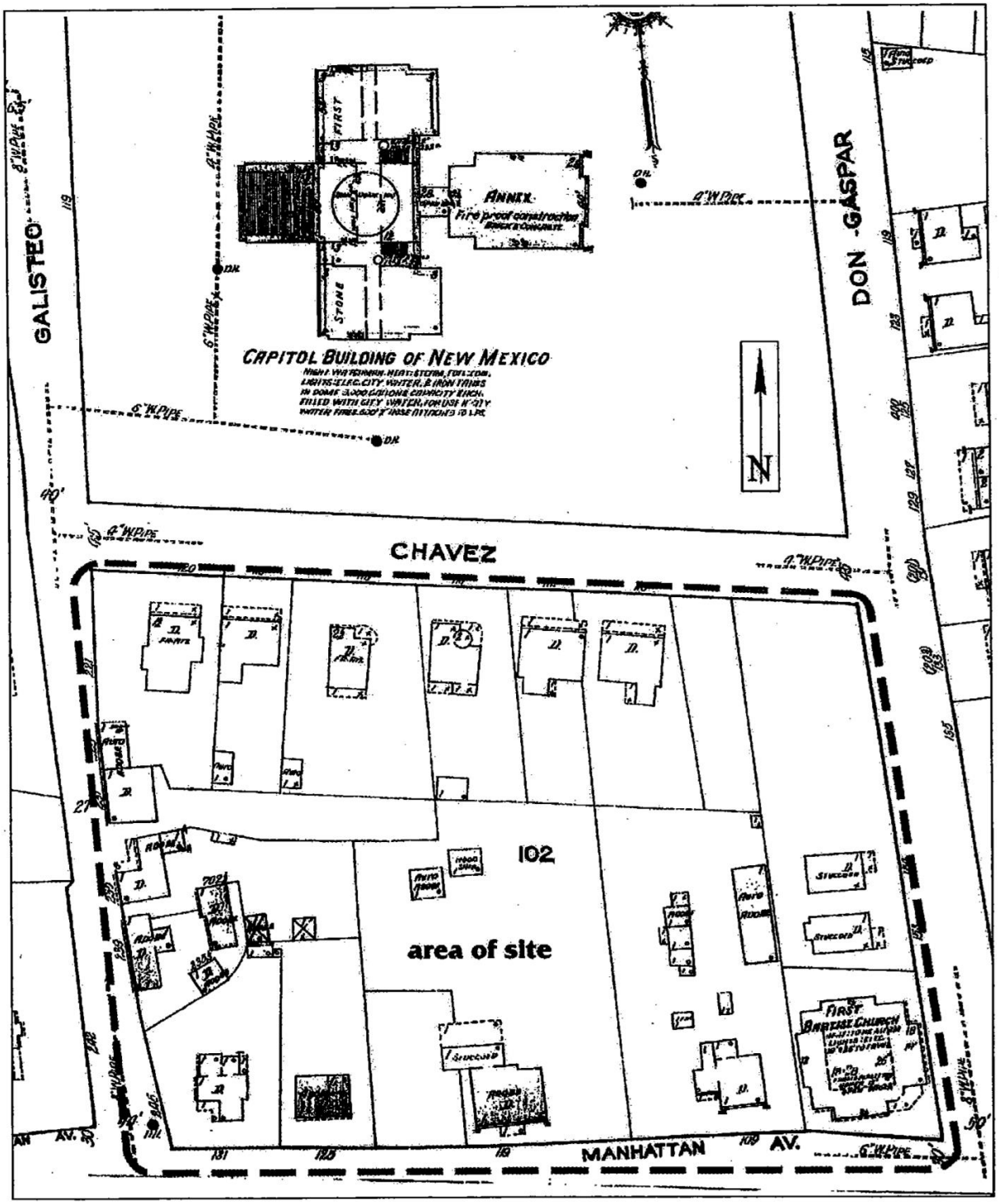


Figure 4.5. Detail of the Sanborn Fire Insurance map (June 1921).

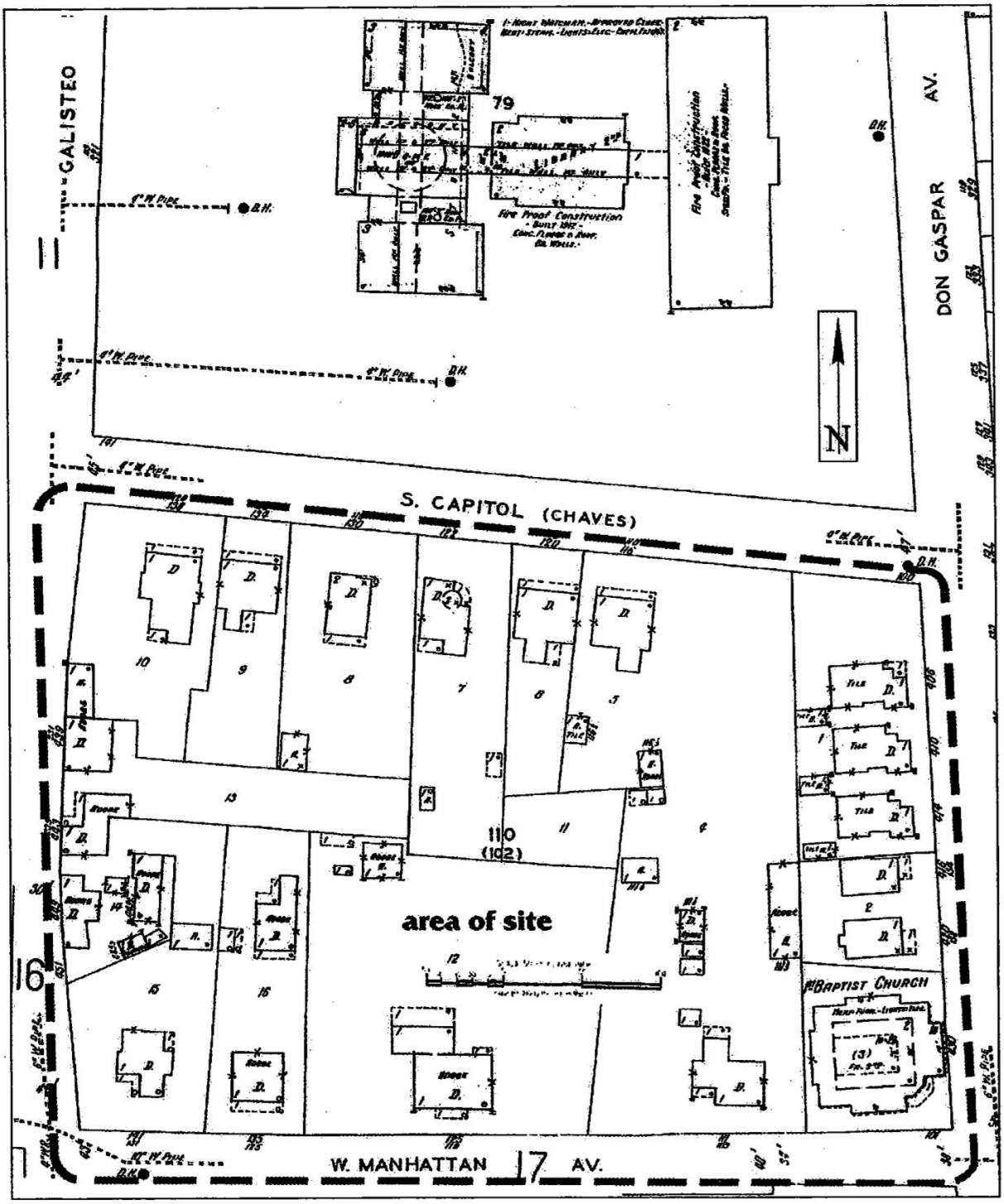


Figure 4.6. Detail of the Sanborn Fire Insurance map (January 1930).

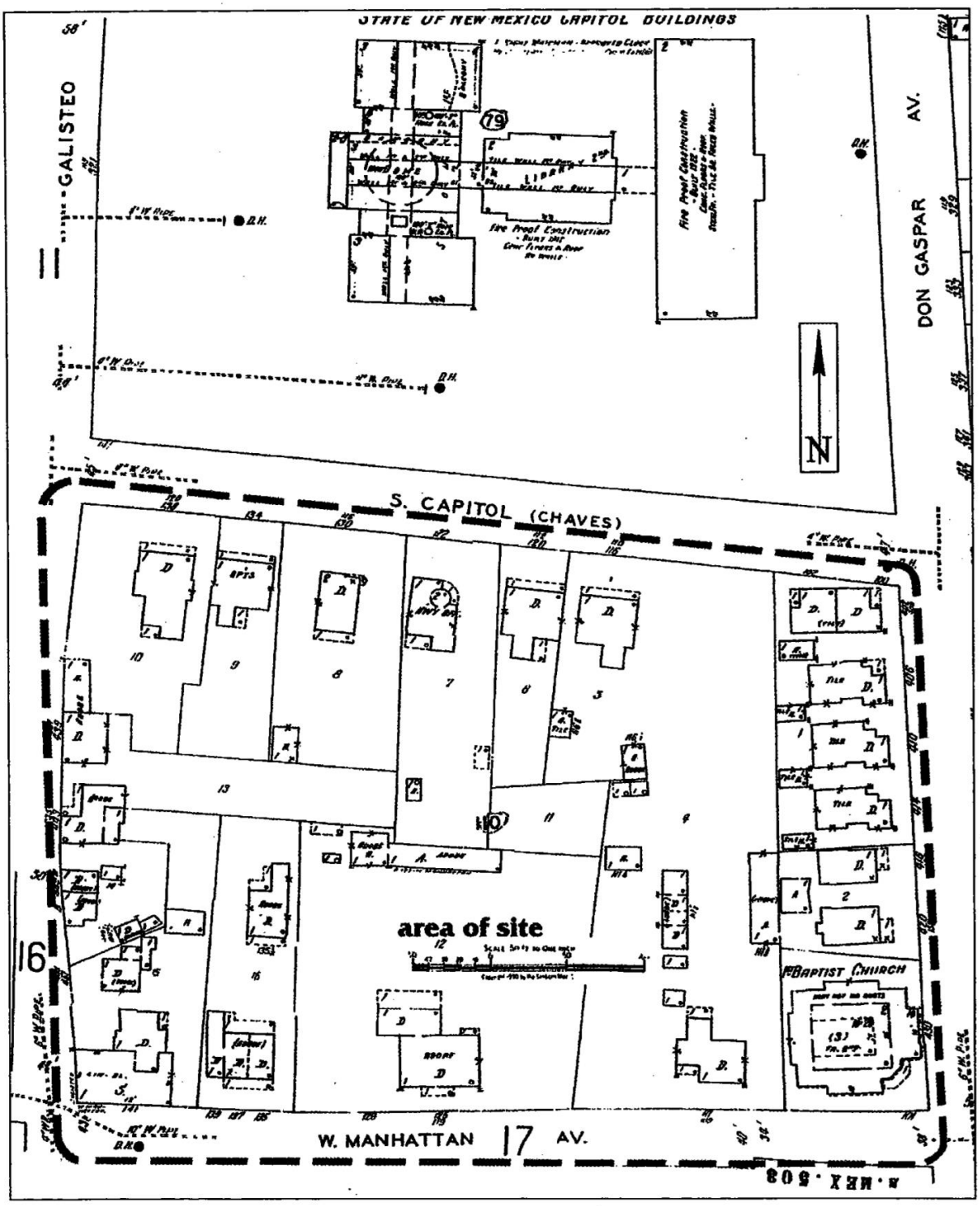


Figure 4.7. Detail of the Sanborn Fire Insurance map (January 1930, modified for August 1948).

Design & Preservation in Santa Fe:

A PLURALISTIC APPROACH

National Park Service - Historic Preservation Grant
Project 35-74-00030.4

Planning Department
City of Santa Fe
Santa Fe, New Mexico
January, 1977

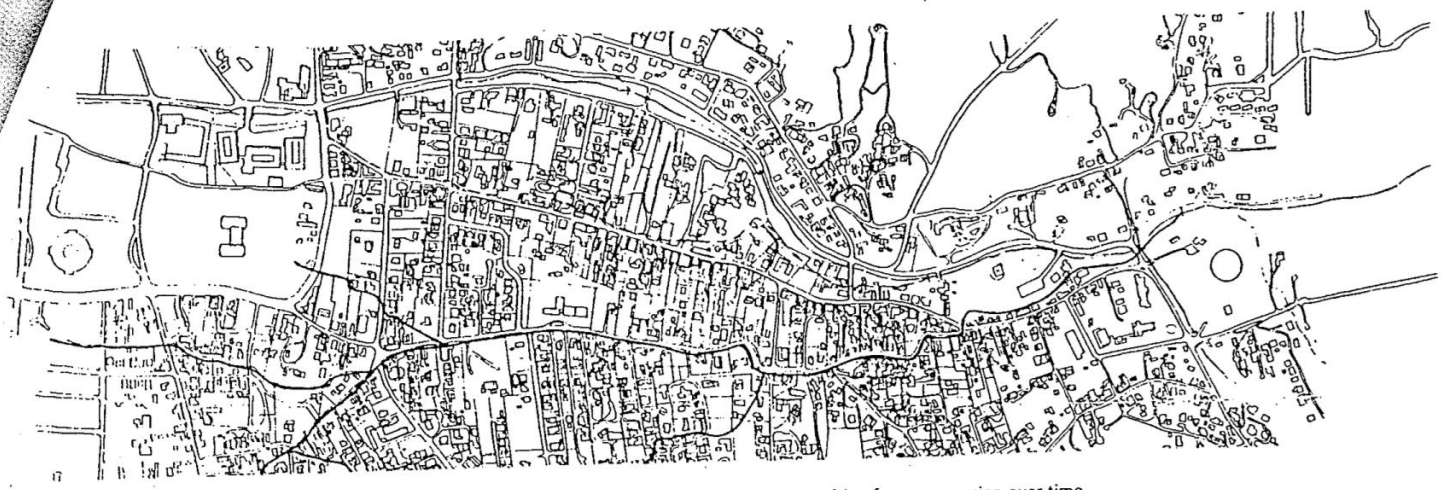
THE PLAN:
NOTES ON STRUCTURE

PRIMER OF
THEMES AND MOTIFS

A Glossary
of Architectural Styles

VISUAL HISTORY:
TOWNSCAPES AND
EVALUAIRE





Canyon Road and **Acequia Madre** with inactive acequias and irregular pattern of lots and houses resulting from conversion over time of irrigated agricultural land.



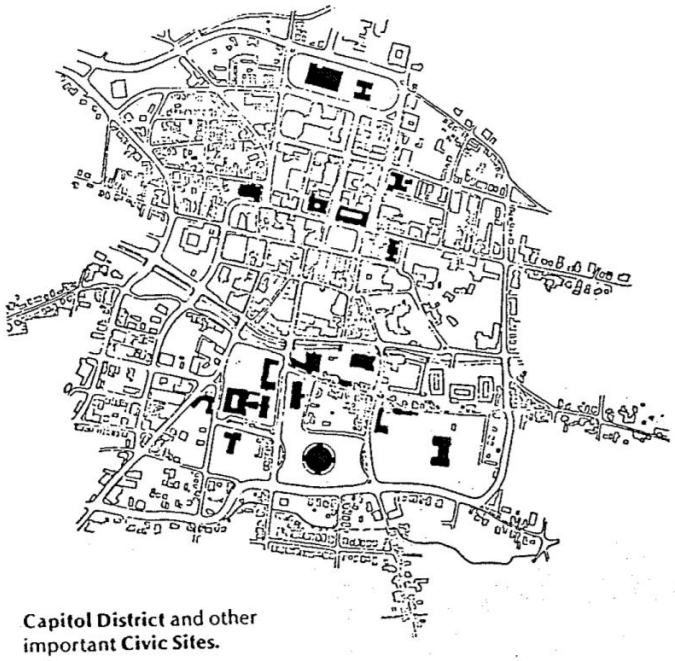
Federal Courthouse at terminus of Lincoln Avenue.



Marcy townscape at site of former military quarters.

6 CAPITOL DISTRICT AND CIVIC SITES. Like a university campus, the Capitol District is a realm of large institutional buildings set on lawns. Corridors of smaller, older lines of buildings lace through this district. These corridors are DeVargas Street, Old Santa Fe Trail, and Camino Galisteo. Some state offices occupy older buildings in these corridors. The townscape also includes City, County and Federal sites whose buildings, surroundings and ceremonial status add dignity to the City.

7 EAST PALACE. This street leads past five restored placita (courtyard) buildings, and up into a realm of large late nineteenth century American merchants' houses. Palace Avenue is a hybrid street that includes many architectural styles and is overlapped by the Trazo and Marcy Townscapes.



Capitol District and other important **Civic Sites.**

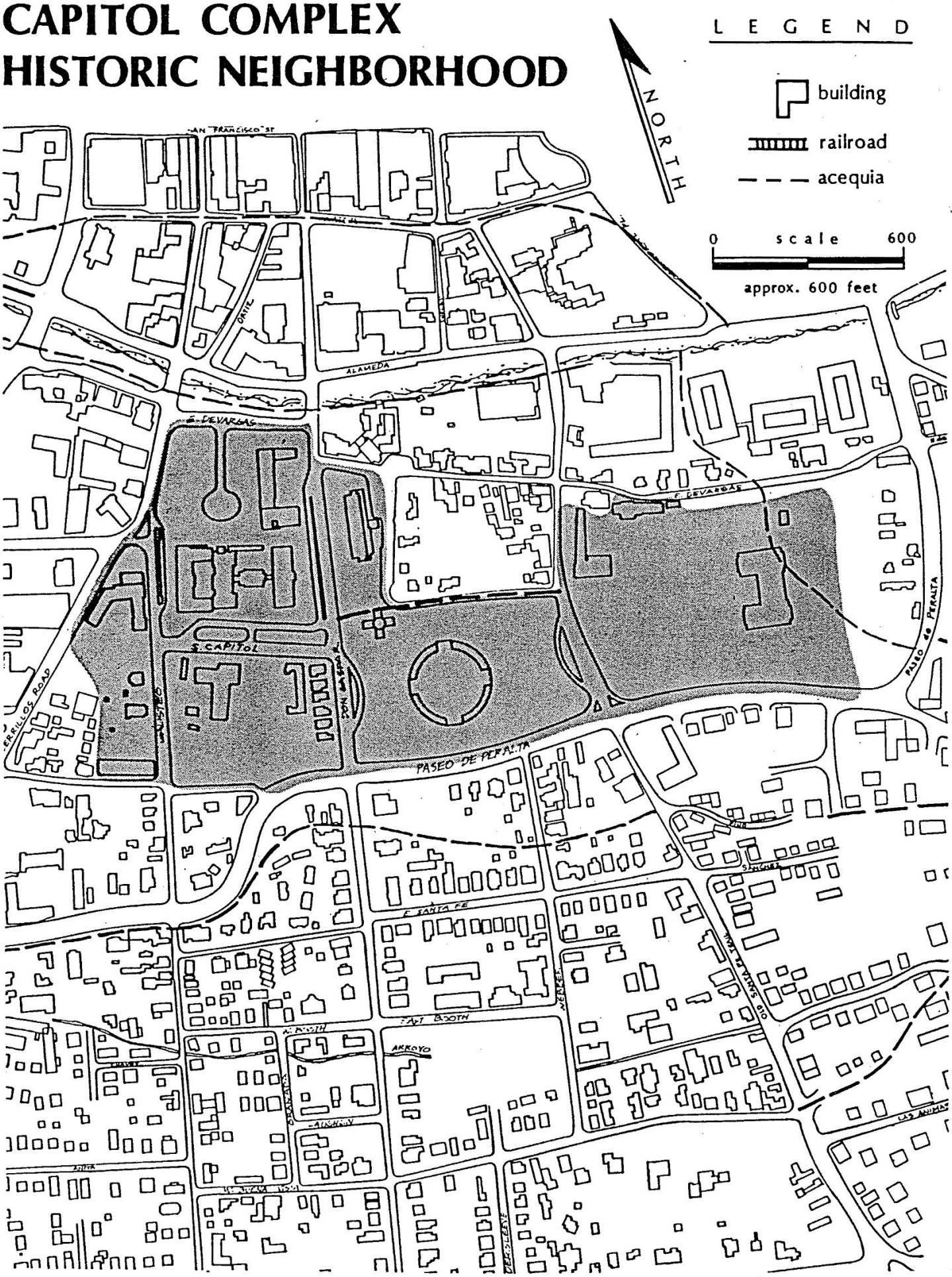
1988

Santa Fe Historic Neighborhood Study



City of Santa Fe

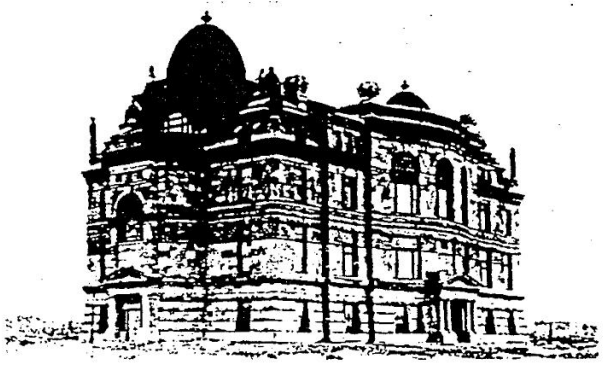
CAPITOL COMPLEX HISTORIC NEIGHBORHOOD



CAPITOL COMPLEX HISTORIC NEIGHBORHOOD

Definition. The Capitol Complex Historic District is bounded on the north by a line that runs approximately one block south of De Vargas Street, on the east and south by the Paseo de Peralta, and on the west by Cerrillos Road and Galisteo Street. Portions of West Manhattan and South Capitol Streets, as well as Galisteo, Don Gaspar, Old Santa Fe Trail, and Orchard Drive are located in the area. It is centered around the sites of the New Mexico State Capitol, and contains approximately fifty structures.

History. After the United States conquest of New Mexico in 1846, the Palace of the Governors was used for United States government offices. In 1853, a Territorial Capitol was begun on the north side of town, but it took more than thirty years to build due to lack of funds. By the time it was complete, it was considered more appropriate for use as the Federal Court house than as the Capitol. The Legislative Assembly of the Territory voted in 1884 to build a proper capitol building. The site chosen for the new building was farmland south of the river between De Vargas Street and Manhattan Road (Paseo de Peralta). The building, designed by J.J. Jamison of Chicago, was a Beaux-Arts composition consisting of two small domes atop a four-story structure. (Illustration 1) The stonework for the yellow sandstone walls was done by Donoghue and Cavanaugh of Santa Fe, and the primary builder was D.F. Hallick Co. of Denver.[1] On the evening of May 12, 1892, the building burned down. The fire had broken out in two



1. Capitol Building, built 1886, photo by J. R. Riddle. (Courtesy Museum of New Mexico, Neg. No. 76041)

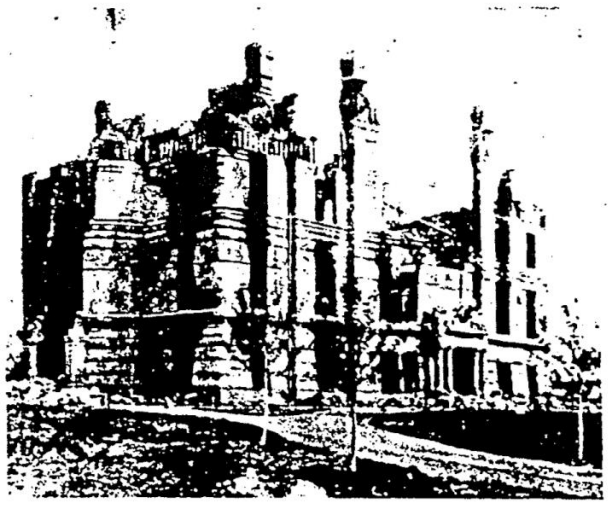
separate locations within the building. Slashed water hoses as well as a partly shut-off water valve for the standpipes impeded attempts to put it out. (Illustration 2) Although arson was strongly suggested, reponsibility was never determined. However, shortly afterwards renewed efforts were made to move the capital to Albuquerque. Finally in 1900, after delays caused by these efforts as well as difficulties in securing funds, a second capitol building was constructed on the site of the one that had burned.[2] (Illustration 3) It was a Neoclassic-style building with a large dome and cupola.

The extension of Don Gaspar Avenue southward across the river and along the east side of the capitol grounds was planned in 1887 and envisioned as a "splendid business thoroughfare."[3] However, the extension was delayed several years by land acquisition problems.[4] In 1892, a request was made to the City Council for a street north of the capitol grounds between Don

Gaspar Avenue and Galisteo Street.[5] Almost eight years later, the street was constructed and named North Capitol. By 1912, the name had been changed to Manderfield Street in honor of William Manderfield, for many years editor of the *New Mexican*, the capital's leading newspaper.

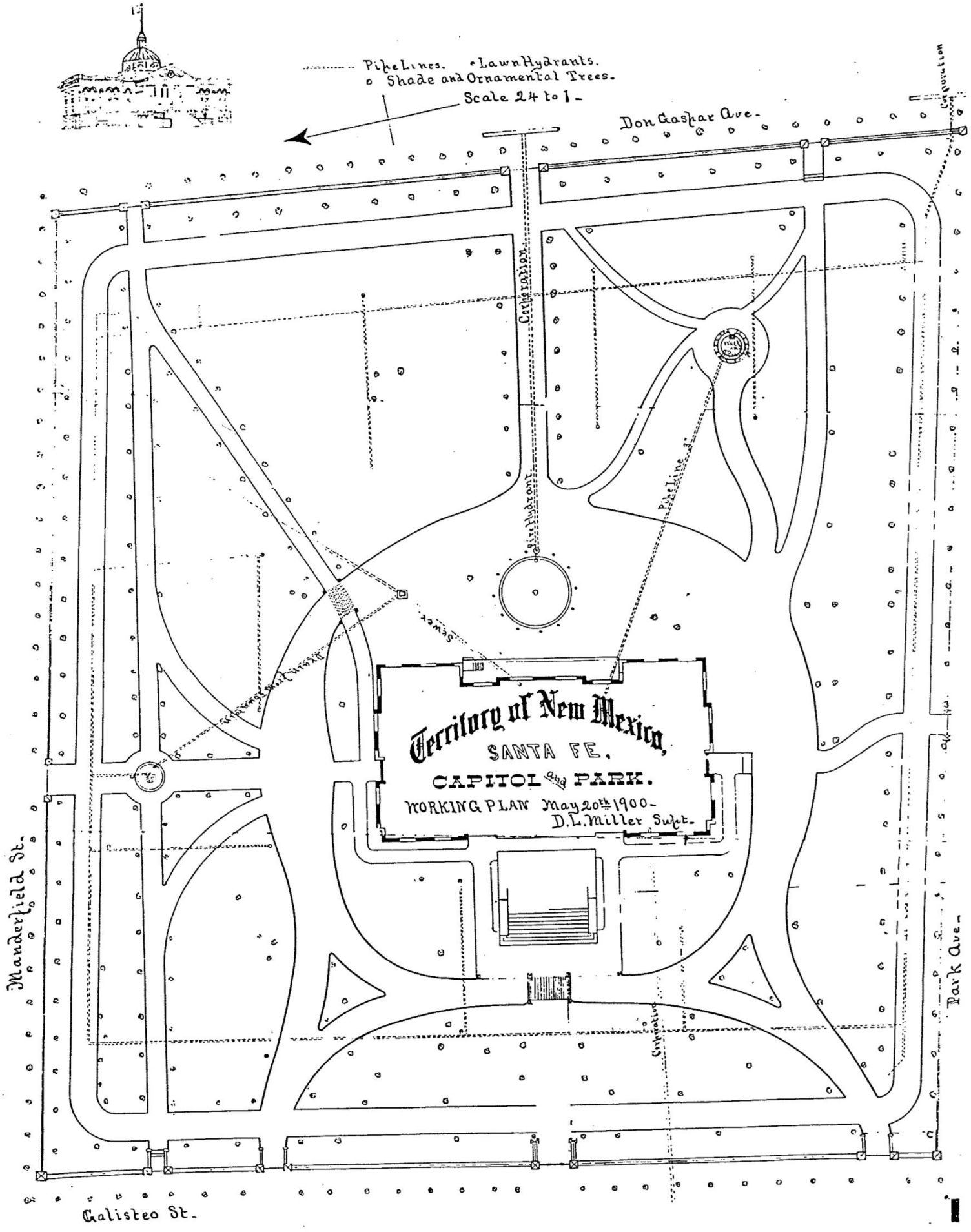
In 1907, a new Governor's Mansion was begun on the south side of the river, just north of the Capitol. Until its completion in 1909, the Governor's residence continued to be the Palace of the Governors as it had been during the Mexican and Spanish Colonial periods. The new Governor's Mansion was a handsome, two-story, yellow-brick building which copied the general form and proportions of the White House in Washington, D.C. (Illustration 4)

By 1912, Santa Fe had spread dramatically southward. Large tracts of land had been subdivided around the turn of the century into residential building lots including the Allan's Highland Addition, the Collingwood, Buena Vista, Salmon, and Capitol Additions and the Mahaffey Tract. In 1912, these areas were still almost entirely vacant. However, South Capitol Street had been established, and six new brick houses stood facing the south end of the Capitol. Manhattan Avenue (Paseo de Peralta), a narrow lane running beside an acequia in Spanish Colonial times, had several new one- and two-story brick houses, but was still not very built up. The land on the northeast corner of Don Gaspar Avenue and Manhattan Avenue where the State Capitol now stands, was called the Collingwood Addition, but there were no buildings there in 1912. Several small frame structures similar to those on Santa Fe Avenue were added later. Access from this area to Manhattan Avenue was by means of Paloma Street.



2. Capitol Building, burned 1892. (Courtesy Museum of New Mexico, Neg. No. 16710)

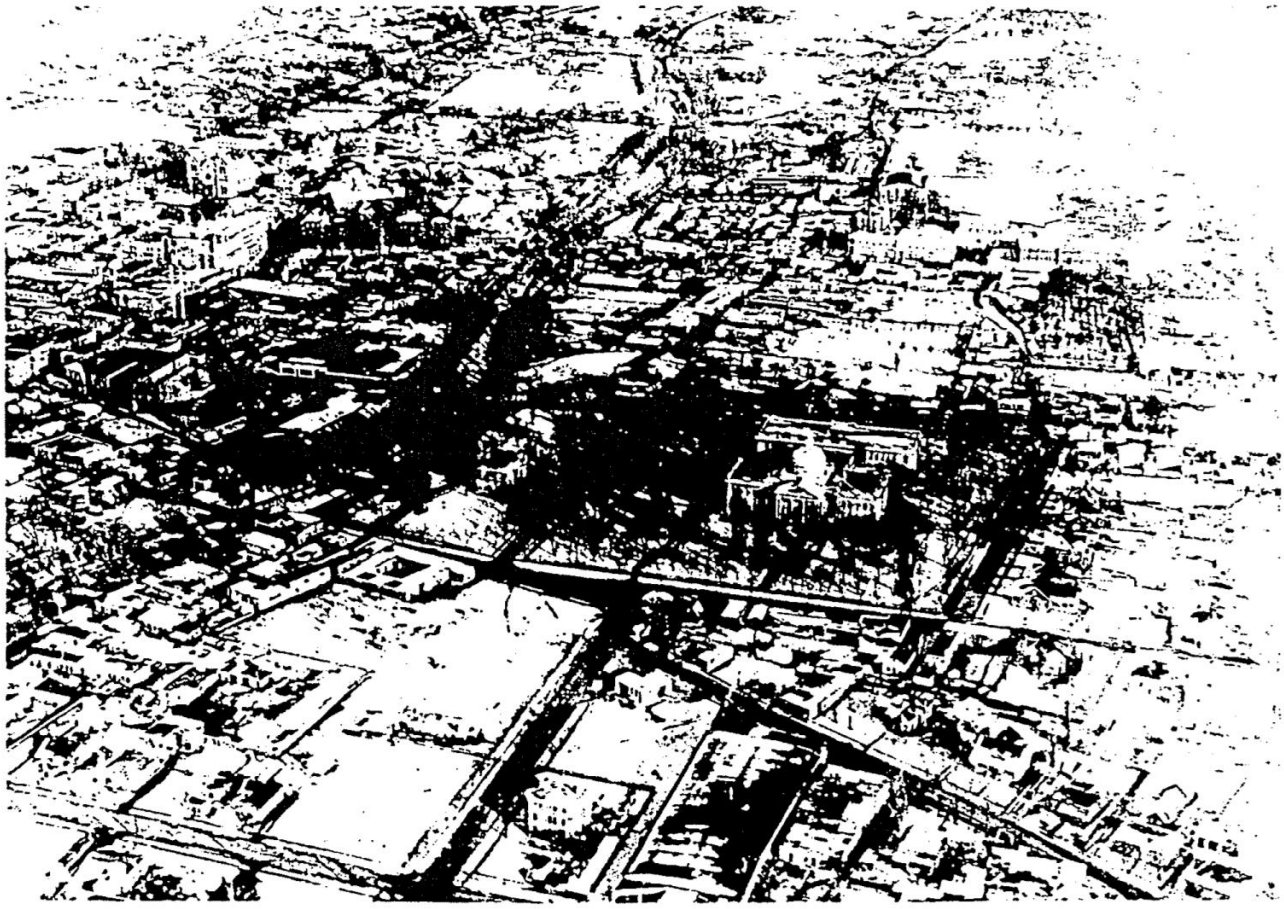
Gradually throughout this century, the number of state government buildings has increased in the area south of the river. In 1922, the Capitol building was enlarged with a major new wing facing Don Gaspar Avenue.[6] (Illustration 5) In 1934, the New Mexico Public Welfare (now the Villagra) building was completed by the Works Progress Administration (WPA) on the west side of Galisteo Street opposite the domed Capitol. It replaced several pre-1886 structures. In 1937, the Supreme Court building was constructed facing the river just east of Don Gaspar Avenue. Previously the Supreme Court had been housed in the State Capitol. The building was built with Federal Public



3. Territory of New Mexico, Santa Fe, Capitol and Park. Working Plan, 1900. City of Santa Fe City Planning Department.



4. Territorial Governor George Curry on the porch of the Governor's Mansion, ca 1910, photo by Jesse L. Nusbaum. (Courtesy Museum of New Mexico, Neg. No. 16723)



5. Aerial view of the Old State Capitol Building looking to the east, ca 1930's. (Courtesy Museum of New Mexico, Neg. No. 46671)

Works Administration (PWA) funds at a cost of $598,676.[7]

The decade of the 1950's, with its disdain for Beaux-Arts architecture, saw the Neoclassic Capitol first shorn of its dome and portico and then "Territorialized" in 1951-53. (Illustration 6) The Governor's Mansion was simply dynamited in 1955, after a new one had been built on Mansion Drive north of town. The State Department of Education Building, originally named the Mabry building and designed by W.C. Kruger Associates, was built north of the Capitol in 1950. The building has a series of terra cotta bas-relief panels of representational images based on New Mexican themes, though one of the original images, that of Miss Fertility, was removed after a public outcry before the building was opened.[8]

The 1960's saw extensive remodeling and expansion of the Capitol Complex, mostly to the east of the existing Capitol building, with many new buildings replacing parts of existing neighborhoods (Illustration 7):

- The New Mexico State Land Office, 1960, southwest corner of the river and Old Santa Fe Trail, designed by W.C. Kruger Associates, replacing pre-1886 structures;
- The New Mexico State Library, 1964, southeast corner of De Vargas and Don Gaspar, designed by W.C. Kruger Associates, replacing some pre-1912 structures, several old adobes along Amado Street, and Judge Laughlin's house;[9]
- The State Capitol, known as "The Roundhouse," 1964-66, between Don Gaspar and Old Santa Fe Trail and north of Paseo de Peralta, designed by W.C. Kruger Associates, partly on the site of the old Collingwood Subdivision on Paseo de Peralta and the William Manderfield house on Old Santa Fe Trail; (Illustration 8)
- The PERA (Public Employees Retirement Association) Building, 1966-67, south of Paseo de Peralta and east of the Old Santa Fe Trail, designed by John Gaw Meem on vacant land, part of which had been a baseball field belonging to St. Michael's College and part of which was a cemetery;
- The Lew Wallace Building, on Old Santa Fe Trail south of De Vargas, originally an 1887 St. Michael's College building which was acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;



6. Aerial view of the old State Capitol area looking to the southeast, September 7, 1956, photo by Tyler Dingee. (Courtesy Museum of New Mexico, Neg. No. 74171)



7. Portion of 1924 Official Map of Santa Fe with 1960's capitol complex structures shown. City of Santa Fe Planning Department.

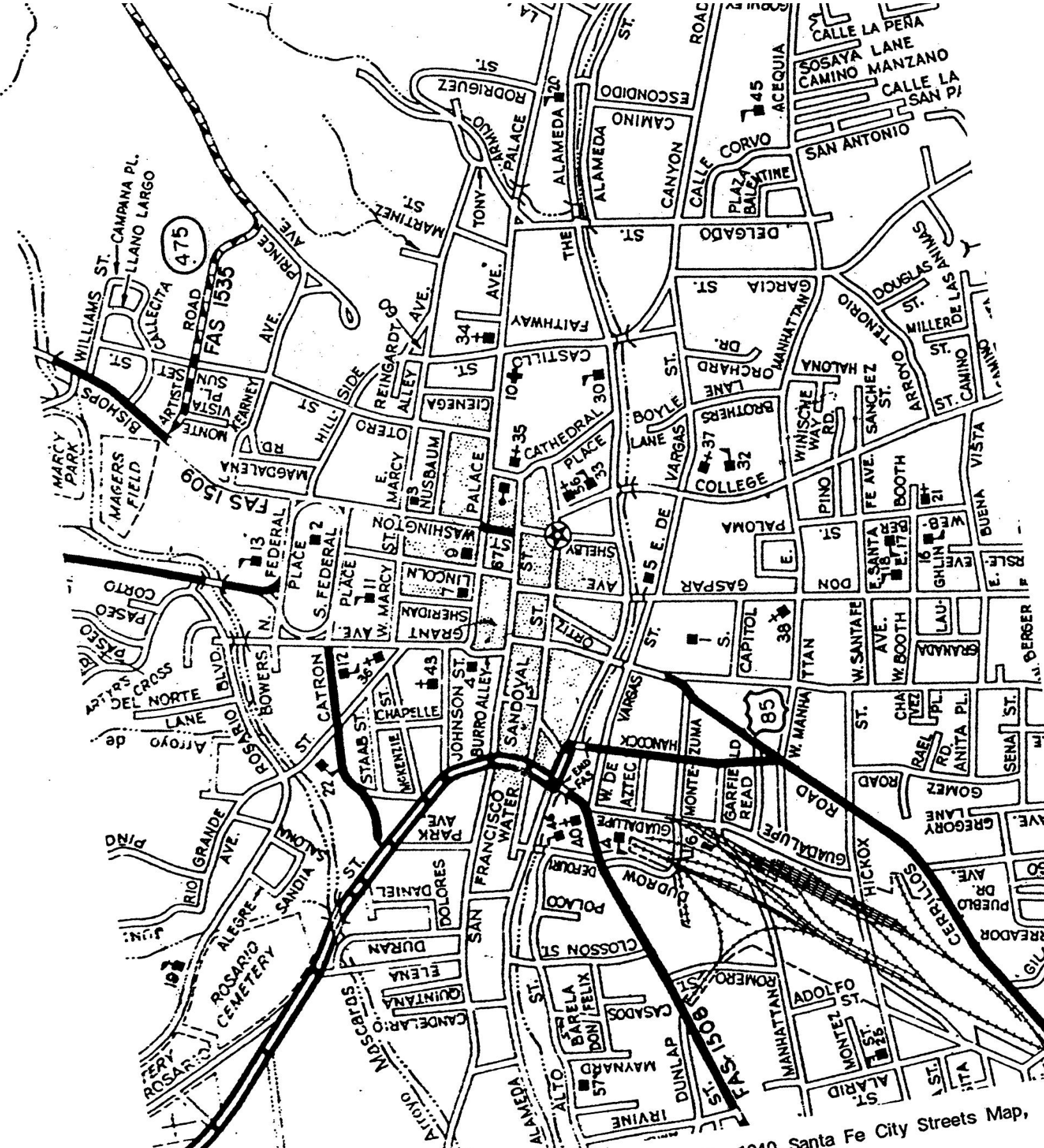


8. Aerial view of the site of the existing State Capitol, Old Santa Fe trail on the left, looking south, Analco Street in the fore-ground, ca 1950, photo by Tyler Dingeee. (Courtesy Museum of New Mexico, Neg. No. 74146)

- The Lamy Building, east of the Old Santa Fe Trail and somewhat north of De Vargas, a three-story, adobe building which was originally the St. Michael's College dormitory built in 1878, acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;

- The Villagra Building, west of Galisteo Street and east of Cerrillos Road, which was originally the N.M. Public Welfare Building built with WPA funds, remodeled in 1969 by the Western Architects Collaborative;

- The New Mexico Employment Security



streets before construction of Paseo de Peralta, 1940. Santa Fe City Streets Map,

Building, between Guadalupe and Sandoval and south of De Vargas, planned in the late 1960's and designed by Joseph B. Burwinkle, Jr., and completed in 1971.

All of these are large multi-story buildings designed with massive large-scale elements. All suggest the regional architectural heritage by use of a Territorial Revival envelope of stucco with brick copings, white trim, and portales. These buildings generally follow the typical American site plan of a single mass, centrally located on the site and surrounded by landscaping and parking, which is the antithesis of Santa Fe's Spanish Colonial building pattern.

The result is a complex of buildings surrounded by large areas of parking and grounds, most of which have been landscaped with a dense and varied assortment of plant materials that help offset the heaviness of the architecture. In some areas, most notably the "Round House," a dense variety of trees, shrubs, and ground covers have been randomly placed in planting beds. The result is visually chaotic, but provides a rich and verdant landscape requiring a minimum amount of maintenance.

The construction of Paseo de Peralta coincided with much of the growth of the State Government complex. In 1964, the City Council initiated plans for a "loop system for Santa Fe," and approved the general layout in October of the same year. Despite opposition to certain condemnations and demolitions, the "loop" was constructed in 1967-69, incorporating Bower Street, North Federal Place, part of Hillside Avenue, Castillo Street, and parts of Manhattan Avenue and Hickox Street. Other short links were created where no right-of-way had existed before and certain areas were widened, requiring additional condemnation and demolition. The curve on the south side, which connected the Manhattan Avenue right-of-way to the Hickox Street right-of-way, followed an existing easement created by the Arroyo los Pinos. To the southeast, the Paseo de Peralta cuts through an area of orchards, remnants of which can still be seen north of the Fenn Gallery on Paseo de Peralta and along Orchard Drive. Illustration 9 shows the street system in 1940 before the construction of Paseo de Peralta.

Description. The Capitol Complex is largely defined by its function, the administration of state government. The monumental scale of individual structures and the setting of each building conveys a feeling of authority to the visitor. Paseo de Peralta provides a clear boundary for the Capitol area, and wide, straight Don Gaspar Avenue provides a central corridor.

By the end of the 1960's, the area south of the river, bounded by Paseo de Peralta and Galisteo Street, was dominated by large buildings, all of which were owned by the State except the Desert Inn and the El Castillo Retirement Complex, both west of Old Santa Fe Trail. A few older, residential pockets remain, including remnants of the Barrio de Analco along De Vargas Street, a residential compound on the grounds south of the Crespin House off west De Vargas, and a few other houses on Galisteo Street, Don

Gaspar Avenue, Old Santa Fe Trail, and between the PERA Building and Paseo de Peralta. Most of the houses that remain in this area predate 1920.

The survey recorded ten structures of primary significance in this district, eight of which are houses that are mostly are in national rather than regional styles: three are decorated brick, three are hipped roof cottages or bungalows, one is two-story, Italianate, and one is Territorial Revival. The newer State buildings were all designed in the Territorial Revival Style, adding an architectural unity to their functional interrelationship.

DON GASPAR ARCHITECTURAL HISTORIC SURVEY



CITY OF SANTA FE, 1983

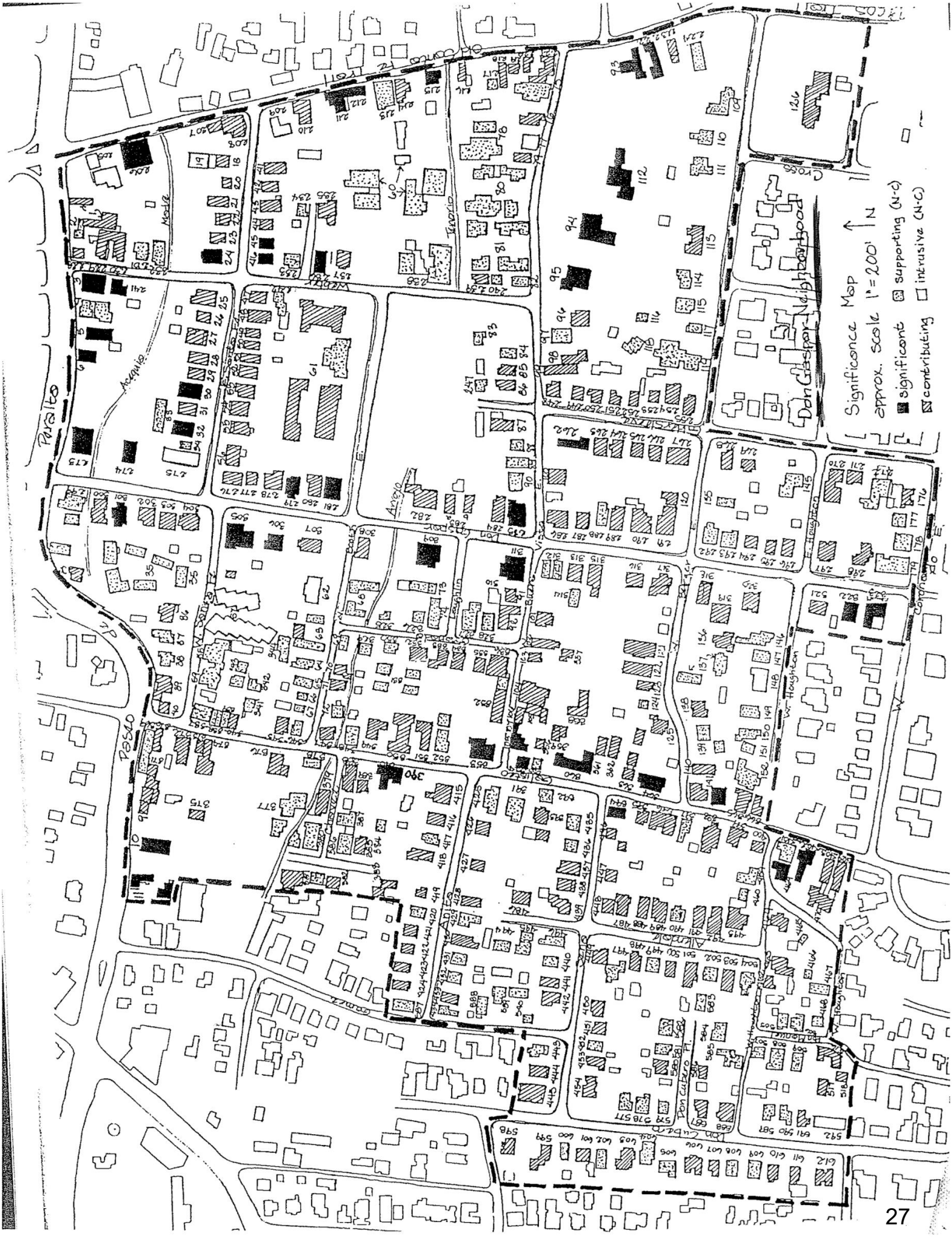

Significance Map
approx. scale 1"=200'
N
significant
supporting (N-C)
contributing
intrusive (N-C)
Don Gaspar Neighborhood
Paseo
Acequia
Mode
Tenorio
Cross
Don Cubero Pl.
W. Houghton
E. Houghton

Photo 1

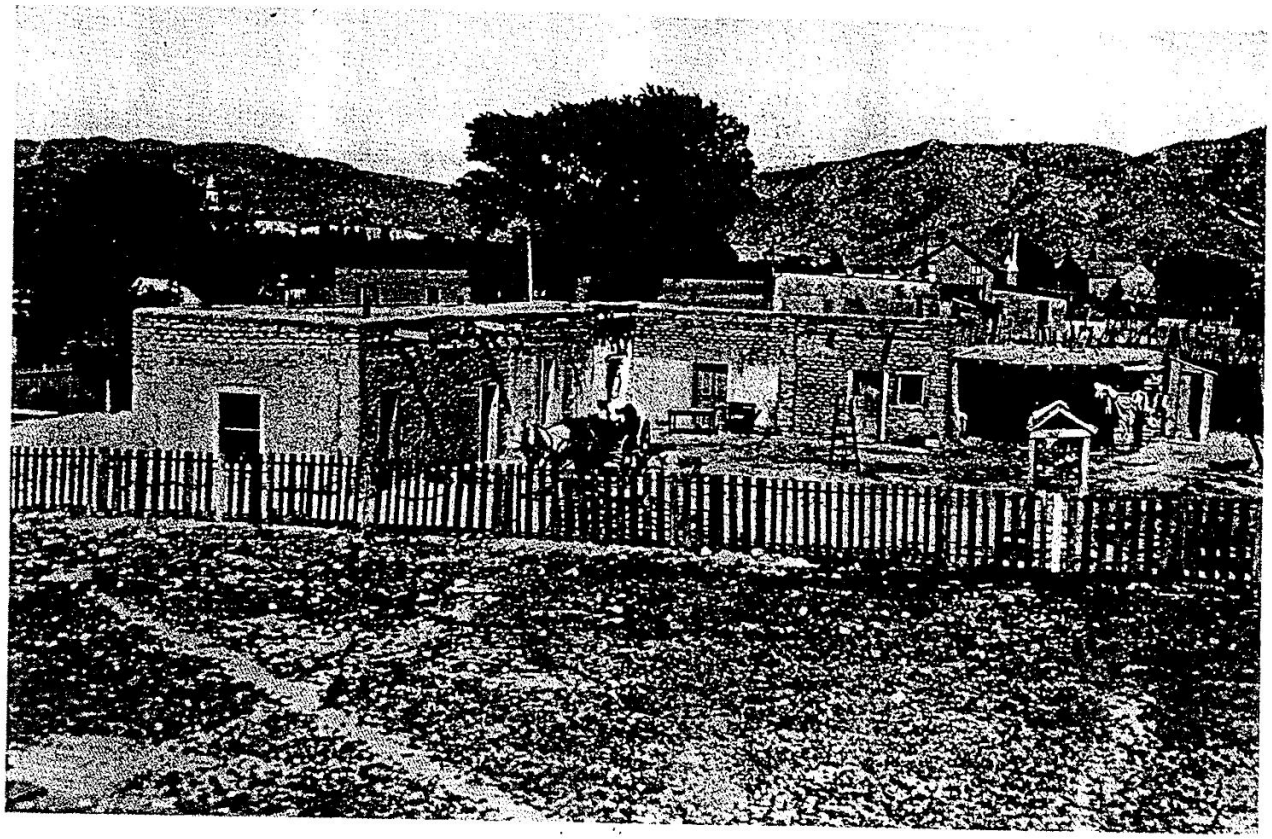


DEVELOPMENT PERIODS

The Don Gaspar Historic District is located several blocks to the south of the State Capitol Building. The 455-structure district is predominately residential. Generally the streets are in an irregular grid pattern. Many of the streets are tree-lined and most lots are fronted by walls and fences so that the public right-of-ways are clearly defined. Stylistically the Spanish-Pueblo Revival style predominates, though many other styles are represented, including the Italianate Bracketed, Mission Revival, Territorial Revival, Prairie, and bungalow.

Generally speaking the area was developed between 1890 and 1930, though Old Santa Fe Trail and Galisteo, both historic routes to and from the city, are shown as mapped in 1766. By 1895 many of the rest of the neighborhood's streets had been projected, if not actually built and by 1912 much of the area was developed. However, some of the area was still rural and Old Santa Fe Trail still dirt as photo 1 taken by Jesse Nusbaum around 1912 shows. The photo was taken about 500 yards west of Old Santa Fe Trail and 100 yards north of Berger Street. The long house to the center left of the photo was owned by Ben Muniz, New Mexican editor. The poplars may be located on the Arroyo Tenorio or Acequia Madre.

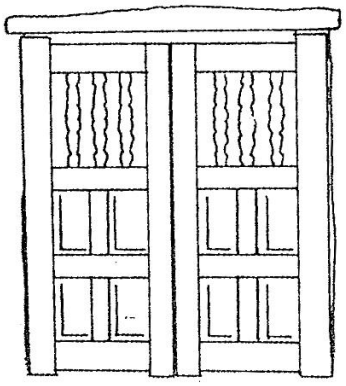
Photo 2



The earliest houses in the district date to before 1912 and are identified on King's Map of that year. A few scattered structures are shown on the 1886 Hartman Map. The earliest of these approximately 60 pre-1912 houses are examples of traditional Pueblo-Spanish and Territorial New Mexico architecture. They are of adobe, have flat roofs or metal-covered pitched roofs, and simply detailed window and door openings. The more elaborate among them are examples of the Territorial style with brick coping, pedimented window and door moldings, and portals. These structures are along the earliest streets in the district, Manhattan and Hickox (Paseo de Peralta), College Street (Old Santa Fe Trail) and Galisteo.

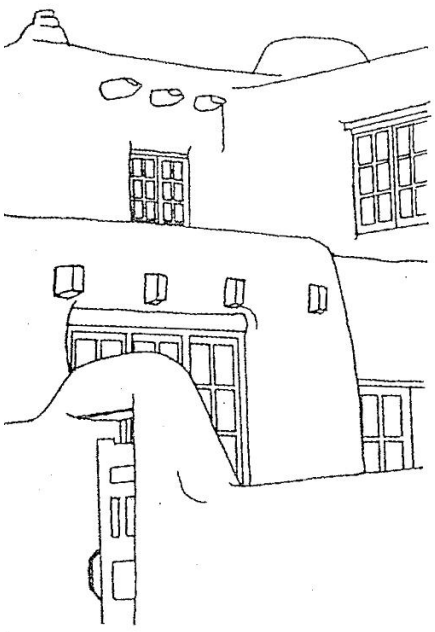
The Santa Fe Railroad arrived in New Mexico in 1879 and brought with it eastern and midwestern architectural styles as well as new types of building material. The Italianate Bracketed, Mansard, Queen Anne, and Prairie styles became popular in towns throughout New Mexico, including Santa Fe. All over Santa Fe and in the northeast section of Don Gaspar Historic District in particular, red brick and stone houses reflecting these eastern architectural styles were built. Many were found along Paseo de Peralta, Don Gaspar and Santa Fe Avenue. The rapid and complete shift in taste was reported in the Santa Fe New Mexican of 1889; "shade trees on the streets more completely

each year hide the shapeless houses which must give way gradually to modern buildings." That same year the newspaper reported that 3,500,000 bricks were needed for construction that spring. A year later the New Mexican commented that it would be good to rid the city of traces of Mexican culture. Photo 2, probably taken around 1902, shows the earlier styles in the foreground with the eastern style in the background. The photo is taken with Manhattan Avenue to the northeast. The house in the foreground located on the present site of Grubesic Realty. The Digneo-Valdes house is shown in the background toward the right and the tower of St. Michael's School toward the left. The Digneo-Valdes house shown in this photo and built in 1889 was one of the earliest of the "modern" brick houses on Don Gaspar. The builder, Carlos Digneo was one of the Italian stonemasons brought to Santa Fe by Bishop Lamy to finish the cathedral. It appears that several, perhaps many, of the red brick houses in the area were built by members of these Italian families. Indeed, the presence of these expert workmen, many of whom lived in the area, may have facilitated the building of the eastern style houses.



By 1891 the northeast section of the district was platted and the streets were actually built. The first decade of the 20th Century brought more construction activity to the area and many eastern style, usually red brick, houses were built. At that time the two story ell or box shaped houses were being replaced by the one story red brick bungalows.

By 1917, the bungalow style was popular and many examples had been constructed in Don Gaspar. In that year Carlos Vierra published "Our Native Architecture in its Relation to Santa Fe" in Papers of the School of American Archaeology In this paper, Vierra argued that eastern styles, especially the bungalow, were unsuited to Santa Fe because the town had an architectural heritage of its own. Vierra, one of the first artists to reside in Santa Fe, had done paintings of the Spanish Colonial Mission churches and some of the Mayan ruins in Yucatan, most of which were archeologically accurate. It was also about this time that Santa Fe became an important center for the study of pre-Columbian archeology both in New Mexico and Mexico, so interest in the traditional architecture was high. In addition increasing numbers of artists, were coming to Santa Fe and Taos. These artists were fascinated by the local culture and were interested in creating a distinctly American style. Vierra's proposed style, illustrated best by his house (photo 3) and the new Fine Arts Museum, represented what he saw as a truly American architectural style. Use of Vierra's style in Don Gaspar had begun by 1918 when the 1918 Santa Fe New



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 402 DON GASPAR AVE / 102 S. CAPITOL

ID NUMBER: 0516/0235

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1259

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1930-48 ESTIMATE 1932-3 ACTUAL

SOURCE(S) SANBORN MAP CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:

SPANISH PUEBLO REVIVAL

USE:

HISTORIC: (residential) duplex

OTHER _____

PRESENT: (residential) (102 S. Cap.)

OTHER commercial (402)

SURROUNDINGS: Government Bldgs - Commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN: Fall 1985 – Proj. vigas removed; new porch

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

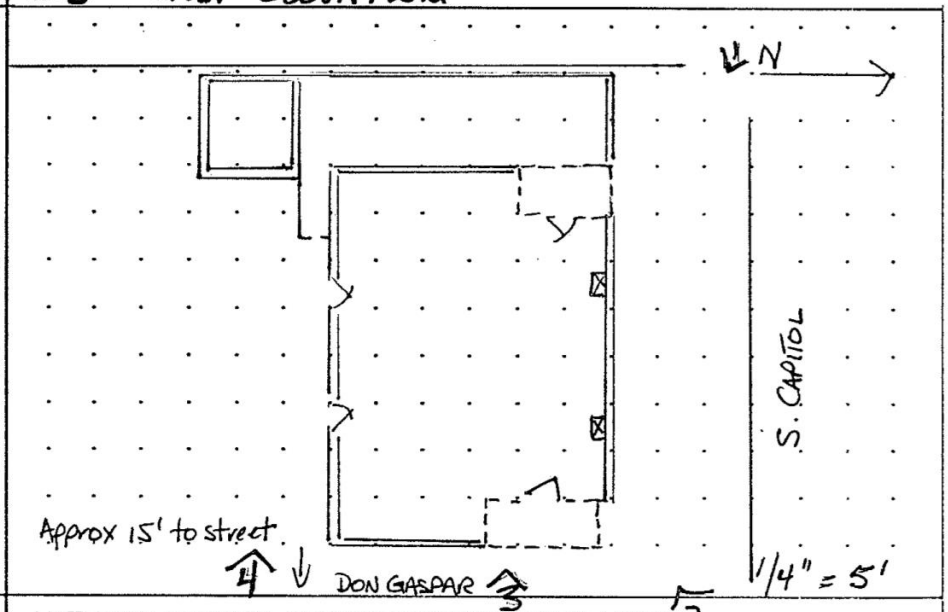
___ YES ___ NO

PHOTO



#3 EAST ELEVATION

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 11/94 BY JC

NEGATIVES WITH NMHPD ROLL # 501 NEG # 1 TO 4

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet, canale at N; gutter at W. facade
BUILDING WALLS	Mas. w/ stucco
FOUNDATIONS	basement wdws. at S. facade
DOORS	Multi-light, wd. at both main ents.
WINDOWS	6/6 D.H., WD. WDW groups 4/4 D.H., WD. WDW. groups
PORCHES OR PORTALES	Corner piers, st. w/ wd. corbels
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	6' WD. fence encloses NW corner & W. facade; 2' WD. fence at S.W. corner; 3'-4' stepped st. wall along property line at W. elevation
ARCH. DETAILS	2 projecting, battered chimneys at N. facade; evidence of removed vigas at N. facade
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



1 N. elevation



2 NE corner

IDENTIFICATION

ADDRESS

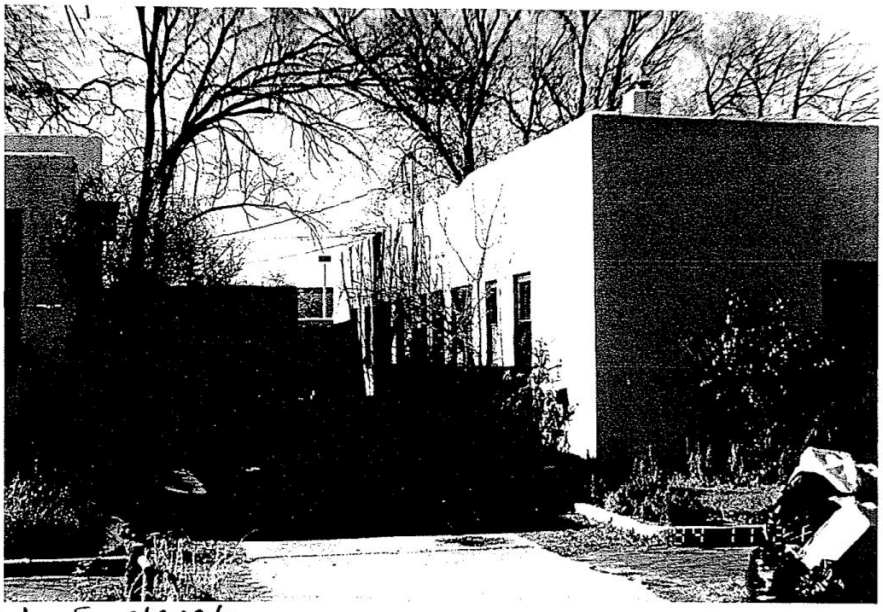
402 DON GASPAR AVENUE / 102 S. CAPITOL

ID NUMBER: 0516/0235

SANTA FE ID NUMBER: H 1259

SURVEYED/RESEARCHED

DATE 11/94 BY JC



#4 S. elevation

#4

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1259

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610235
field map SFHD #4	number 235	UTM reference zone 12 13 easting	northing

location description

402 DON GASPAR

102 S. CAPITOL

SW CORNER

city/town SANTA FE

land grant/reservation

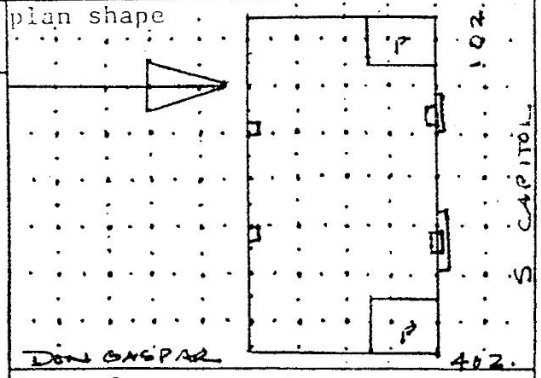
building name

legal description tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by HMW no. SFHD #10	negative nos. 12	loc. of neg. HPB



plan shape



date of construction

1921-30 estimate 1927-29 actual

source SANBORNS SF DIR.

style

S P REV.

foundation material

CONC.

wall material/surface

TILE / STUCCO

use

present [residential]

other DUPLEX

historic [residential]

other DUPLEX

condition

___ excellent ✓ good

___ fair ___ deteriorating

degree of remodeling

✓ minor ___ moderate ___ major

describe: NOTE: FALL 1985 NONE PROJ. VIGAS REMOVED.

architectural features

STRAIGHT PARAPET; PROJ. VIGAS ON N. SIDE & OVER PORCHES (REMOVED ON E).

PORCHES: STUCCO'D CORNER PIER W/ EXP'D LINTELS ON CORBELS.

N SIDE: 2 PROJ. BATTERED CHIM. MASSES, 4 FAMD. 6/6 D.H. WD WDW GROUPS

E & W SIDES: 1 FAMD. 6/6 D.H. WD WDW GROUP EACH.

comments UNDER PORCHES: 3 SGL 6/6 D.H. WD WDWS EACH, 1 15-LIGHT SGL WD DOOR EACH.

EXCELLENT BUILDER'S S-P. REV DUPLEX, BUILT AT SAME TIME AS 414, 410, 406 DON GASPAR

FALL 1985 - HISPANIC CHAMBER OF COMMERCE OFFICE: EXT REMODEL: NEW PT, REMOVAL OF VIGAS.

surroundings

COMMERCIAL / GOVT

relationship to surroundings

✓ similar ___ not similar

district potential

___ yes ___ no

significance

___ eligible ✓ of interest ___ none

if eligible, why? CONTRIB.

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes



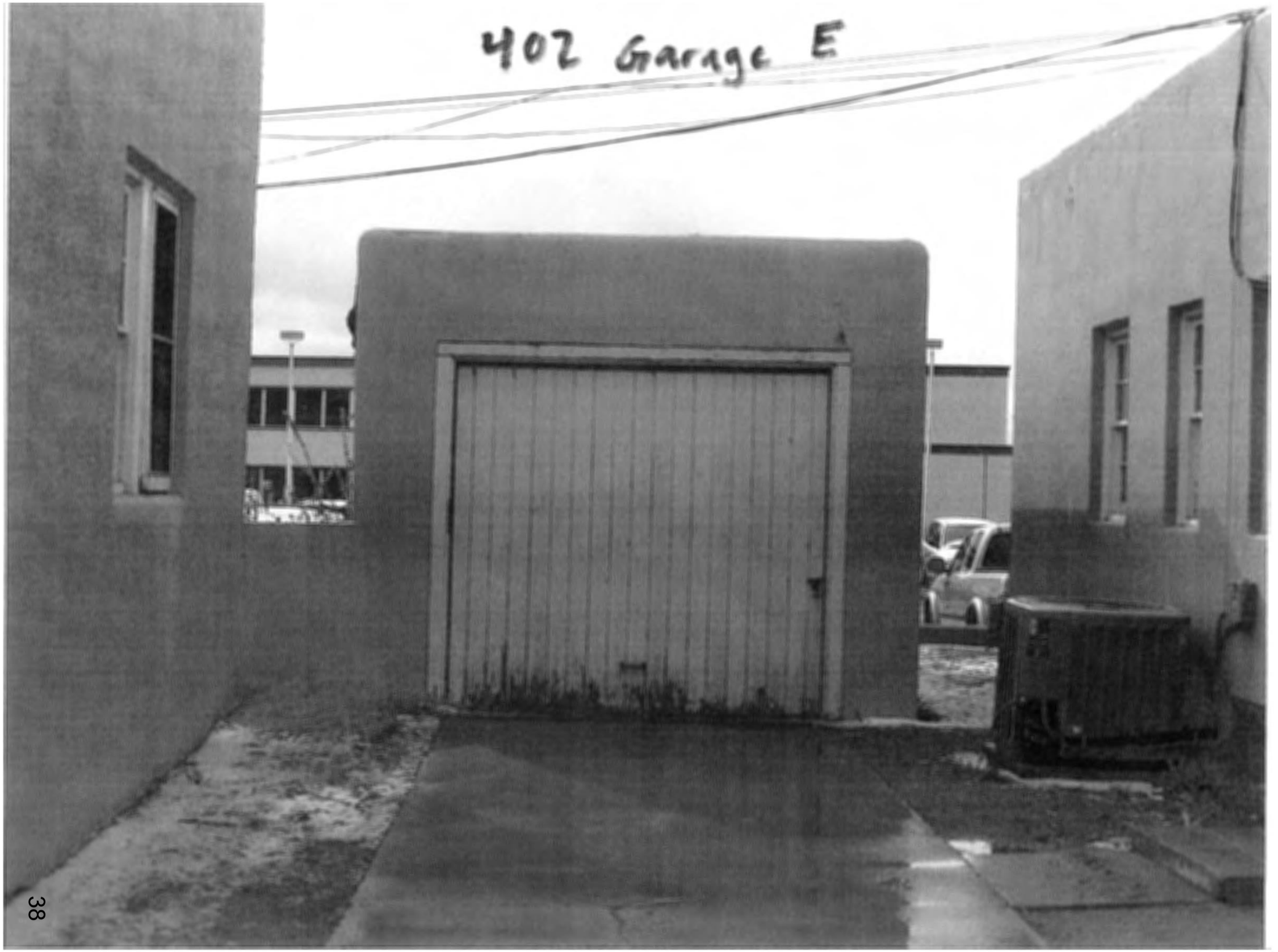
N+3 204

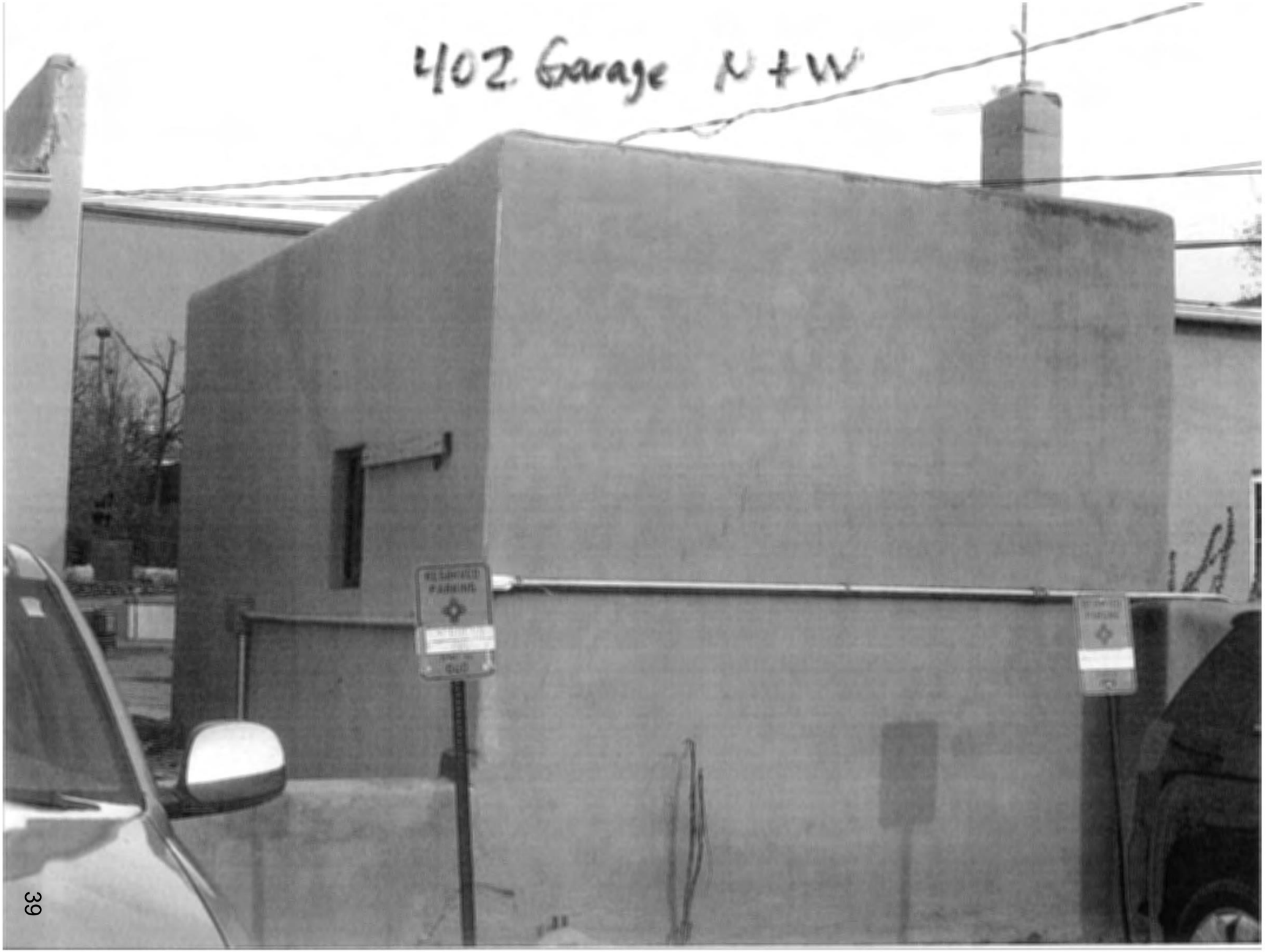

402 N+W

402 S + E



37


402 Garage E


402 Garage N+W

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 406 DON GASPAR

ID NUMBER: 0516 10234

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1791

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city direct.

BUILDING DATA

ARCHITECTURAL STYLE: Spanish Pueblo Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

____ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ____ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ____ MODERATE

____ MAJOR

EXPLAIN:

OVERALL CONDITION:

____ EXCELLENT ✓ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

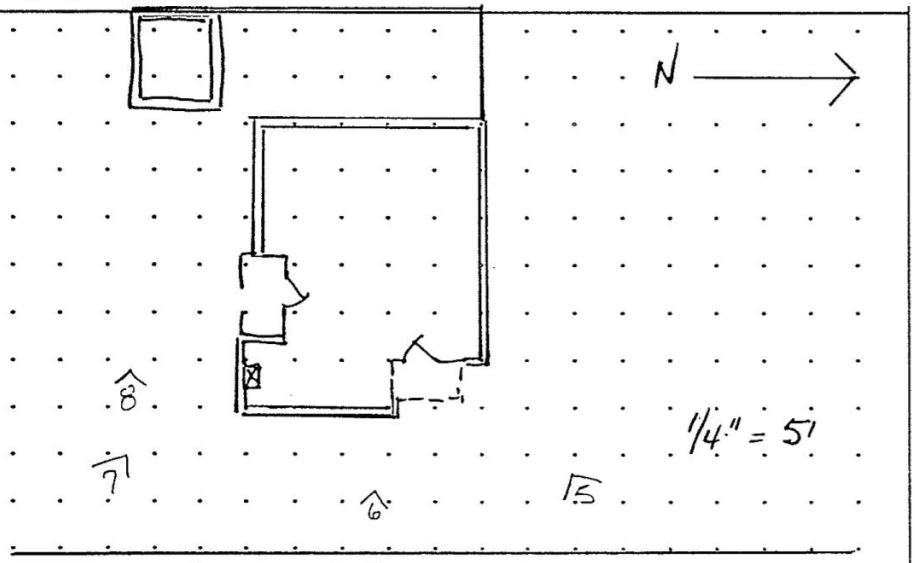
____ YES ____ NO

PHOTO



#6 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES ✓ NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES ✓ NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

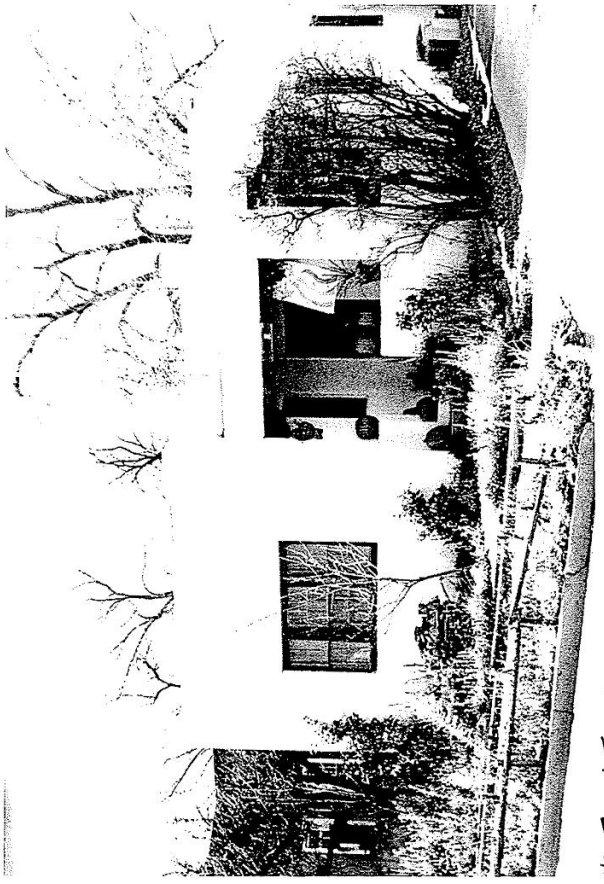
SURVEYED 1/93-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 5 TO 8

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet; 1 canale N elevation; gutter at W. elevation
BUILDING WALLS	mas. w/ stucco (textured, pink)
FOUNDATIONS	Basement wdws. at S. elevation
DOORS	wd. door w/ three lights at E. facade (front) 9 lights / solid wd door at S. facade
WINDOWS	4/4 D.H. wd. wdw. 6/6 D.H. wd. wdw. – some in poor condition
PORCHES OR PORTALES	NE. elevation portale – Corner pier, st. w/ wd. corbels, exposed vigas S. elevation " – Shed roof w/ exposed vigas, wd. piers – poor condition (water damage)
BALCONIES	—
COURTYARDS	
FENCES/WALLS	W. elevation – 3'-4' stepped stucco wall beyond deteriorated fence w/ thin vertical slats
ARCH. DETAILS	
OTHER	originally identical to 410 & 414 DonGaspar
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#5 NE corner



#7 SE corner

IDENTIFICATION

ADDRESS

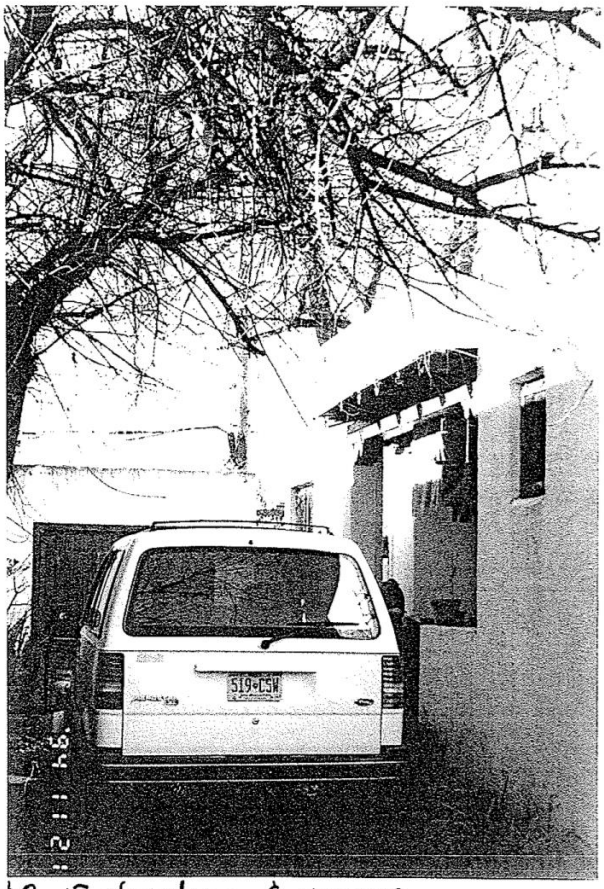
406 DON GASPAR

ID NUMBER: 051610234

SANTA FE ID NUMBER: # 1791

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#8 S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

41791

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610234
field map SFHD # 4	number 234	UTM reference zone 12 13	easting northing

location description: 406 DON GASPAR

city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD # 10	negative nos. 10, 11	loc. of neg. HPB

plan shape: G, P



date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS. SF DIR.

use
present: residential
other:
historic: residential
other:

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe: S. PORCH ADDED.

style: SP REV.

foundation: CONC.

wall material/surface: TILE / STUCCO

architectural features
STRAIGHT PARAPET W/ NO COPING

FRONT: TRIP 4/4:6/6:4/4 D.H. WD WDW GROUP; SGL LEAF WD DOOR.

3 SGL 6/6 D.H. WD. WDWS.

N SIDE: 2 TAND 4/4 D.H. WD WDWS;

S SIDE: 2 4-LIGHT WD. CASM'T WDWS FLANK CHIMNEY;

1 TAND 4/4 D.H. WD WDWS; 1 TAND 6/6 D.H. WD WDWS; 3 SGL

6/6 D.H. WD WDWS; 1 9-LIGHT SGL-LEAF WD DOOR IN RECESS'D

comments BAY

PORCHES: FRONT - ORIG STUCCO'D FRAME W/ EXP'D WD LINTELS ON

CORBELS; S. SIDE - RECENT ADD SHED RF W/ EXP'D VIGAS

ON LINTEL.

IDENTICAL TO 414, 410 DON GASPAR EXCEPT SP PORCHES.

VERY INTACT GOOD MODEST SP REV BUILDER'S HOUSE

surroundings: COMMERCIAL / GOV'T

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

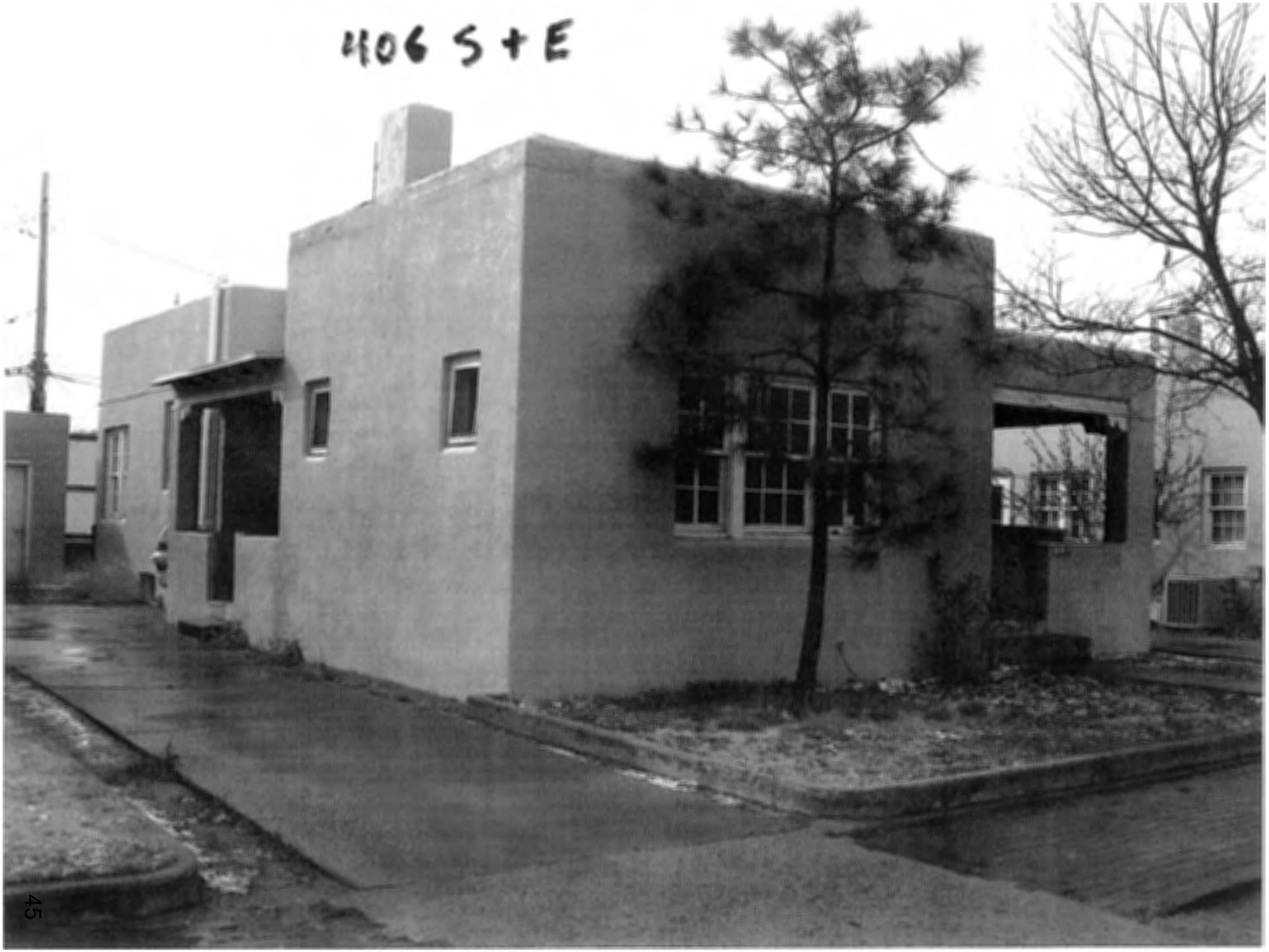
significance
___ eligible ✓ of interest ___ none

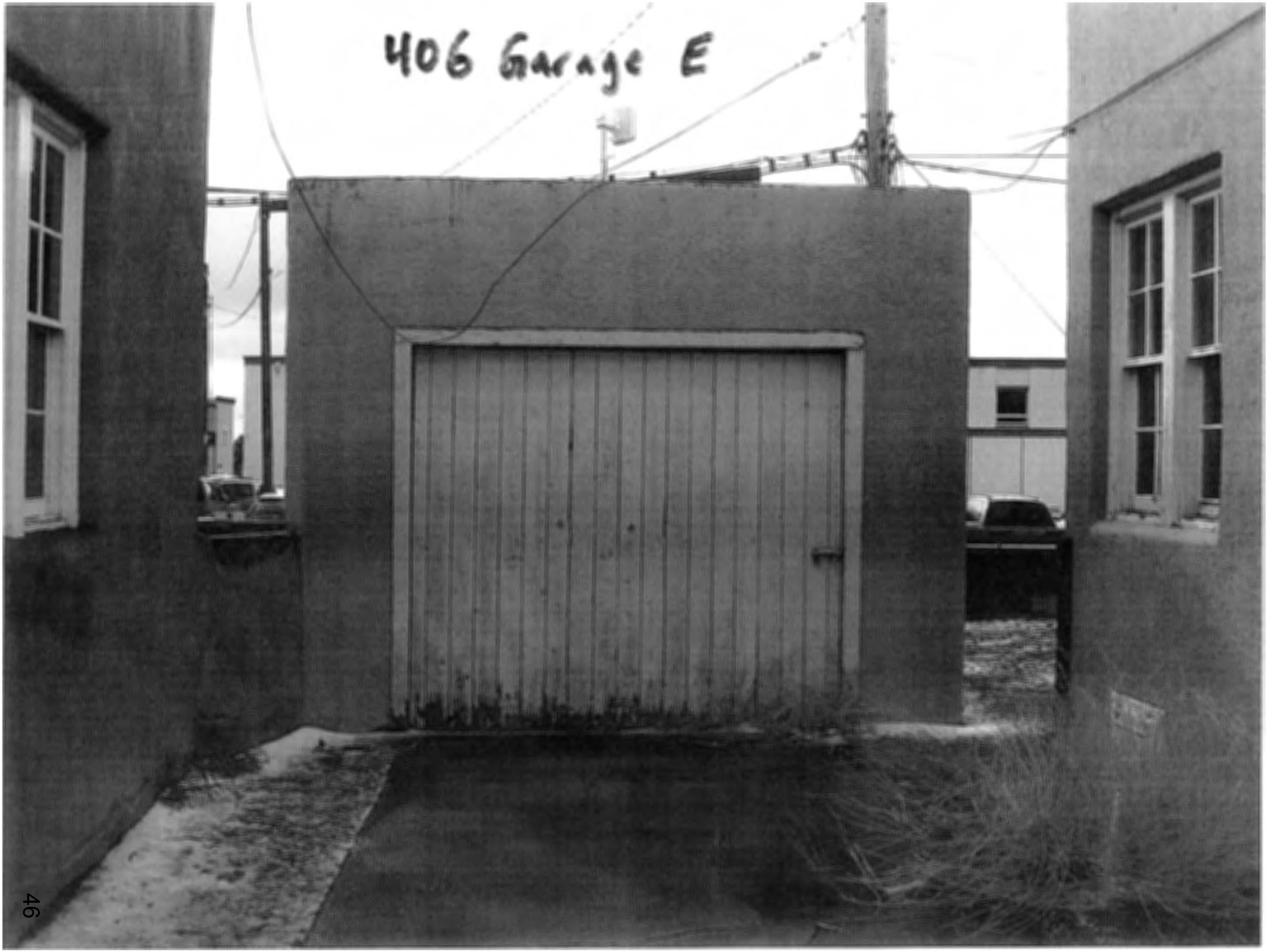
if eligible, why? CONTRIB.

associated buildings? ✓ yes
what type?
STUCCO'D GARAGE @ REAR
if inventoried, list ID nos.

see back? ___ yes

N 43 90h


406 S+E


406 Garage E


406 Garage W

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 410 Don GASPAR

ID NUMBER: 0516/0233

BUILDING NAME: —

SANTA FE ID NUMBER: H 1792

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city Dir.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: residential

OTHER Commercial

SURROUNDINGS: Government Bldgs & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

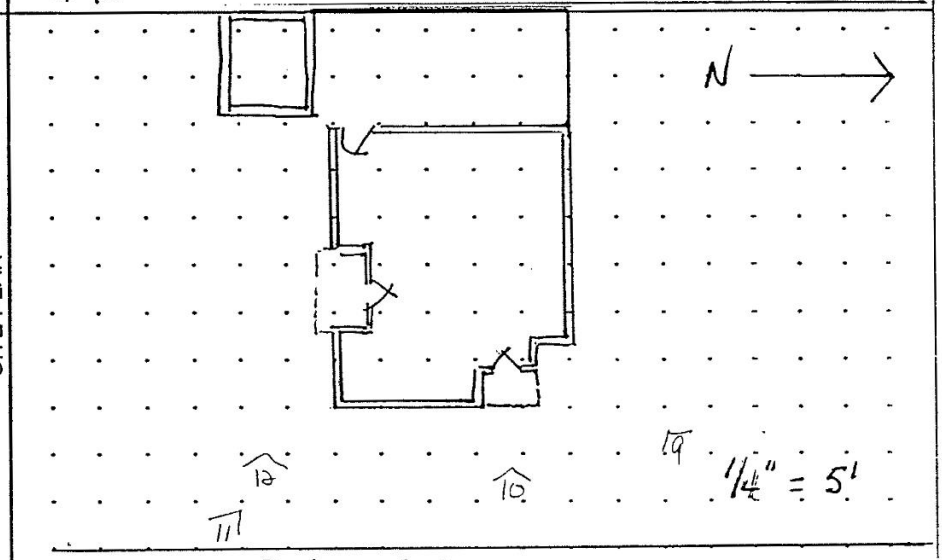
___ YES ___ NO

PHOTO



#10 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

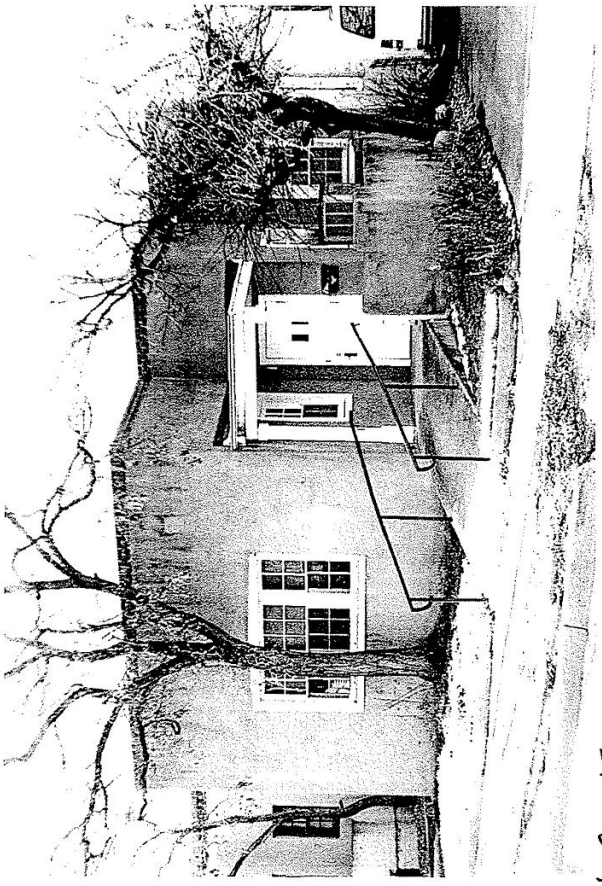
SURVEYED 11-21-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 1 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ 3 courses brick coping; rear gutters
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wdw. visible at S. elevation
DOORS	wd. door w/ 2 sm. lights at E. elevation (front) wd. door w/ 9 lights at S. elevation wd door w/ 4 lights at W. elevation
WINDOWS	4/4 D.H. wd. wdw. 6/6 D.H. wd. wdw.
PORCHES OR PORTALES	New T.R. porch at E. elevation - frame; chamfrd. posts w/ applied bases & caps Open porch at S. elevation - 3' stucco wall
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	3' stucco wall at N. & W. elevations
ARCH. DETAILS	All wdws. have new T.R. ped. lintels & surrounds; brick & stucco chimney @ front; stucco chimney at rear
OTHER	concrete ramp for the disabled at front entrance - hollow, metal railing
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#9 NE corner



SE corner

IDENTIFICATION

ADDRESS

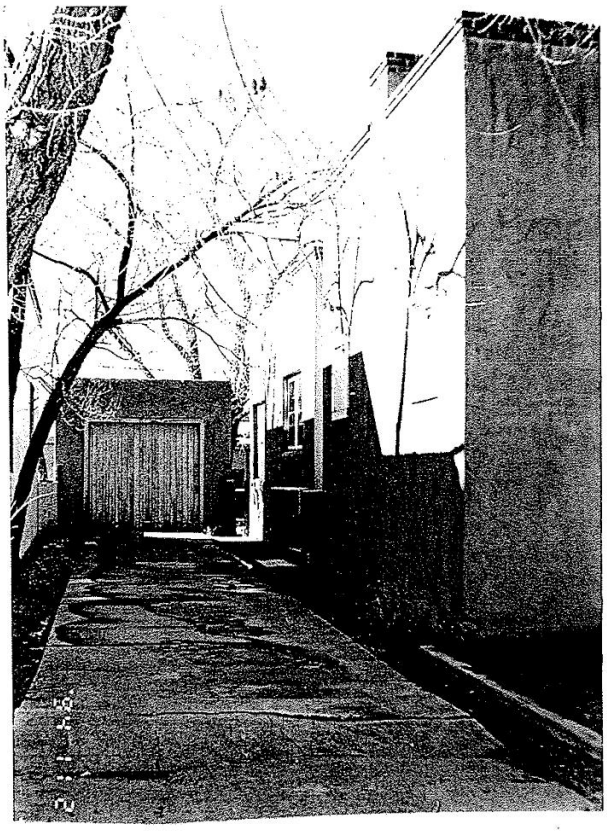
410 DON GASPAR

ID NUMBER: 0516/0233

SANTA FE ID NUMBER: H 1792

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H 1792

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610233
field map number SFHD # 4	233	UTM reference zone 12 13	easting northing

location description

410 DON GASPAR

city/town SANTA FE

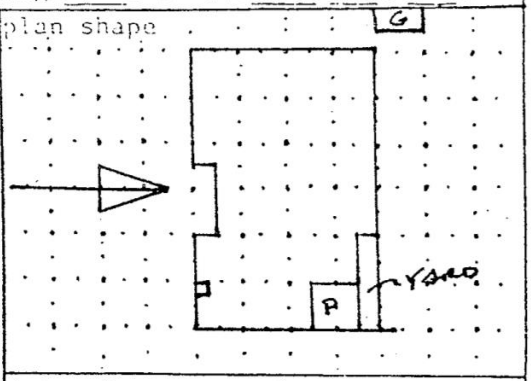
land grant/reservation

building name NM ASSOC. OF COUNTIES.

legal description tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by HMW no. SFHD # 10	negative nos. 8, 9	loc. of neg. HPB





date of construction
1921-30 estimate 1927-29 actual
source SANBORNS SF DIR.

use
present residential
other OFFICE
historic (residential)
other

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
___minor ✓moderate ___major
describe:
NEW TR PORCH, SURROUNDS; COPING

surroundings
COMMERCIAL / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why?
CONTRIB.

associated buildings? ✓yes
what type?
STUCCO'D TILE GARAGE @ REAR
if inventoried, list ID nos.

style

foundation material
CONC.

wall material/surface
TILE/ STUCCO

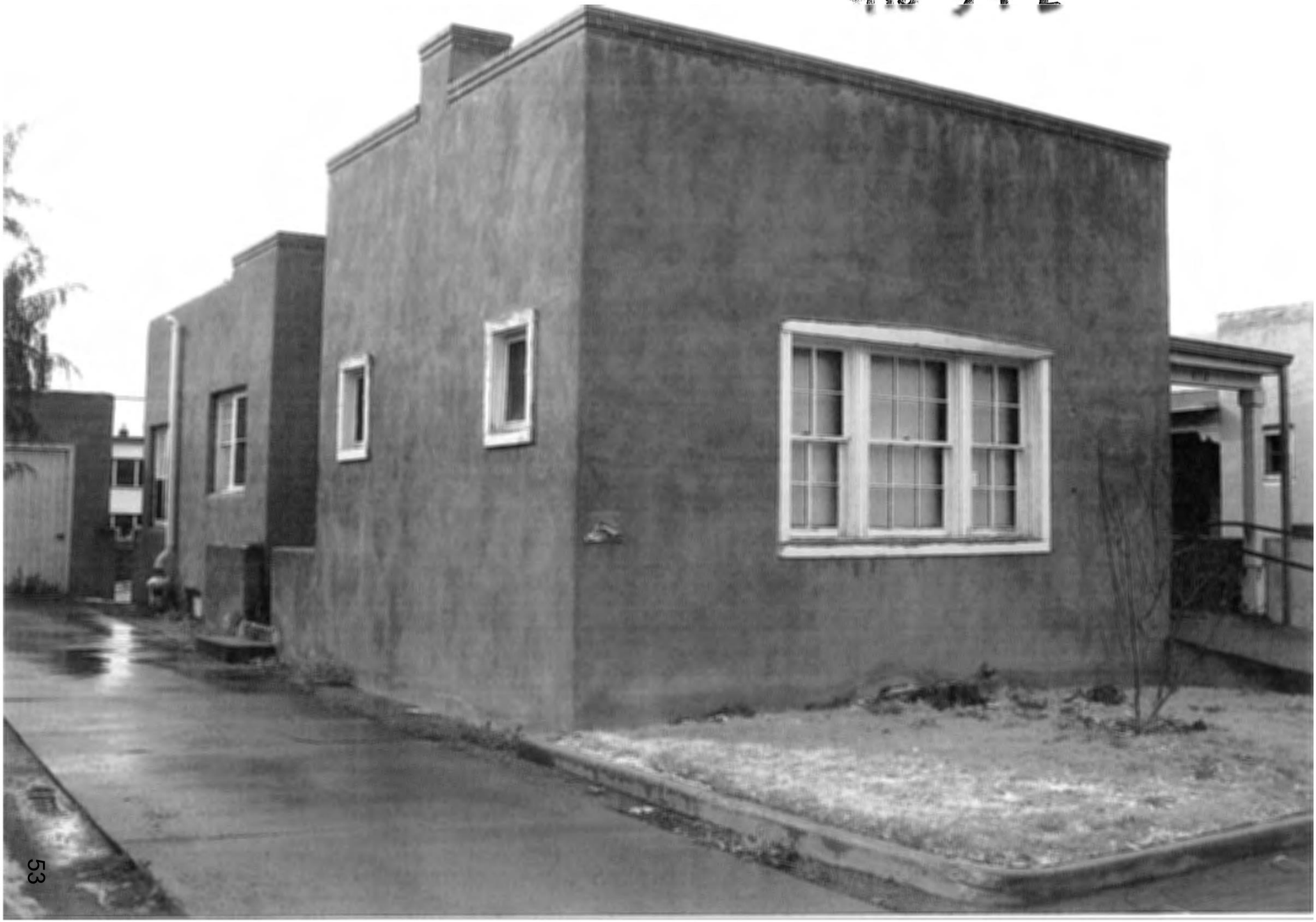
architectural features
NEW BRK COPING: 3 STR COURSES CORBELLED OUT.
FRONT: TRIP 4/4: 6/6: 4/4 D.H. WD GROUP; SGL LEAF WD DOOR W/ 2 LIGHTS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO YARD WALL
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANK CHIMNEY; 1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WD; 3 SGL 6/6 D.H.; 1 9-LIGHT SGL LEAF WD DOOR IN RECES'D BAY.
comments ALL WDWS HAVE NEW T.R. PCD. LINTELS/ SURROUNDS. NEW T.R. PORCH: FRAME; CHAMF'D POSTS W/ APPL'D BASES & CAPS.

¢ 406
IDENTICAL TO 4/4 DON GASPAR EXCEPT FOR ADD OF TERR. REV. DETAILING OF WDWS, PORCH WHICH REMODELED BY J.N. CONST. FOR NM ASSOC OF COUNTIES.

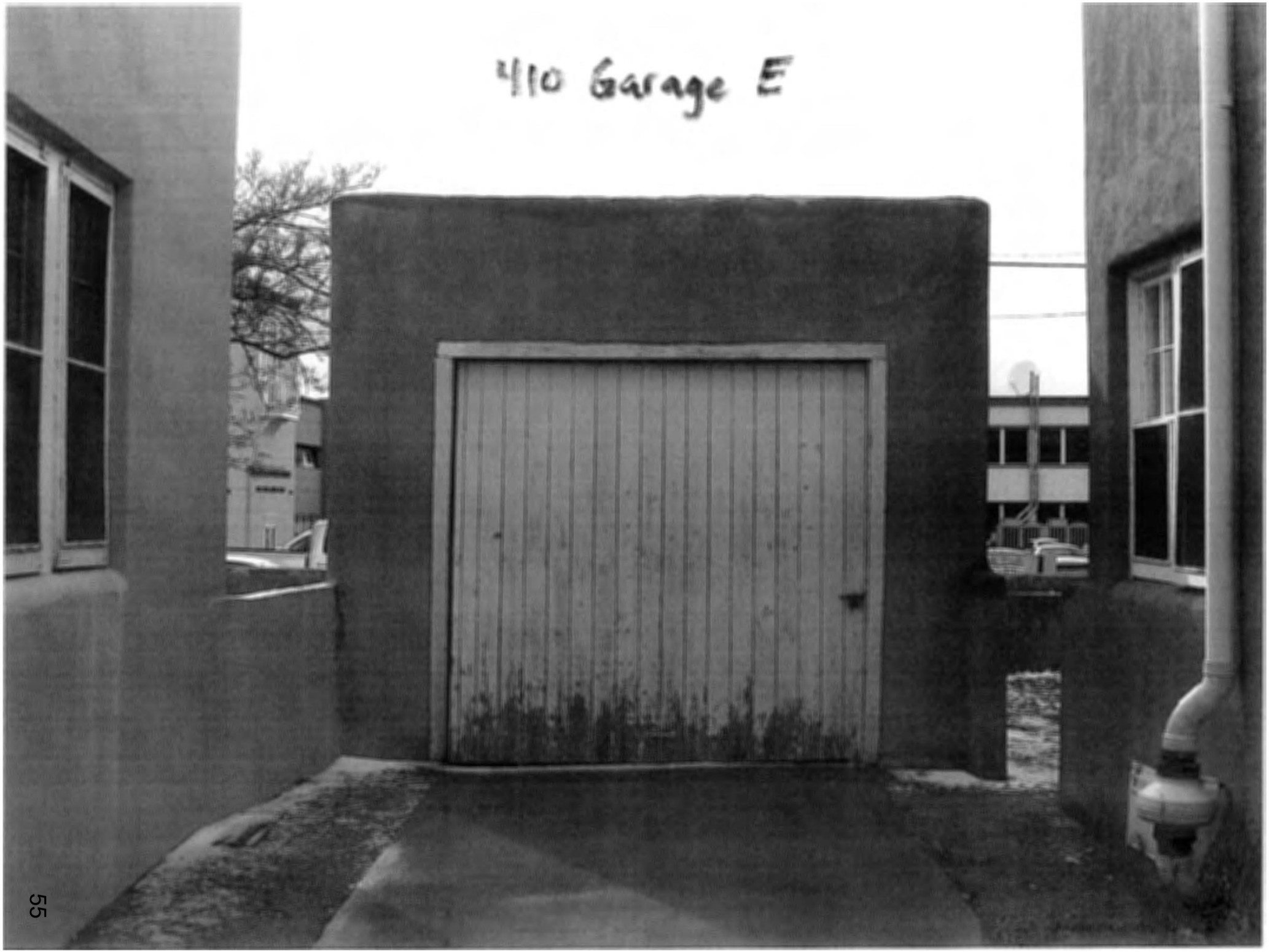
see back? ___yes

410 E + N




410 S + E

4th W


4/10 Garage E


410 Garage S

4110 Garage W
RESERVED PARKING
RESERVED PARKING

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 414 DON GASPAR

ID NUMBER: 0516 10232

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1793

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; City Direct.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government Bldg; commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

____ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ____ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ____ MODERATE

____ MAJOR

EXPLAIN:

OVERALL CONDITION:

____ EXCELLENT ✓ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

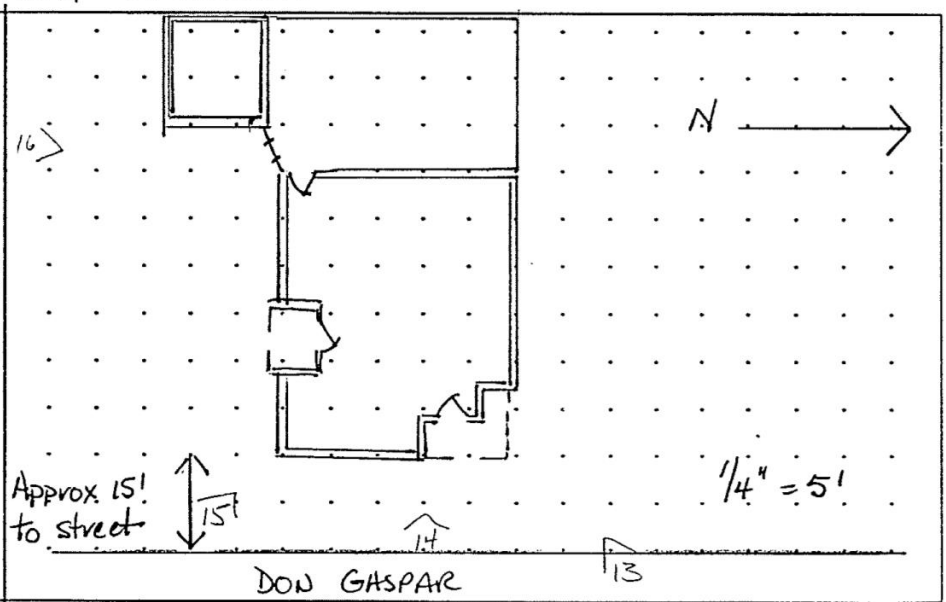
____ YES ____ NO

PHOTO



#14 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES ✓ NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES ✓ NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 11-21-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC 1 NEG # 13 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ brick, dogtooth coping; rear gutter
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wows. visible at S. elevation
DOORS	wd. door w/ 3 lights at front facade hollow wd doors at S. and W. facades
WINDOWS	4/4 D.H. wd. wdw 6/6 DH. wd. wdw.
PORCHES OR PORTALES	Porch areas open to sky
BALCONIES	—
COURTYARDS	rear yard
FENCES/WALLS	3-4' wall w/ wd gate at front door; 3-4' wall w/ wd gate at S. rear
ARCH. DETAILS	Brick & stucco chimney at front; brick chimney at rear; garage w/ hipped roof
OTHER	

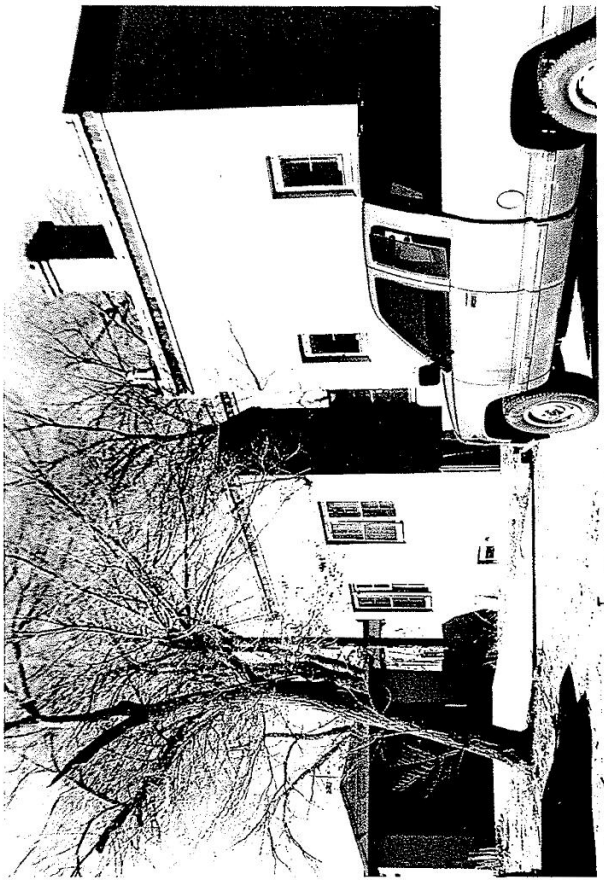
COMMENTS

—

ADDITIONAL PHOTOGRAPHS



#13 NE corner



#15 SE corner & garage

IDENTIFICATION

ADDRESS

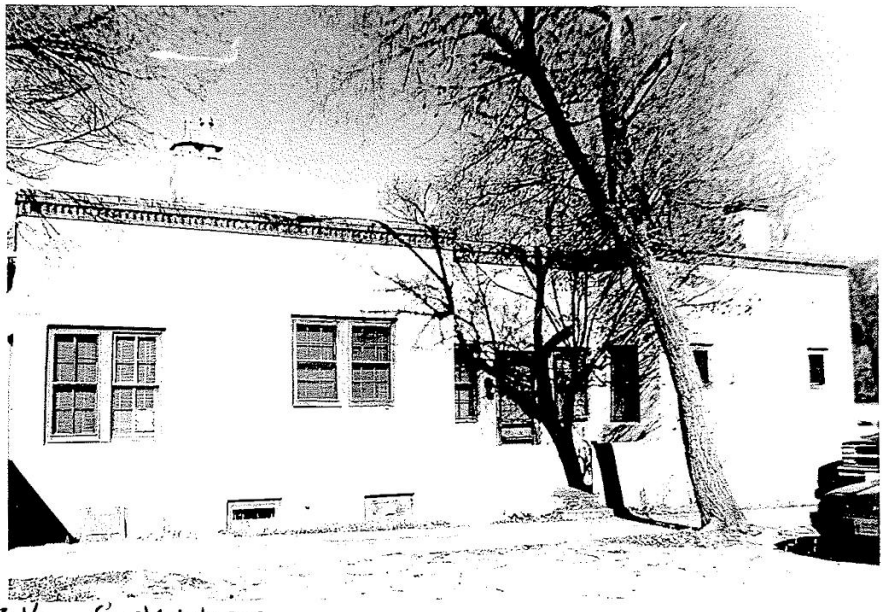
414 DON GASPAR

ID NUMBER: 0516 10232

SANTA FE ID NUMBER: H-1793

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#16 S. elevation

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

1+1793

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 0516/0232
field map SFHD #4	number 232	UTM reference zone 12 13 easting	northing

location description: 414 DON GASPAR

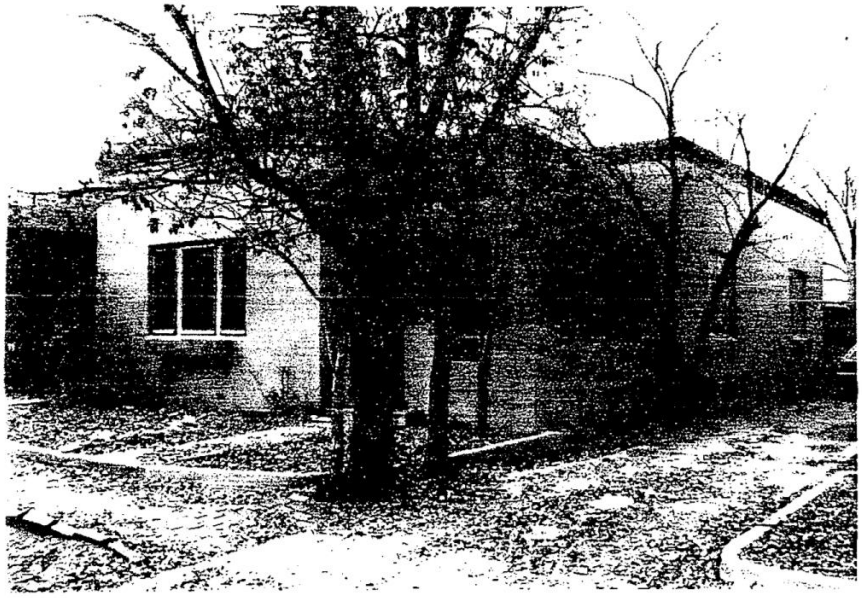
city/town: SANTA FE

land grant/reservation:

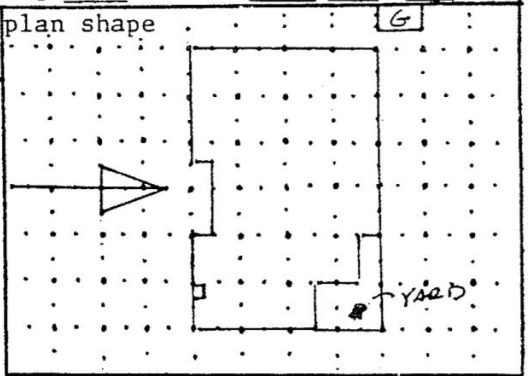
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by HMW no. SFHD 10	negative nos. 6, 7	loc. of neg. HPB



plan shape: G



date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR

use
present: residential
other:
historic: residential
other:

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe:

style: TERR. REV.

foundation material: CONC.

wall material/surface: TILE / STUCCO

architectural features
BRK DOGTOOTH COPING: S/S/Dog/S (↓)
FRONT: TRIP 4/4: 6/6: 4/4 D.H. WD GROUP; 1 SGL-LEAF WD DOOR W/ 3 LIGHTS ON DIAG. AXIS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO PORCH WALL OPEN TO SKY.
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANKING CHIMNEY MASS; 1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WDW; 3 SGL 6/6
comments D.H. WD WDWS; 1 9-LIGHT SGL LEAF WD DOOR IN RECESS'D BAY.

VERY GOOD, INTACT T.R. MODEST HOUSE, ONE OF 4 HOUSES BUILT W/IN 1 YR OF EACH ON N HALF OF THIS BLOCK → SIGNIFICANT GROUPING.
IDENTICAL TO 410, 406 DON GASPAR.

surroundings: OFFICE / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why? CONTRIB.

associated buildings? ___yes
what type?
STUCCO'D TILE GARAGE @ REAR.
if inventoried, list ID nos.

see back? ___yes

414 E+N



62


414 W+S

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610238
field map SFHD # 4	number 238	UTM reference zone 12 13 easting	northing

location description

138 (?) S. CAPITOL

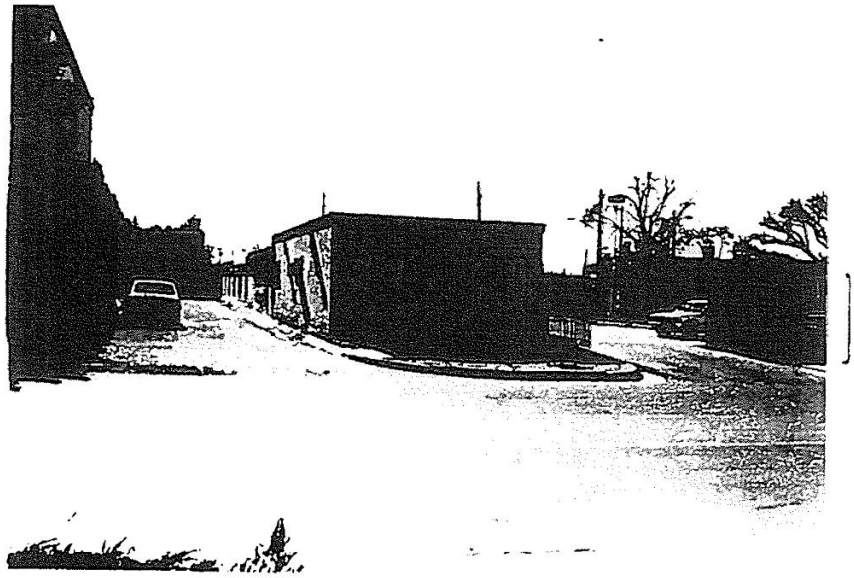
city/town
SANTA FE

land ~~grant/reservation~~

building name
NM STATE MOTOR POOL

legal description
tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	18A	HPB



plan shape

date of construction
P45 estimate ___ actual

source
SANBORNS, SF DIR.

use
present residential
other ___
historic residential
other ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style
TERR. REV.

foundation material

wall material/surface

architectural features

surroundings
GOV'T

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N.C. DATE

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes


128 E+N

128 W+S

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610237
field map SFHD #4	number 237	UTM reference zone 12 13	easting northing

location description: 130 S. CAPITOL

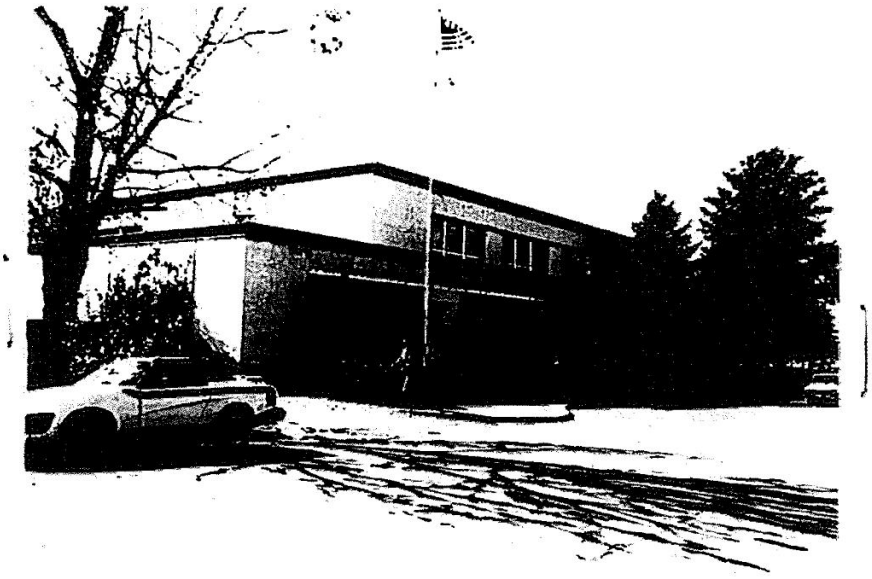
city/town: SANTA FE

land grant/reservation

building name: NAT'L EDUC. ASSOC.

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD # 10	negative nos. 15A	loc. of neg. HPB



plan shape

style: TERR. REV.

foundation material

wall material/surface

architectural features

comments

date of construction: ___ estimate 1963 actual

source: SANBORN

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

surroundings: GOV'T

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N.C. DATE

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

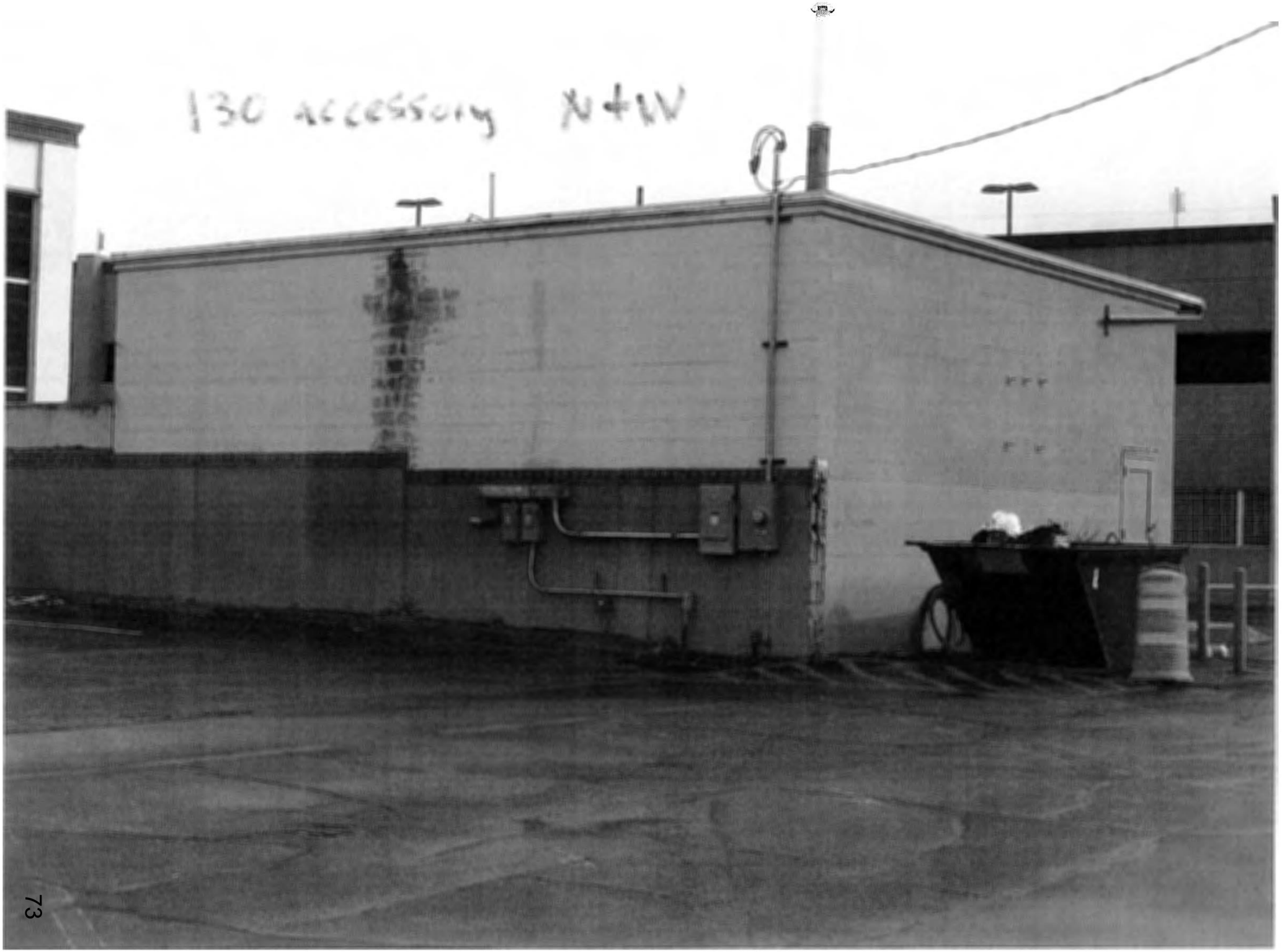
see back? ___ yes


130 E+N


130 W. S. W


130 S, W, 5

~ 130 accessory
W+S


130 accessory N+W

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

April 3, 2022

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Historic Status Review Application (128 South Capitol Street, 130 South Capitol Street, 402 Don Gaspar Avenue, 406 Don Gaspar Avenue, 410 Don Gaspar Avenue, 414 Don Gaspar Avenue)

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for historic status review of all existing structures located at 128 South Capitol Street (Motor Pool Building and maintenance/garage structure), 130 South Capitol Street (Concha Ortiz y Pino Building), 402 Don Gaspar Avenue (casita and garage), 406 Don Gaspar Avenue (casita and garage), 410 Don Gaspar Avenue (casita and garage), and 414 Don Gaspar Avenue (casita only).

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property is located in the Downtown and Eastside Historic District and spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the subject property. Board discussion as reflected in the minutes of the June 12, 2012 HDRB hearing touched on a variety of interesting aspects of the case, including the definitions of "contributing" and "significant" in the code and how these should be applied to structures, the importance of streetscape and district context when considering status designations, and the value of saving

remnants of historic development patterns when the context has been dramatically altered (See attached Minutes of the 6.12.2012 HDRB Hearing for Case H-12-017A). A range of opinions was expressed by Board members and the public, and the discussion resulted in the following historic status determinations by the HDRB:

- 128 South Capitol Street: Motor Pool building and maintenance/garage were designated non-contributing.
- 130 South Capitol Street: Concha Ortiz y Pino building was designated non-contributing.
- 402 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 406 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 410 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 414 Don Gaspar Avenue: Residence was designated significant.

Following the 2012 historic status designations, the Executive Office Building Project was put on hold. Now the State of New Mexico wishes to proceed with the Project and requests an updated historic status review of the structures on the subject property. It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(C) apply to this status review application and that the procedures outlined in SFCC §14-5.2(M) will govern any future applications by the State of New Mexico for demolition, renovation and/or new construction on the subject property.

Historical Context

In the 2012 staff report, Historic Preservation Division staff noted that the area surrounding the subject property had undergone substantial changes due to the development of large, multistory government buildings that now comprise the New Mexico Main Capitol Campus (also referred to as the "Capitol Complex"). Staff also noted at that time that the four residential structures and associated garages along Don Gaspar Avenue (referenced as the "Don Gaspar Casitas") were a vestige of the residential neighborhood that pre-dated the expansion and extensive remodeling of the Capitol Complex buildings in the 1950s and 1960s. During this period of expansion, the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure were built on the subject property, while other buildings, including the Roundhouse, were constructed in the surrounding area to create the state government campus that is present today. Staff also correctly indicated that despite being located in the Downtown and Eastside Historic District, the residences on Don Gaspar Avenue were historically associated with the residential development pattern and architectural character of the Don Gaspar Area Historic District and that the "surrounding streetscape is dominated by large institutional buildings."

The structures on the subject property and the surrounding Capitol Complex bear little relationship to the significance of the Downtown and Eastside Historic District in which they are presently situated. Furthermore, as mentioned previously, the "Don Gaspar Casitas" are associated with the historic development and character of the Don Gaspar Area Historic District, while the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure are associated with the development and expansion of the Capitol

Complex historic neighborhood / townscape. Unfortunately, the City's Historic Districts Ordinance does not provide specific guidance with regards to evaluating the significance of historic properties, either in terms of architectural character or period of significance for the various distinct historic districts in the City. Each historic district has unique development patterns, architectural character, and time period during which significant people, events, and development took place, all of which inform whether and how structures "contribute" to their significance, or not as the case may be. The very definition of "contributing" status in the code states, "A structure, located in a historic district, approximately fifty years old that *helps to establish and maintain the character of that district*." Multiple studies that have been produced by the City of Santa Fe over the years have alluded to this inadequacy of the code; however, no substantive changes have been made to provide additional guidance to the HDRB when evaluating historic status of properties, especially in instances such as these in which the structures are of marginal significance and do not relate to the particular historic district in which they are located.

In 1983, the Santa Fe City Council amended the Historical District Ordinance to establish four new historic districts, in addition to the Downtown and Eastside Historic District (originally referred to as the "Core Historic District"). New districts included the Don Gaspar Area Historic District, the Westside-Guadalupe Historic District, the Historic Transition District, and the Historic Review District. That same year, the Don Gaspar Historic District was listed on the National Register of Historic Places in further recognition of its unique character and geographical extent. The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms.

In the years leading up to and following the creation of new historic districts in Santa Fe, several studies were commissioned by the City in an effort to characterize the various unique historic neighborhoods and townscapes of Santa Fe, with the purpose of providing more context to the HDRB (formerly, the "Historical Styles Committee") when evaluating proposals subject to the City's historic preservation regulations. In 1977, the City received a grant from the National Park Service, which resulted in a report entitled *Design and Preservation in Santa Fe: A Pluralistic Approach*. This report identified twenty different "townscapes," documenting the diversity of development patterns and architectural styles present in Santa Fe and presenting these as a lens through which the Historical Styles Committee (now the HDRB) could view the evaluation of historic properties and proposed alterations. One of the townscapes named in the study is the "Capitol District and Civic Sites" which it defined as "a realm of large institutional buildings set on lawns," the clearest concentration of which surrounds the subject property. This historic

neighborhood, however, differs substantially from the character and significance of the Downtown and Eastside Historic District in general.

Expanding on the delineation of the diversity of neighborhoods and styles described in *Design and Preservation in Santa Fe*, the *Santa Fe Historic Neighborhood Study* was produced by the City in 1988. This study described the "Capital Complex Historic Neighborhood" and called for it to be designated as a distinct historic district due to its unique attributes associated with the construction and development of a cluster of territorial and state government buildings. These include construction of the Territorial Capitol Building and Governor's Mansion (which sat north of the Capitol) in the late 1800s, the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style.

In 1989, the National Trust for Historic Preservation produced a study entitled *An Evaluation of Santa Fe Historic Districts Ordinance*, following local efforts to expand Santa Fe's historic preservation program with the creation of new districts. The evaluation provided recommendations and reflections on how Santa Fe's ordinance should evolve to better function and accommodate the expansion. The study states, "The ordinance provisions call attention to the importance of explaining the significance of a district and of having standards for the Board to use in administering a district." Further, "In its review work involving significant and contributing buildings and landmarks, the Board can make good use of additional standards that will help maintain the integrity of these important structures."

Even in 1989 following the recent creation of new historic districts in Santa Fe, there was a need for clear definition of the significance of each district to better serve as guidance in evaluating the merit of proposals for alterations to historic buildings and in determining the historic status of buildings within each of those districts. While some efforts have been made in this regard, the current ordinance falls short of providing adequate guidance to the HDRB and to the public as to the unique qualities of each of Santa Fe's historic districts. This lack of guidance stands out as problematic in the present application for historic status review of the structures on the subject property, none of which relate to the significance of the Downtown and Eastside Historic District in which they are situated.

<u>Historical Summaries by Building</u>

128 South Capitol Street – Motor Pool Building
Non-residential structure built between 1966 and 1969 in the Territorial Revival style. The building is constructed with stuccoed concrete masonry unit (CMU) block with a brick parapet, single-hung wood windows with white painted wood trim in the Territorial Revival style. Some windows have brick sills. The offices that were added to the rear (south) of the structure by 1981 represent a substantial non-historic modification. Decorative stuccoed and painted CMU yard walls are present on the site and appear from aerial photos to have been present by 1969.

128 South Capitol Street – Maintenance / Garage
Non-residential structure built by 1981 according to historic aerial imagery. The structure is used as a maintenance area and garage and is constructed of painted CMU block with a flat roof with metal fascia and an overhang to the south. Three garage bays face south.

130 South Capitol Street – Concha Oriz y Pino Building
Non-residential structure built in 1961 as the New Mexico Education Association Building, now called the Concha Ortiz y Pino Building. According to the HCPI, the two-story structure was designed by Willard C. Kruger and built in Territorial Revival style with reinforced concrete walls, brick coping at the parapets, undivided aluminum windows, pre-cast concrete window sills, and a basement. Decorative concrete block walls are present on the site and date to the building's construction. Three bungalows were demolished in order to make space on the site for the construction of this building during the expansion of the Capitol Complex.

402 Don Gaspar Avenue
Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that was originally divided into two residential units, has more recently been used as an office and is now vacant. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

406 Don Gaspar Avenue
Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that is now being occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

410 Don Gaspar Avenue
Constructed in approximately 1930 in the Territorial Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow with brick coping and white wood trim that is now occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

414 Don Gaspar Avenue
Constructed in approximately 1930 in the Territorial Revival style as a residential. The stuccoed pen-tile residence is a single-story bungalow with brick coping that is now occupied as an office.

<u>Conclusion</u>
Although the buildings on the subject property are eligible for historic status due to age (>50 years old), they are all unremarkable examples of the architectural form and features that they exhibit. Furthermore, they do not contribute to the significance of the Downtown and Eastside Historic District. The "Don Gaspar Casitas" are associated with the character and development patterns of the Don Gaspar Area Historic District, while the Motor Pool, maintenance/garage, and Concha Ortiz y Pino are associated with the Capitol Complex neighborhood, which has never received designation as one of the City's historic districts. The Applicant therefore requests that the HDRB maintain "non-contributing" status for the Motor Pool,

maintenance/garage, and Concha Ortiz y Pino building and requests a status downgrade to "non-contributing" for the former residences and garages on Don Gaspar Avenue.

Please let me know if you have any questions or require any additional information.

Sincerely,



Lisa Gavioli, Senior Project Manager
JENKINSGAVIN, INC.

Attachments:
1) HDRB Application Form
2) Owner Authorization Letter
3) Case H-12-017A Minutes (June 12, 2012)
4) Case H-12-017A Documents
5) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
6) HCPI Forms – 128 & 130 South Capitol Street
7) Photos – 402, 406, 410 & 414 Don Gaspar Avenue
8) Photos – 128 & 130 South Capitol Street
9) Main Capitol Campus Map & Project Site Plan
10) Plans – 402, 406, 410 & 414 Don Gaspar Avenue
11) Plans – 130 South Capitol Street (Concha Ortiz y Pino Original Plans)
12) Plans – 128 South Capitol Street (Motor Pool & Maintenance/Garage)

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53816 NMCRIS # 152221 Project Name: CONCHA ORTIZ Y PINO BLDG. HCPI Survey Date: 1.30.23	Agency Number: Other # ☐ Update
NAME OF PROPERTY Historic Name: NM EDUCATION ASSOCIATION BLDG Current Name: CONCHA ORTIZ Y PINO	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒ Building ☐ Structure ☐ Object ☐ District ☐ Site **Subcategory:** ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 130 S. CAPITOL STREET CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒ Urban ☐ Suburban ☐ Rural ☐ Village	**Subcategory:** ☒ commercial ☐ industrial ☐ residential ☐ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: STATE OFFICE BUILDING **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☒ intact ☐ altered ☐ deteriorated ☐ other Describe: NO STRUCTURAL ISSUES
CONSTRUCTION DATE: 1961 ☒ Known ☐ Estimated Source: ARCH. DRAWINGS AND PLAQUE ☒ continuation	**ARCHITECT/BUILDER:** WILLARD C. KRUGER, W.C. KRUGER & ASSOCIATES, BRADBURY & STAMM CONSTRUCTION.
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE STUCCOED TWO-STORY WITH A BASEMENT OFFICE BUILDING BUILT IN A MODIFIED T-SHAPE - FOR A MULITI-PURPOSE ROOM, WITH A BRICK PARAPET, CONCRETE RIBBED AND TERRA COTTA SCREEN DETAILS AND ALUMINUM STRIP WINDOWS WITH PRE-CAST CONCRETE SILLS. PATIO DETAILS INCLUDE DECORATIVE CONCRETE BLOCK. BASEMENT REINFORCED CONCRETE WALLS, CONCRETE FLOORS OVER CONCRETE PAN JOISTS, CONCRETE POST AND BEAM WALLS, INTERNAL ROOF DRAINS. BUILT AS AN OFFICE BUILDING FOR NM EDUCATION AND RENTAL SPACE NOW USED BY THE STATE ENGINEER. AT LEAST THREE BUNGALOW BUILDINGS WERE DEMOLISHED. ☒ **continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53816 Address of Property: 130 S. CAPITOL STREET	NMCRIS # 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☒ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe: REGIONALLY MODERNIST TERRITORIAL STYLE		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Regi ☐ ☒ No
Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown
If yes, is it ☐ Contributing ☒ Non-contributing
If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing
District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR#
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23
National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☒ state ☐ national
Area of significance: WORK OF A MASTER, WILLARD C. KRUGER subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☒ Yes ☐ No
Discuss: CAPITOL DISTRICT BUILDINGS COMPLEX

B. Agency Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
SHPO Remarks:

HCPI # 53816 Address of Property:130 S. CAPITOL STREET	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☒ Brick	☐ Masonry: Simulated	☒ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board &Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☒ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☐ 1 ☐ 1 ½ ☒ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☒ Not visible ☐ None ☒ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes: EXTERIOR STAIRS TO BASEMENT

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior:0 Number Exterior:0

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☐ Entry ☒ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe

HCPI # 53816 Address of Property: 130 S. CAPITOL STREET	NMCRIS # 152221

G. Doorways

☐ N/A **Number of Doorways**: 9

Type: ☒ One-leaf ☒ Two-leaf

Style: ☐ Panel ☐ Diagonal Plank ☐ Dutch ☒ Plain ☐ Vertical Plank ☐ French ☐ Other, describe:

Components: Panels/Lights-Number and configuration
☒ Sidelights - numbe2 and configuration SIDE ☒ Transom

Material ☒ Aluminum ☐ Wood ☒ Steel ☐ Metal ☐ Fiberglass ☐ Vinyl ☐ Other, describe

Depth of Reveal: 5"

Notes: SEE ATTACHED ARCHITECTURAL PLANS

H. Window Openings

☒ N/A **Number of Window Openings**:

Operation:	Material:	Glazing:		
☒ Awning	☒ Anodized Aluminum	☐ 1/1	☒ 2Pane Horizontal	☒ Curtain Wall
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☐ Double or Single Hung	☒ Steel	☐ 3/1	☐ 3 Pane Vertical	☐ Palladian Motif
☒ Fixed	☐ Vinyl	☐ 4/4	☐ 4 Pane Vertical	☐ Picture Window
☒ Hopper	☐ Wood	☐ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☐ Other, describe:	☐ 9/9	☐ Grouped, describe:	☐ Other, describe:
☐ Pivot		☐ Other configuration, describe:		
☐ Sliding t				

Depth of Reveal:6"

Notes: SEE ATTACHED ARCHITECTURAL PLANS

I. Other Significant Features

Describe: ONE OF THE TERRITORIAL REVIVAL BLDGS. CREATED AS PART OF THE CAPITOL COMPLEX

7. Associated Properties

Discuss: ADJACENT BLDG BUILT AFTER 1966 FOR USE AS THE MOTOR POOL
Are associated properties eligible for listing? YES

8. Documents Available and Their Locations

Discuss: W.C. KRUGER & ASSOC. ARCHIVES AT UNM LIBRARIES/ CENTER FOR SOUTHWEST RESEARCH

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☐ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53816 NMCRIS # 152221 Project Name: CONCHA ORTIZ Y PINO BLDG. HCPI Survey Date: 1.30.23	Agency Number: Other # ☐ Update
NAME OF PROPERTY Historic Name:NM MOTOR POOL Current Name:/MAINTENANCE OFC/GARAGE/LANDSCAPE	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒ Building ☐ Structure ☐ Object ☐ District ☐ Site **Subcategory:** ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS:128 S. CAPITOL STREET CITY: SANTA FE COUNTY:SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒ Urban ☐ Suburban ☐ Rural ☐ Village	**Subcategory:** ☒ commercial ☐ industrial ☐ residential ☐ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: MAINTENANCE, STORAGE , STAFF LOCKERS **CURRENT FUNCTION:**MAINTENANCE AND STORAGE	**CURRENT CONDITION:** ☒ intact ☐ altered ☐ deteriorated ☐ other Describe: NO STRUCTURAL ISSUES
CONSTRUCTION DATE:1966-69 ☒ Known ☐ Estimated Source:AERIAL PHOTOS X ☐ continuation	**ARCHITECT/BUILDER:** UNKNOWN
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE STUCCOED ONE-STORY WITH A BRICK PARAPET, SINGLE HUNG WOOD WINDOWS 1/1, TWO 8 PANEL WOOD DOORS, ONW WITH SIDELITES, ALL WITH WOOD TERRIORTIAL REVIVAL TRIM. SOME WINDOWS HAVE BRICK SILLS. OFFICES ADDED ON WITH HEAVY WOOD FASCIA. ☒ **continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53816 Address of Property: 128 S. CAPITOL STREET	NMCRIS # 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Regi ☐ ☒ No
Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown
If yes, is it ☒ Contributing ☐ Non-contributing
If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing
District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR#
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23
National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☒ state ☐ national
Area of significance: subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☒ Yes ☐ No
Discuss: CAPITOL DISTRICT BUILDINGS COMPLEX

B. Agency Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
SHPO Remarks:

HCPI # 53816 Address of Property:128 S. CAPITOL STREET	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☒ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board &Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☒ Other, describe: PAINTED WOOD FASCIA, PANITED WOOD TRIM		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe:

C. Foundation:

☐ N/A ☒ Not visible ☐ None ☒ At Grade ☐ Raised

Materials: ☐ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☒ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	

☒ Other, describe: SOLAR PANELS ON ROOF

E. Chimneys

☒ N/A Number Interior:0 Number Exterior:0

Construction Material: ☐ Brick ☐ Adobe ☐ Stone ☐ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☒ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe

HCPI # 53816 Address of Property: 128 S. CAPITOL STREET	NMCRIS # 152221

G. Doorways

☐ N/A **Number of Doorways**: 3

Type: ☒ One-leaf ☐ Two-leaf

Style: ☒ Panel ☐ Diagonal Plank ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French ☐ Other, describe:

Components: Panels/Lights-Number 8 and configuration 2/4

☒ Sidelights - number 2 and configuration SIDE ☒ Transom

Materia: ☒ Aluminum ☒ Wood ☐ Steel ☐ Metal ☐ Fiberglass ☐ Vinyl ☐ Other, describe

Depth of Reveal: 4"

Notes:

H. Window Openings

☐ N/A **Number of Window Openings**: 11

Operation:	Material:	Glazing:		
☐ Awning	☐ Anodized Aluminum	☒ 1/1	☐ 2Pane Horizontal	☐ Curtain Wall
☒ Casement	☐ Bare Aluminum	☐ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☒ Double or Single Hung	☐ Steel	☐ 3/1	☐ 3 Pane Vertical	☐ Palladian Motif
☒ Fixed	☐ Vinyl	☐ 4/4	☐ 4 Pane Vertical	☐ Picture Window
☐ Hopper	☒ Wood	☐ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☒ Other, describe: One window filled in for AC unit	☐ 9/9	☒ Grouped, describe: Paired casement on south	☐ Other, describe:
☐ Pivot		☐ Other configuration, describe:		
☒ Sliding t				

Depth of Reveal:4"

Notes:

I. Other Significant Features

Describe: ONE OF THE TERRITORIAL REVIVAL BLDGS. CREATED AS PART OF THE CAPITOL COMPLEX

7. Associated Properties

Discuss: ADJACENT TO NM EDUCATION OFFICE BUILDING , THIS SITE IS A MAINTENANCE AREA WITH A MECHANIC'S GARAGE. THE CAR WASH WAS DEMOLISHED PRIOR TO 2007.

Are associated properties eligible for listing? YES

8. Documents Available and Their Locations

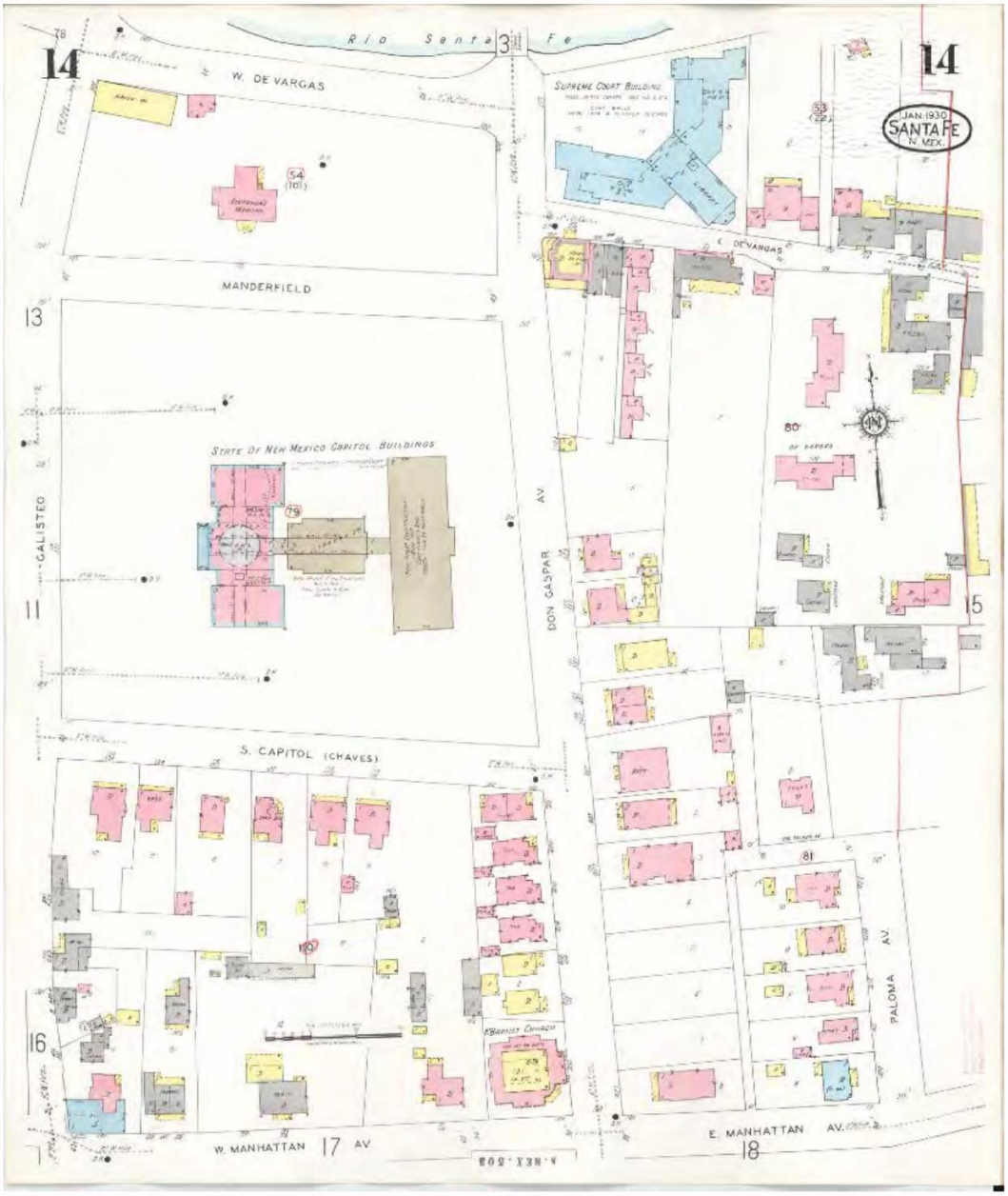
Discuss: HABS REPORT 2012, STATE ARCHIVES; 2011 ARCHAEOLOGICAL DATA RECOVERY, MATTHEW J. BARBOUR, WWW.NMARCHAEOLOGY.ORG/ASSETS.FILES.ARCHNOTES/441.PDF

9. Attachments

Please indicate which items are attached:

☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☐ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL VIEWS AND SITE PLANS



1930-48 SANBORN INSURANCE MAP



1958, NOTICE THE BUNGALOWS STILL EXTANT

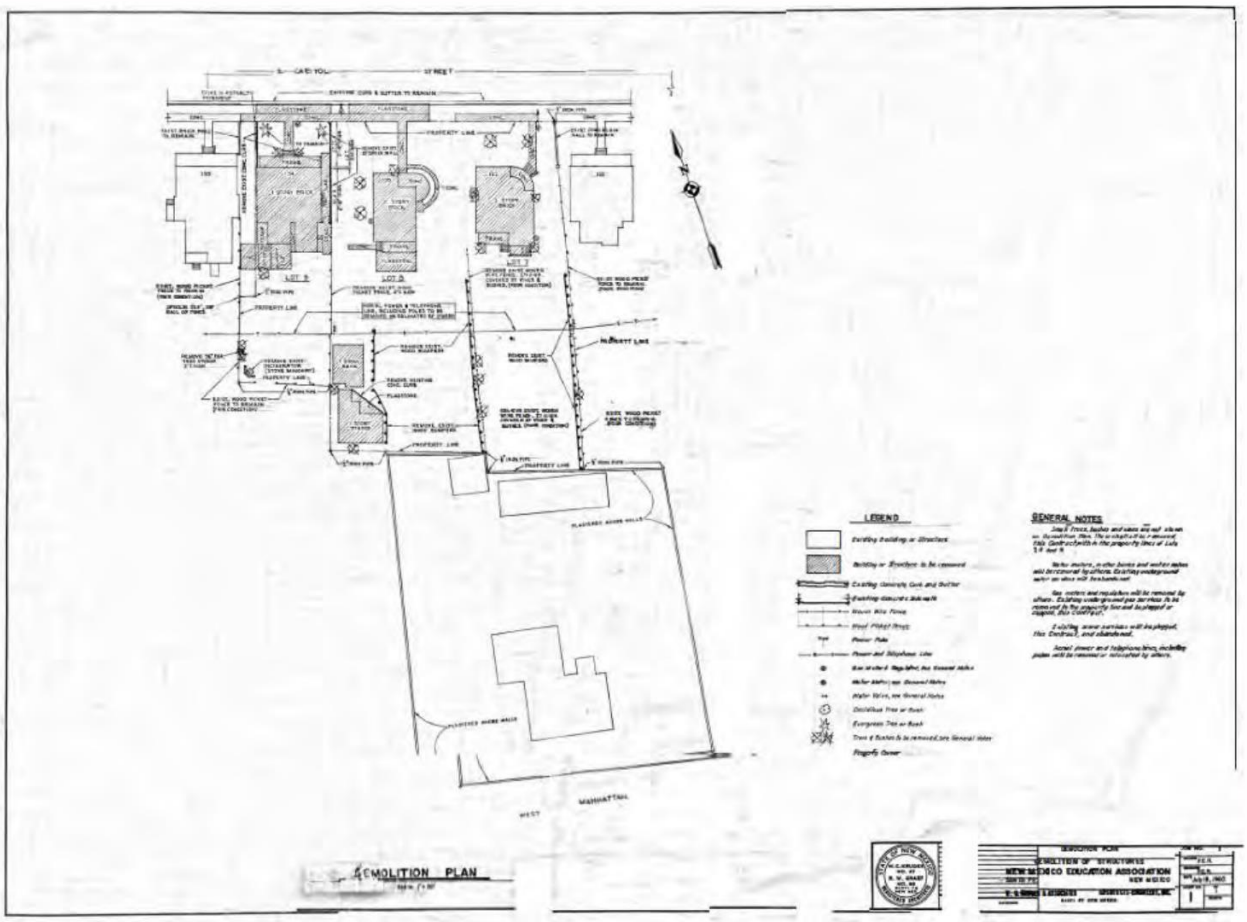


1965 AFTER CONSTRUCTION OF NM EDUCATION BLDG.

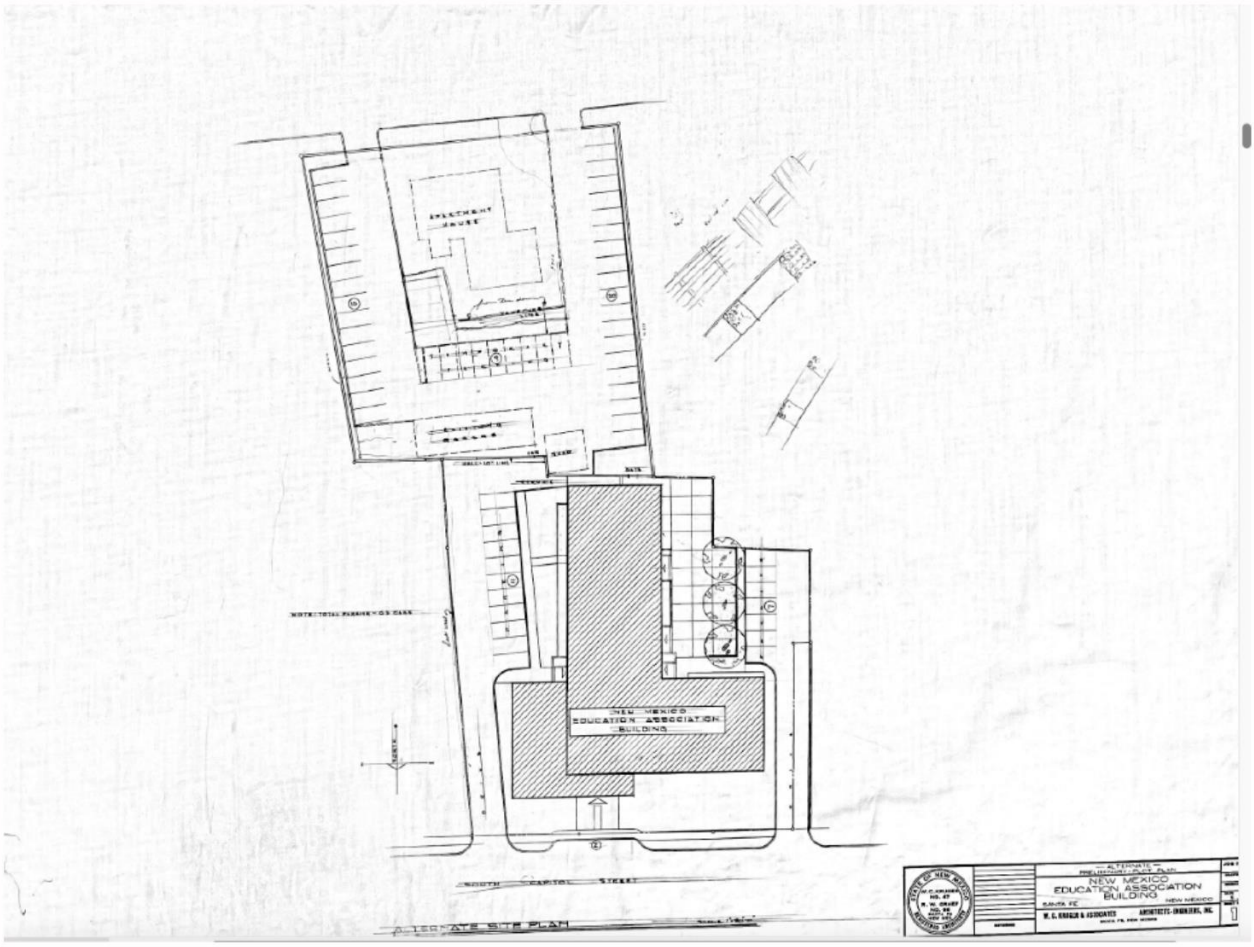
128 & 130 SOUTH CAPITOL ST HCPI CONCHA ORTIZ Y PINO BLDG 2.13.23



1969 AFTER CONSTRUCTION OF MOTOR POOL BLDG



DEMOLITION PLAN FROM ARCHITECTURAL DRAWINGS. NOTE THE HOUSE TO THE WEST LABELED AS AN APARTMENT BUILDING, LATER DEMOLISHED TO MAKE WAY FOR THE MOTOR POOL BLDG.



PARKING PLAN (UNBUILT OR NO LONGER EXTANT) TO THE SOUTH. NOTE THE NARROW DRIVEWAY TO THE WEST OF THE NM EDUCATION BLDG. THE CURB CUT IS EXTANT, NOW USED AS A PLACE FOR A DUMPSTER.



1981, Note apartment building on extension of West Manhattan St. removed. A car wash adjacent to the existing Mechanic's Bldg. was torn down prior to 2007, it is barely visible on this aerial photograph



NORTHEAST VIEW OF CONCHA ORTIZ Y PINO BLDG. ENTRY ON S. CAPITOL AVE.



NORTHWEST VIEW OF CONCHA ORTIZ Y PINO BLDG. AT GALISTEO ST.



WEST FACING COURTYARD AND PARKING LOT



NORTHWEST VIEW IN STREETSCAPE



SOUTHEAST VIEW WITH MULTI-PURPOSE ROOM TO THE RIGHT



SOUTH END FACING PARKING GARAGE, NOTE BRICK PARAPET AS PART OF TERRITORIAL STYLE DOMINATES CAPITOL BUILDING STYLES, INCLUDING CAPITOL BUILDING IN THE BACKGROUND, ALSO ATTRIBUTED TO W.C KRUGER (WITH JOHN GAW MEEM.



ENTRY ON SO. CAPITOL AVE. NEW RAMPS ADDED 2019-2020. NOTE DECORATIVE STONE AND CONCRETE LANDSCAPING WALLS



COURTYARD DETAIL WITH DECORATIVE CONCRETE BLOCK



SOUTHWEST FACING COURTYARD DETAIL



SOUTHWEST FACING COURTYARD IN CONTEXT WITH ADJACENT GARAGE AND STORAGE. NOTE BATAAN MEMORIAL BLDG BEYOND. SIMILAR IN STYLE



WINDOW DETAIL SHOWING PRE CAST CONCRETE SILL AND ALUMINUM RIBBON WINDOWS



SOUTHEAST VIEW FROM ADJACENT PARKING GARAGE



LOOKING NORTHWEST FROM PARKING GARAGE. NOTE BUNGALOW ACROSS THE STREET, AND NEXT TO THE VILLAGRA BLDG. ONE OF THE FIRST TERRITORIAL REVIVAL STYLE BLDGS. OF WHICH THIS BLDG. FOLLOWS IN A MODERNIST VEIW



NORTHWEST CORNER OF MOTOR POOL BLDG.



NORTHEAST CORNER OF MOTOR POOL BLDG.



NORTHWEST CORNER OF MOTOR POOL BLDG. NORTHWEST CORNER OF MOTOR POOL BLDG. CONCHA ORTIZ Y PINO BEHIND



NORTHWEST CORNER OF MOTOR POOL BLDG. AND CONCHA ORTIZ Y PINO BLDG



SOUTHWEST CORNER OF MOTOR POOL BLDG.



SOUTHWEST CORNER OF MOTOR POOL BLDG.



SOUTHEAST CORNER OF MOTOR POOL BLDG.

SOUTHWEST CORNER OF GARAGE/STORAGE AT REAR OF MOTOR POOL LOT



SOUTHWEST VIEW OF ADJACENT GARAGE



NORTHWEST VIEW OF ADJACENT GARAGE



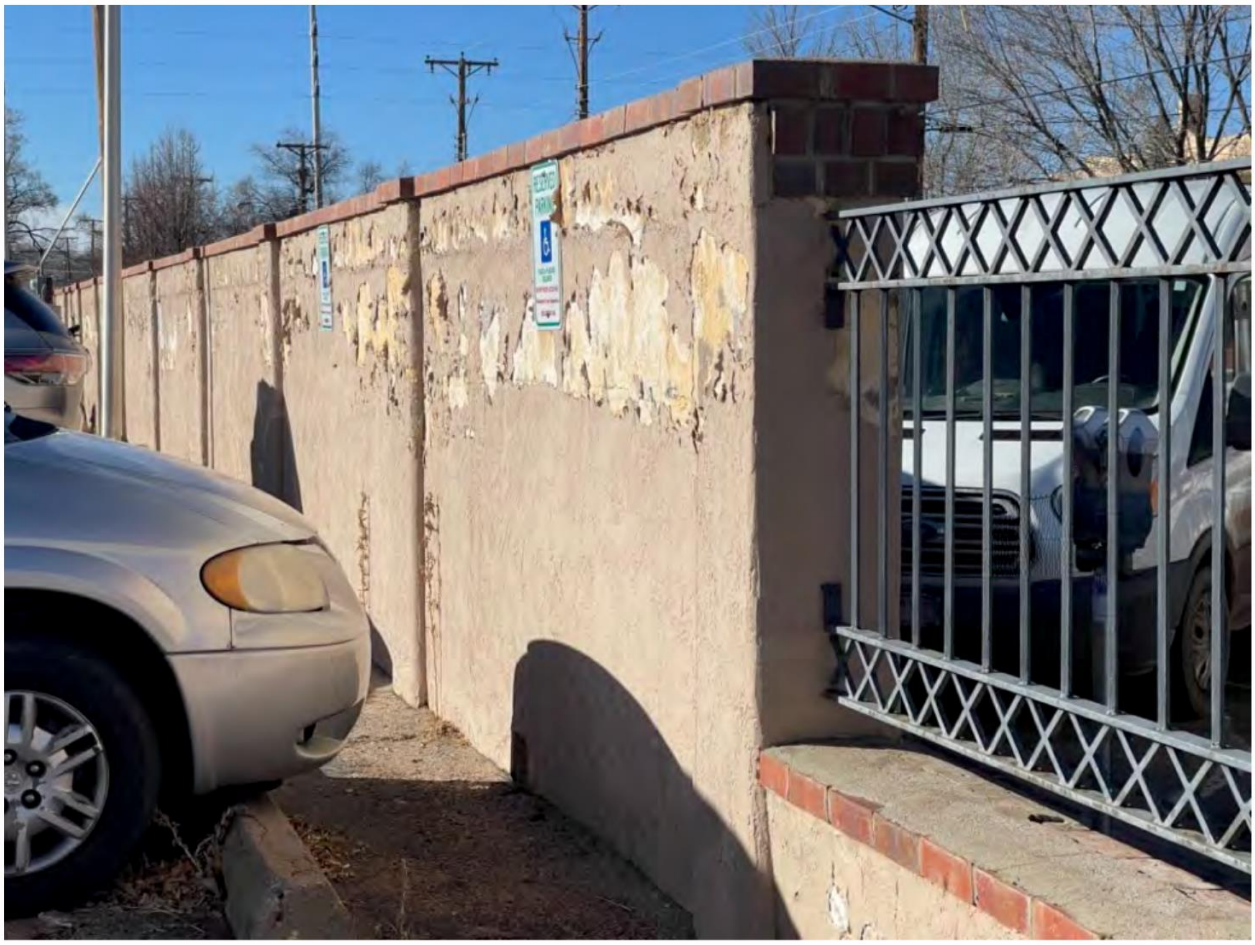
NORTHEAST VIEW OF ADJACENT GARAGE



SOUTHEAST VIEW OF ADJACENT GARAGE, NOTE DECORATIVE BLOCK WALL FILLED IN ADJACENT TO GARAGE FOR LANDSCAPING STORAGE



SOUTHEAST VIEW OF GARAGE SHOWING CONTEXT AND ADJACENCY TO CONCHA ORTIZ Y PINO BUILDING



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE SHOWING INITIAL COLOR OF STUCCO BEHIND THE PAINT

Information about Willard C. Kruger on the Web

https://www.wikiwand.com/en/Willard_C._Kruger#introduction

A number of works by Kruger or his firm are listed on the national Register of Historic Places.

https://sah-archipedia.org/search?search_api_views_fulltext=willard+c.+kruger

http://albuquerquemodernism.unm.edu/wp/humanities-building-unm/

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610237
field map SFHD #4	number 237	UTM reference zone 12 13	easting northing

location description: 130 S. CAPITOL

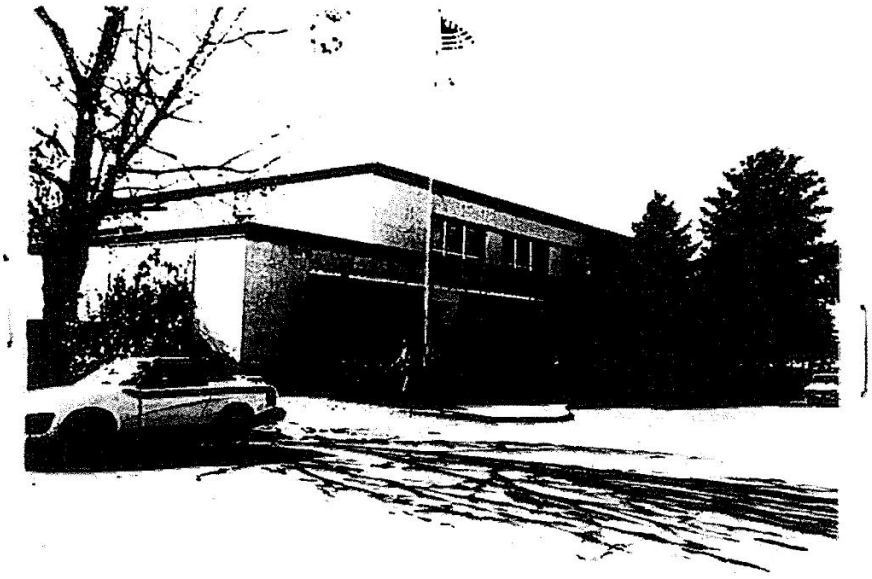
city/town: SANTA FE

land grant/reservation

building name: NAT'L EDUC. ASSOC.

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD # 10	negative nos. 15A	loc. of neg. HPB



plan shape

style: TERR. REV.

foundation material

wall material/surface

architectural features

comments

date of construction: ___ estimate 1963 actual

source: SANBORN

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

surroundings: GOV'T

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N.C. DATE

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610238
field map number SFHD # 4	238	UTM reference zone 12 13 easting	northing

location description: 138 (?) S. CAPITOL

city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

building name: NM STATE MOTOR POOL

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	18 A	HPB



plan shape

date of construction: P45 ___ estimate ___ actual

source: SANBORNS, SF DIR.

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

surroundings: GOV'T

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N-C. DATE

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style: TERR. REV.

foundation material:

wall material/surface:

architectural features

comments



128 South Capitol Street – North Façade



128 South Capitol Street – West Façade and West Wall



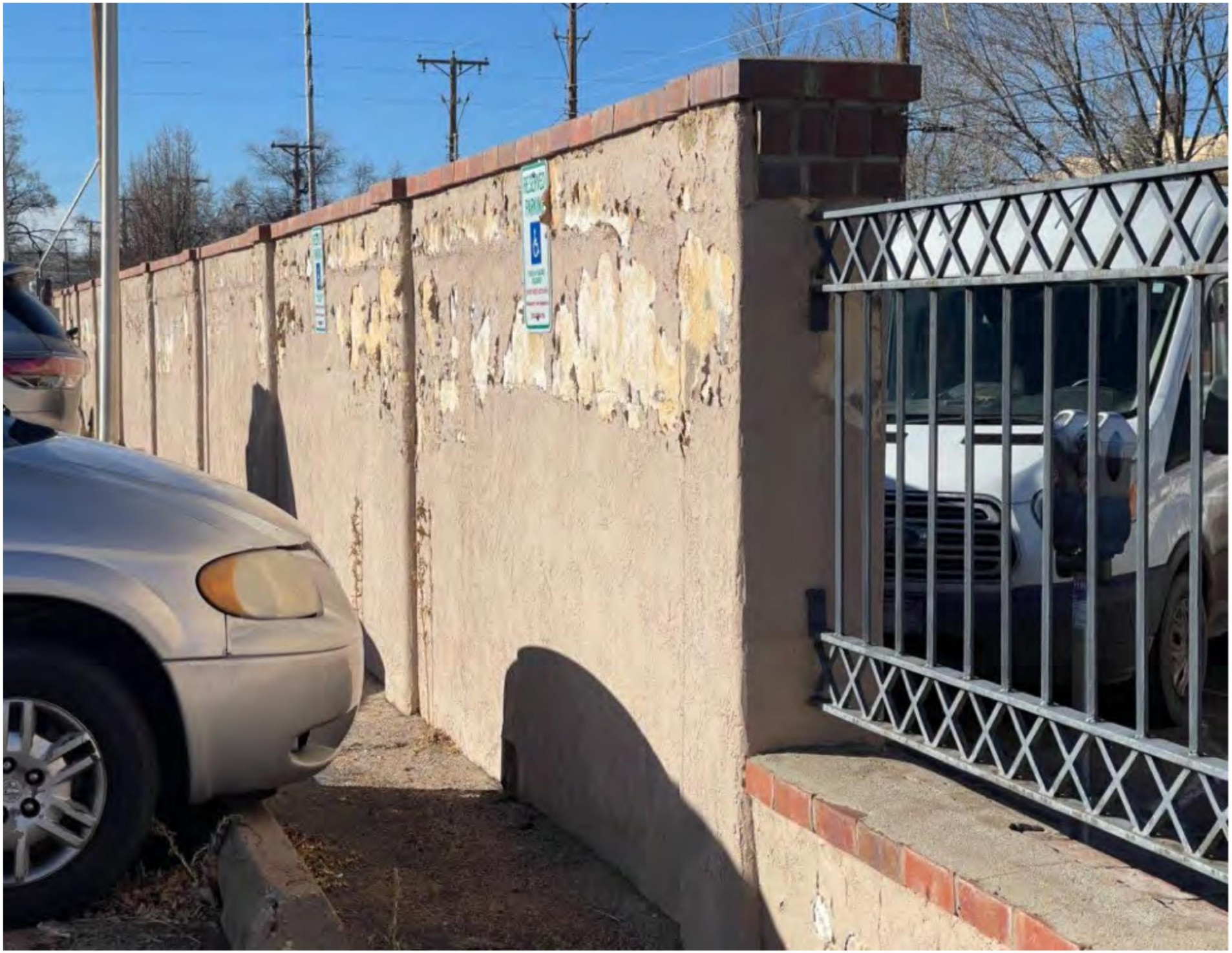
128 South Capitol Street – South and West Façades



128 South Capitol Street – Southwest Portal



128 South Capitol Street – East Façade



128 South Capitol Street – Wall Detail



128 South Capitol Street – Wall Detail



128 South Capitol Street – Wall Detail



128 South Capitol Street – Garage, South Façade



128 South Capitol Street – Garage, South and West Façades



128 South Capitol Street – Garage, North and West Façades



128 South Capitol Street – Garage, East Façade



130 South Capitol Street – North and East Façades



130 South Capitol Street – North and West Façades



130 South Capitol Street – North Entry Detail



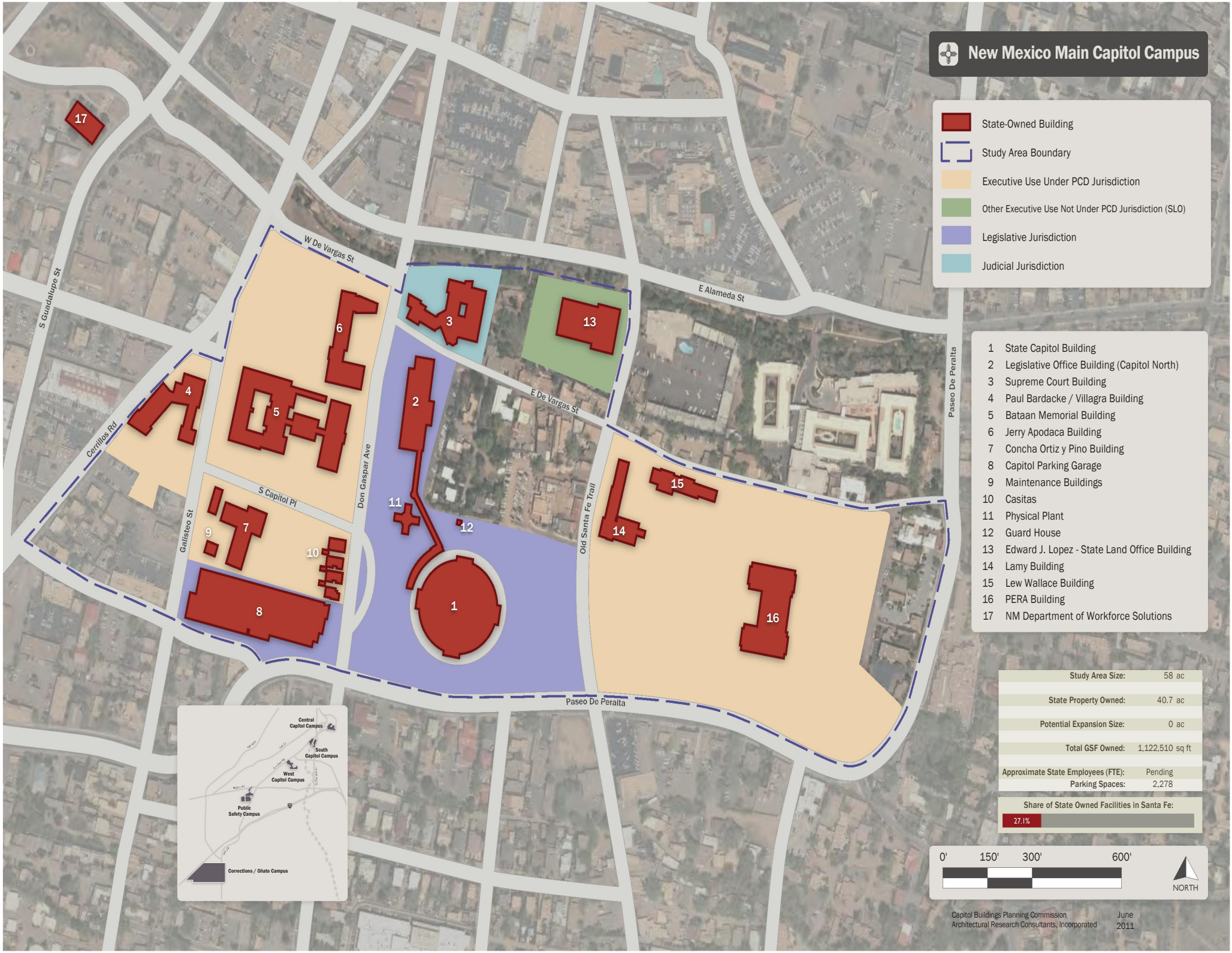
130 South Capitol Street – East Façade



130 South Capitol Street – South and East Façades



130 South Capitol Street – South and West Façades


New Mexico Main Capitol Campus
State-Owned Building
Study Area Boundary
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions
W De Vargas St
E Alameda St
E De Vargas St
S Guadalupe St
Cerrillos Rd
Don Gaspar Ave
S Capitol Pl
Galisteo St
Old Santa Fe Trail
Paseo De Peralta
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 0 ac
Total GSF Owned: 1,122,510 sq ft
Approximate State Employees (FTE): Pending
Parking Spaces: 2,278
Share of State Owned Facilities in Santa Fe:
27.1%
0' 150' 300' 600'
NORTH
Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated
June 2011

State of New Mexico Executive Office Building Project
Historic Status Review Site Plan



Site Boundary

BUILDING KEY:

1 Motor Pool Building
128 S. Capitol Street

2 Maintenance / Garage
128 S. Capitol Street

3 Concha Ortiz y Pino Building
130 S. Capitol Street

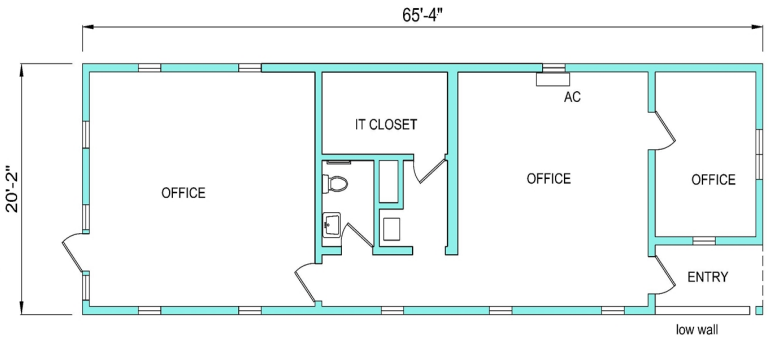
4 "Don Gaspar Casitas"
402 Don Gaspar Avenue (casita & garage)

5 406 Don Gaspar Avenue (casita & garage)

6 410 Don Gaspar Avenue (casita & garage)

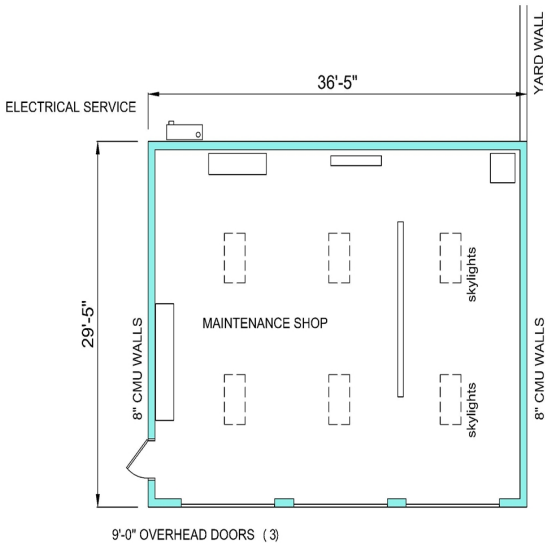
7 414 Don Gaspar Avenue (casita only)





EXISTING FLOOR PLAN

MAINTENANCE OFFICES
CAPITOL
STATE OF WYOMING
FACILITIES MANAGEMENT
DIVISION



EXISTING FLOOR PLAN

MAINTENANCE BUILDING

STATE OF HAWAII

FACILITIES MANAGEMENT DIVISION

City of Santa Fe, New Mexico

memo

DATE: May 9, 2023

TO: Historic Districts Review Board Members

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

---

Case # 2023-006703-HDRB

Address: 402 Don Gaspar Ave
Historic Status: Significant – Duplex
Contributing – Garage
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**: 2012 Hearing Packet
2012 Minutes
2011 HABS report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

_x_ **Photographs**

_x_ **Other:** HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the duplex at 402 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The current request for historic status review of 402 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978*

under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).



1930-48 SANBORN INSURANCE MAP

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape. Further, the applicant is in essence, requesting that a historic status downgrade be granted. However this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.



The original footprint of the building remains. As illustrated in this 1958 Aerial, remnants of a neighborhood with a modified grid network remain. There is evidence that the area is transforming as the need for space for different State government agencies grows. The initial development on this block began at the western edge, and by 1912 houses were constructed across S Capitol street. The subject building is not shown on the 1930 Sanborn Map; therefore, one can deduce that it was constructed between 1930 and 1948.

The residential duplex and associated garage at 402 Don Gaspar Ave was constructed of pentile with a stucco finish. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *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.*

The definition of a contributing structure is as follows: *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.

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 402 Don Gaspar/102 S Capitol St should retain its significant status. The building diverges from the single-family bungalow development to the south, and as it was constructed later then these bungalows, represents the change the need for apartments and smaller dwelling units to serve staff associated with the State Capitol. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as non-contributing.



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 Significant Structure:

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

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

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

14-12 Noncontributing Structure:

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

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.



Detail of Photo by Tyler Dingee, 1956 , Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA) 074146

HISTORIC AMERICAN BUILDING SURVEY

402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO

VOLUME I OF II

STATE OF NEW MEXICO
GENERAL SERVICES DEPARTMENT
PROPERTY CONTROL DIVISION

JULY 1, 2012

Gayla Bechtol Historic Architect Santa Fe, New Mexico

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NM



2012 photograph by Kellogg Johnson

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HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
EXECUTIVE SUMMARY

Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico

This report documents four buildings: 402, 406, 410 and 414 Don Gaspar Avenue, Santa Fe, New Mexico according to standards similar to the Historic American Building Survey/ Historic American Engineering Record Standards, Level II. The State of New Mexico, Historic Preservation Division is the curator of the documentation. This narrative, associated photographs and original plans comprise that historic survey. This report contains a reduced set of the drawings. For the complete full size set consult the archives at the Historic Preservation Division.

The objective of this survey is to document as well as possible the buildings as they are now together with the history of the area. Gayla Bechtol, Historic Architect was responsible for the research, documentation, measuring, drawing and photography.

This report treats the possible demolition of four houses located across the street from the New Mexico State Capitol. The buildings were built ca 1921-1930 and lie just outside of the historic Barrio Analco. They were built adjacent to the former State Capitol Building, now the Bataan Memorial Building by the former daughter-in-law of the Territorial Governor LeBaron Bradford Prince. Replacement of the former neighborhoods in this area started as early as the 1850's when the move of the Territorial Capitol across the river was first contemplated. These homes are remnants of the former diversity of the area around the Territorial Capitol Building.

Included in the Supplemental Documentation are documents and a recording of the tour given to the author by a local historian of her family and their roots in this neighborhood. Part of her family is the Ortiz of the Ortiz land grant of which this land was a part. Her great-grandfather was a New Mexico Territory treasurer, Antonio Ortiz y Salazar, whose house stood where the Journal North building is today at the corner of Cerrillos and Sandoval, just a few blocks from this site. For her the neighborhoods and houses that have been replaced over the years by large state office buildings are very real, and the families are still present, even if only by the name on the building.

This report is organized following the Outline Format as prescribed by the HABS guidelines. Each building is described separately but because most of their character and context is shared the historic context and sources of information are combined for brevity.

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
HISTORIC CONTEXT

In 1886 the Territorial Capitol opened and in 1907 the Governor's residence was moved from the Palace of the Governors on the Plaza to a site across the river near the Barrio Analco. In the 1882 Stoner's Birdseye View of Santa Fe the future site appears as a field except for the houses along the river forming a relatively continuous urban built fabric starting at College Street extending along the river on Agua Fria Street. The fields that the new capitol occupied were behind these houses.

Reading from an aerial photograph from ca. 1930 the area around the former State Capitol, now the Bataan Memorial Building, is still spotted with orchards and houses although fewer and fewer fields. There is a gas station visible at the corner of Cerrillos and Montezuma Rd.

In 1930 the car was changing the landscape. The houses in question for this report are in place with their garages. Trees surround the capitol building. Many of the houses immediately surrounding the capitol are pitched roof, bungalow houses. The houses in this study appear to be some of the smaller houses in the neighborhood other than the much finer grained adobe houses also adjacent to the capitol building.

This area is adjacent to the Don Gaspar Historic District. The eastern style houses share many of the characteristics of the houses built in the district. *See Don Gaspar Architectural Historic Survey, Prepared by Ellen Threinen Ittelsen and Linda Tigges, City of Santa Fe, 1983.* Closer to the river in the Barrio Analco the houses are flat roofed, more traditional vernacular buildings except for the multi-story governor's mansion which replaced some of these houses. On the east are some larger homes, orchards and then the institutional St. Michael's college buildings. Along Canyon Road are mostly fields.

In this block between Don Gaspar, Galisteo, South Capitol and Manhattan streets are differently scaled homes, physical evidence of the "socio-economic diversity" that lived side by side in this part of Santa Fe at this time or perhaps by this time. From the reading of the City Directories the occupants of these four houses were mostly middle class. In 1930 John Gaw Meem, a noted Santa Fe architect, was mid-career designing Pueblo Revival houses and Territorial Revival style institutional buildings.

The aerial photograph of 1969 shows a very different picture. Very soon after these houses were built the neighborhood began changing in character. The Villagra building was built in 1934 as the New Mexico Public Welfare building in the Territorial Revival style, and in 1936-37 the State Supreme Court was built on Don Gaspar. The Bataan Building and the State Department of Education were built in 1950 and in 1963 the new Capitol Building was built also in the Territorial Revival style. These buildings required replacement of parts of existing neighborhoods. Santa Fe was

growing dramatically to the south and west in a typical suburban-style development of post WWII America.

In 1982 this district is called the Capitol District and Civic Sites. "Like a university campus, the Capitol District is a realm of large institutional buildings set on lawns." *See Design and Preservation in Santa Fe: A Pluralistic Approach, National Park Service, Planning Department, City of Santa Fe, January 1977.*

In 1988 the Capitol Complex Historic Neighborhood is described as institutional in character with the construction of the Roundhouse. In addition the construction of Paseo de Peralta further separated these four remaining houses from the residential character contained in the Don Gaspar Historic district neighborhood. See *Santa Fe Historic Neighborhood Study, by Corinne P. Sze and Beverley Spears, with assistance by Boyd Pratt and Linda Tigges, City of Santa Fe, 1988.* Also in this study is a description of how this neighborhood went from primarily residential buildings and or fields to the present Capitol Complex.

This reflects the planning at least since the 1963-1980 Capitol plan, and also the current planning documents that describe the State's intention to acquire more property to consolidate the Capitol Complex in order to accommodate the needs of State Government.

HABS REPORT

402 DON GASPAR/ 102 S. CAPITOL
Santa Fe, NM

Location: Tract A of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential duplex structure in a simplified Pueblo Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.
2. Architect: None
3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b. 1919) owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. However in 1930-31 the first owner is listed as E.A Watts, the New Mexico State Treasurer. For

a complete listing from the Hudspeth's Santa Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.*
http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence, a spa, and lastly office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residences to spa, and offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once. Bathrooms were added, and the building was made as handicapped accessible as possible. The projecting vigas were removed after 1956. See 1956 photograph.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414). Each apartment has an entry, bathroom, kitchen and basement in addition to one bedroom that were considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920. Water and sewer utilities were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage was provided in every room. The basements have access doors for fuel.

The most distinguishing character and the reason for this survey is their location. They are across the street from the NM State Capitol. They are simple but well-made homes in a locally popular style.

2. Condition of fabric: This home has been maintained and is in good condition. The 102 S. Capitol address was more modified in the interior for the spa.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 59' x 30'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: Exposed wood log beams on hand adzed rectangular beams at the entries.

6. Chimneys: stucco over brick. There are two very tall rectangular chimneys for the former boiler/furnaces and one chimney for the fireplace in each apartment.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. The original screens in the garage have three visible colors of paint. The paint on the raw wood is dark green, the next color is light green and the top color is brown.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None except for the chimneys from the basement.

C. Description of Interior

1. Floor Plans: The layout of the rooms has the living rooms on one side and the bedroom/bathroom kitchen on the other side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the painted fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows. The vertical trim pieces are tapered.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges. Wood is painted fir plywood panels. Trim is wide.

b. Windows: Windows are trimmed with wide trim. Each room has at least one window, including the basement that has two. Many of the glass panes appear to be original.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. A short closet is over the stair in the kitchen.

The bathroom built-in is shown, and there is a medicine cabinet with an exposed light above.

The fireplace is plaster with painted brick outlines.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.

b. Lighting: In each room were ceiling fixtures/junction boxes. No original fixtures exist except possibly the sconces next to the fireplace.

c. Plumbing: Replaced.

d. Fire suppression: None.

e. Utilities: Provided by the City of Santa Fe

except for the heating fuel source.

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The streets were widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

406 DON GASPAR
Santa Fe, NM

Location: Tract B of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Pueblo Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps,1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.
2. Architect: None
3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. However in 1930-31 the first owner other than Mrs. Barto is listed as E.A Watts, the New Mexico State Treasurer. For a complete listing from the Hudspeth's

Santa Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used as office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: Exposed wood log beams on hand adzed rectangular beams at the entry and side portals.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Many of the glass panes appear to be original.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges with swing...Wood is stained fir plywood panels. Trim is wide. See section- showing elevation of trim. The interior hallway has been trimmed out to include the doors and cabinet.

b. Windows: Windows are trimmed as with wide trim as shown on section. Each room has at least one window, including the basement that has two.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. There is an ironing board built in. A short closet is over the stair in the kitchen.

The cabinet in the hallway contains two drawers and two doors that give access to shelves. The hardware for the doors are turning glass knobs. The drawers use a wire pull.

In the bathroom is a sink and tub from American Standard. The toilet is not original. The built-in is against the wall, and there is a medicine cabinet with an exposed light above.

In the room adjacent to the kitchen is a corner cabinet with glass uppers, also with glass knobs. The fireplace is plaster with slightly battered outlines for a more organic look. The fireplace has a wood mantel that extends over the fireplace and the two flanking cabinets with wood and glass doors. See the section.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys. Latching rosette fluted crystal door knobs on the glass/wood cabinets.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room with a large vent in the hallway. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.
The fireplace uses a butterfly damper.

b. Lighting: In each room were ceiling fixtures/junction

boxes. No original fixtures exist.

c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

410 DON GASPAR
Santa Fe, NM

Location: Tract C of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Territorial Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.

2. Architect: None

3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. The first owner listed other than Mrs. Barto is Mrs. George L. Lusk of unknown profession in 1944. For a complete listing from the Hudspeth's Santa Fe City

Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used to house office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once. The brick parapet and applied Territorial Revival trim added after 1956.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes. A brick parapet has been built over a portion of the walls.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: A porch was added to the entry after 1956 in the Territorial Revival style. The side stoop does not have a porch.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Original glass panes.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges with swing...Wood is stained fir plywood panels. Trim is wide. See section- showing elevation of trim. The interior hallway has been trimmed out to include the doors and cabinet.

b. Windows: Windows are trimmed as with wide trim as shown on section. Each room has at least one window, including the basement that has two.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. There is an ironing board built in. A short closet is over the stair in the kitchen.

The cabinet in the hallway contains two drawers and two doors that give access to shelves. The hardware for the doors are turning glass knobs. The drawers use a wire pull.

In the bathroom is a sink and tub from American Standard. The toilet is not original. The built-in is against the wall, and there is a medicine cabinet with an exposed light above.

In the room adjacent to the kitchen is a corner cabinet with glass uppers, also with glass knobs. The fireplace is plaster with slightly battered outlines for a more organic look. The fireplace has a wood mantel that extends over the fireplace and the two flanking cabinets with wood and glass doors. See the section.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys. Latching rosette fluted crystal door knobs on the glass/wood cabinets.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room with a large vent in the hallway. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.
The fireplace uses a butterfly damper.

b. Lighting: In each room were ceiling fixtures/junction boxes. No original fixtures exist.

c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

414 DON GASPAR
Santa Fe, NM

Location: Tract D of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Territorial Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.

2. Architect: Unknown

3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of who, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. The first owner other than Mrs. Barto is Gus Kahn in 1936, owner of Kahn's Shoe Store. For a complete listing from the Hudspeth's Santa Fe City Directories see

Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used as office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes. The brick parapet is on three sides of the house and is light orange and quite weathered on the south.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: No porches, only concrete stoops.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Original glass panes.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

5. Openings:

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c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

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1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a brick sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol.

2. Outbuildings: The garage to this residence was previously demolished.

SOURCES OF INFORMATION



Part III. Sources of Information

Table of Contents

A. Architectural Drawings
B. Early Views
C. Aerial Photos and Maps
D. Interviews
E. List of Selected Sources
F. Likely Sources Not Yet Investigated
G. Supplemental Material

A. Arch. Drawings: The author has measured and drawn the houses. A reduced set is included in this report.

B. Early views:

Wesley Bradfield, 10-12-1919, View of State Capitol building
Unkown photographer, c. 1920, view of State Capitol building
Aaron B. Craycraft, c. 1920, View of State Capitol building
Photographer unkown, c. 1930, Aerial of Old State Capitol building
Tyler Dingee, 1956, Aerial, college Street Area
Dick Kent, 1967, View of State Capitol building

C. Aerial Photos and Maps

1882 Excerpt of Bird's eye view of City of Santa Fe by J.J. Stoner
1885-86 Excerpt of Hartmann Map of Santa Fe
1892 Excerpt of P.O. Gaynor Map of the City of Santa Fe
1912 Excerpt of King's Map of the City of Santa Fe
1935, 1948, 1949, 1981 Aerial views of the State Capitol area, Earth Data Analysis Center, UNM.
11-10-58, 6-27-69 Aerial views of the State Capitol area, Department of Transportation.

D. Interviews:

Margaret Josena Campos, May 22, 2012. Audio recording on DVD.
Bart Prince email from 6.26.12
Andy Prince interview, 6.26.12
Interview material included in the Supplemental Information.

E. Selected Sources:

Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.
http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

See Don Gaspar Architectural Historic Survey, Prepared by Ellen Threinen Ittelsen and Linda Tigges, City of Santa Fe, 1983.

Design and Preservation in Santa Fe: A Pluralistic Approach, National Park Service, Planning Department, City of Santa Fe, January 1977.

Santa Fe Historic Neighborhood Study, by Corinne P. Sze and Beverley Spears, with assistance by Boyd Pratt and Linda Tigges, City of Santa Fe, 1988

Building the Dream, A social History of Housing in America, Gwendolyn Wright MIT Press Cambridge Massachusetts, 1983

Santa Fe County Clerk, Santa Fe, New Mexico

F. Likely Sources Not Yet Investigated:

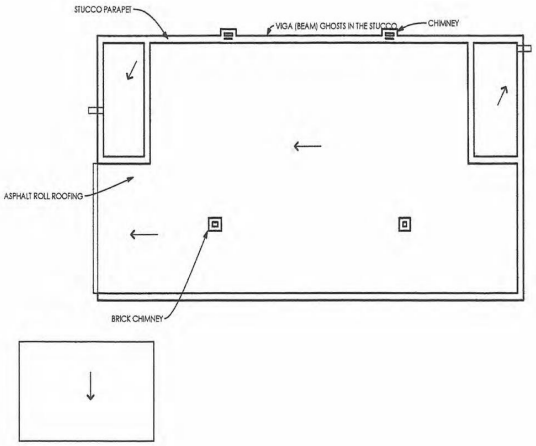
Museum of New Mexico Photo Archives: Given the proximity of the State Capitol I thought there would more photographs of these houses. According to Ms. Josena Campos the families who lived in these houses or close by have donated their photograph collections to the Archives but are cataloged by collection. Someone with more local knowledge, such as Ms. Campos, might be able to find more in the Photo Archives that have not been cataloged other than by collection.

Were the papers of Florence S. Barto saved by anyone? Does Big Jo Lumber Company have records of the supplies? Were bank loans used for the construction of the homes?

The County Assessor might have more information in their archives. After the properties were bought by the State the properties became tax-exempt and therefore historical records were not readily searchable.

G. Supplemental Material:

1. Notes from interviews with Margaret Josena Campos, Bart Prince and Andy Prince
2. Obituaries of Florence S. Barto, William Raymond Prince and New Mexico Office of the State Historian's essay on Le Baron Bradford Prince
3. Warranty Deeds and Plats, 1887-1999
4. Santa Fe county Assessor Property Record cards plus UPC map
5. List of occupants until 1960
6. Maps from Capitol Buildings Master Plan
7. Field Notes



3 ROOF PLAN
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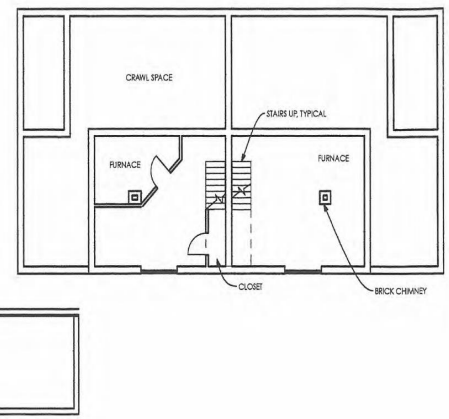

2 BASEMENT PLAN
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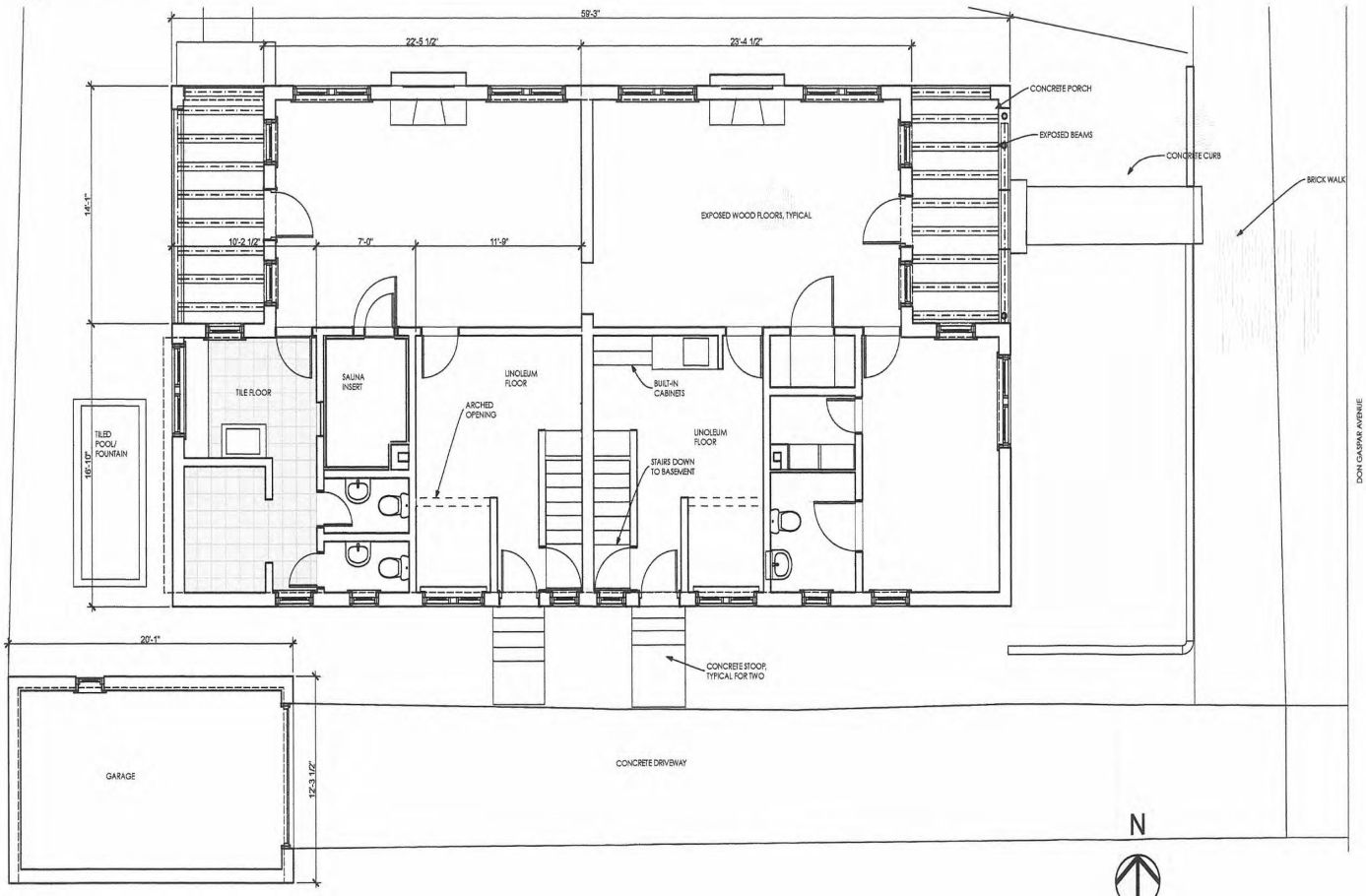

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

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Date: 6/27/12

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FLOOR PLANS

Plotted On: 6/27/12

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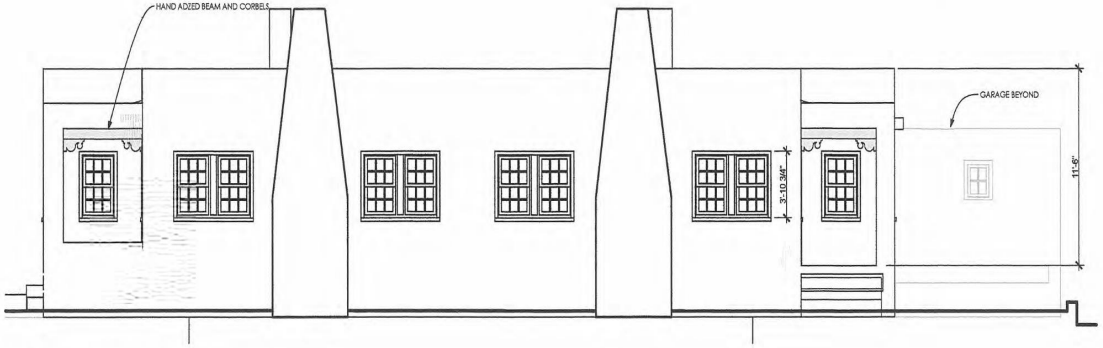

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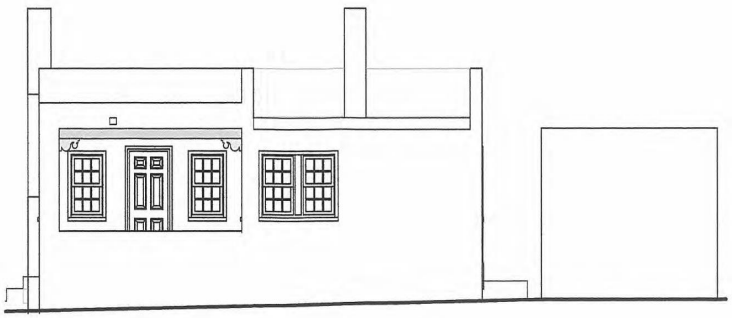

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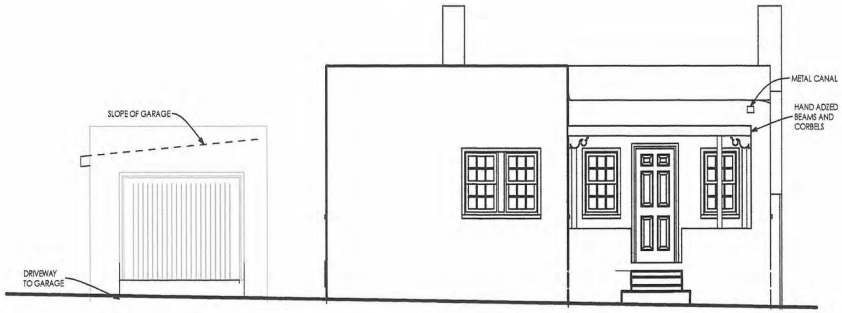

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3 SOUTH ELEVATION
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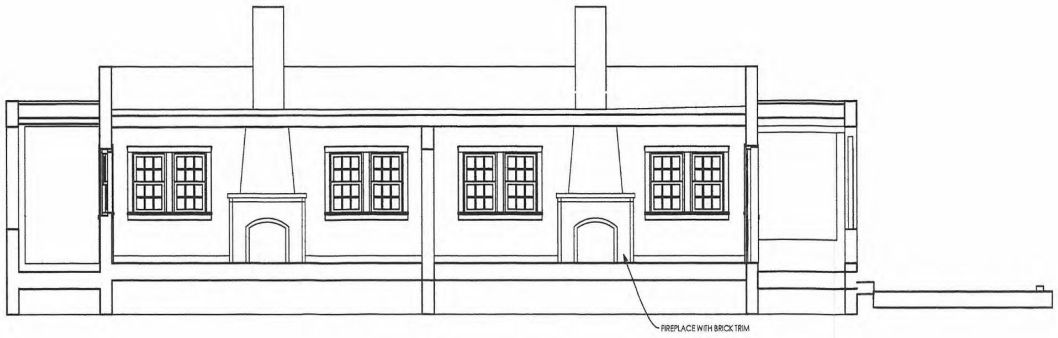

5 SECTION THROUGH LIVING AREAS
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BUILDING ELEVATIONS

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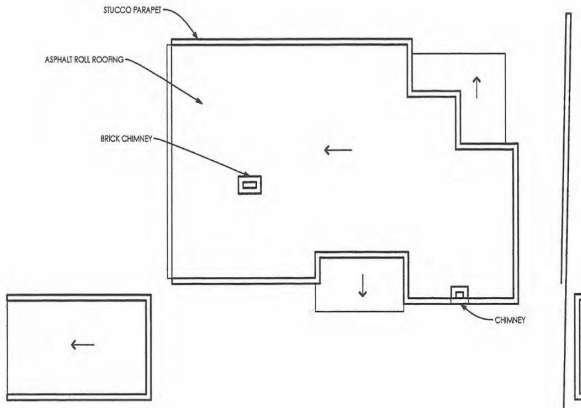

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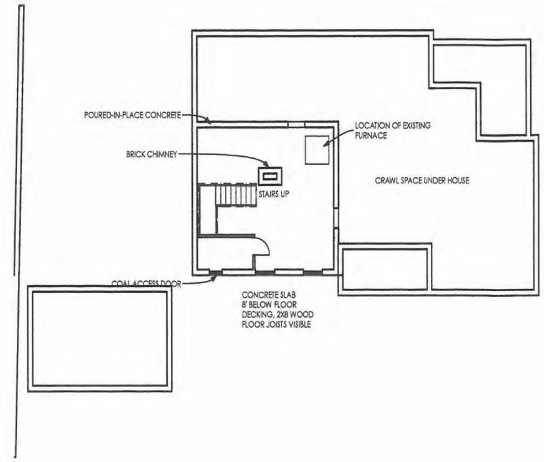

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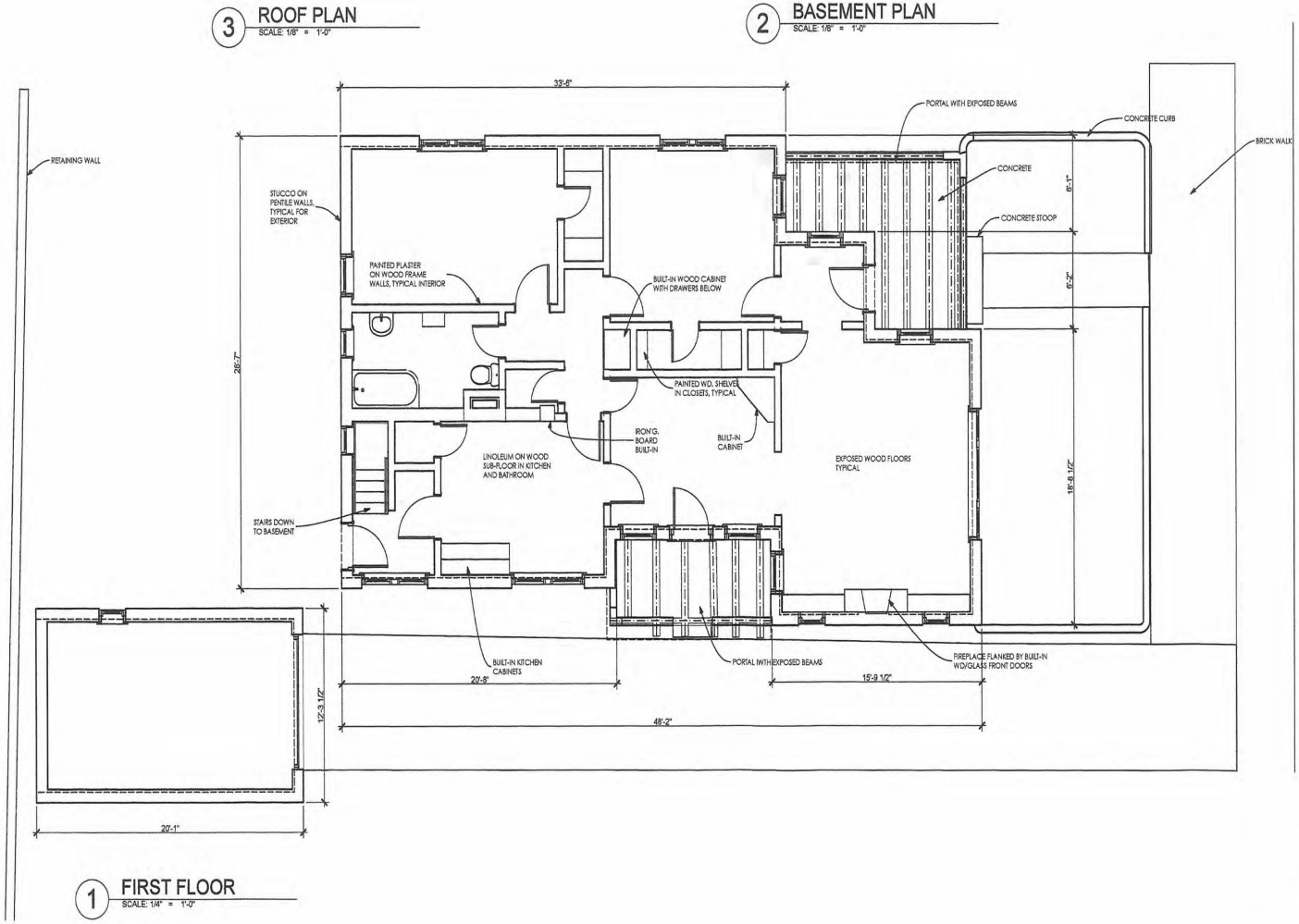

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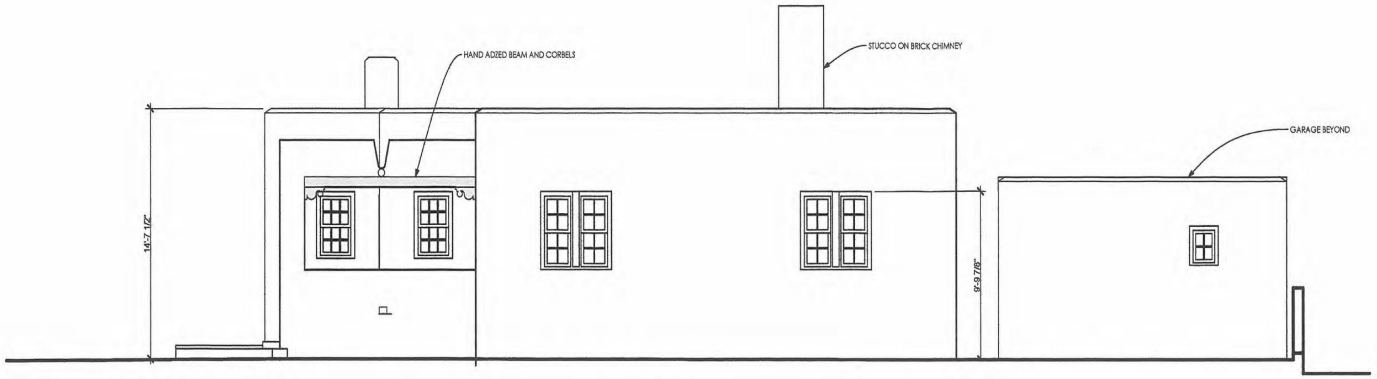

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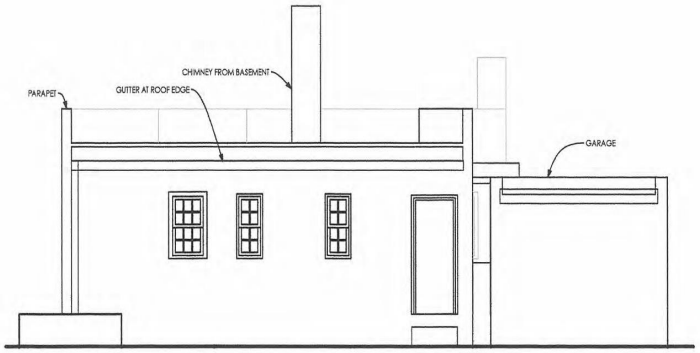

4 WEST ELEVATION
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3 SOUTH ELEVATION
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5 SECTION
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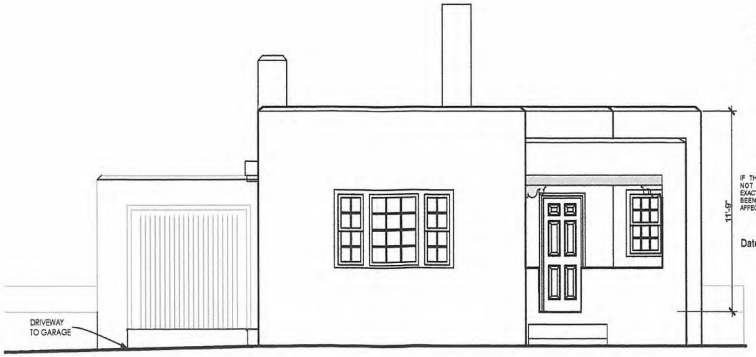

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BUILDING ELEVATIONS

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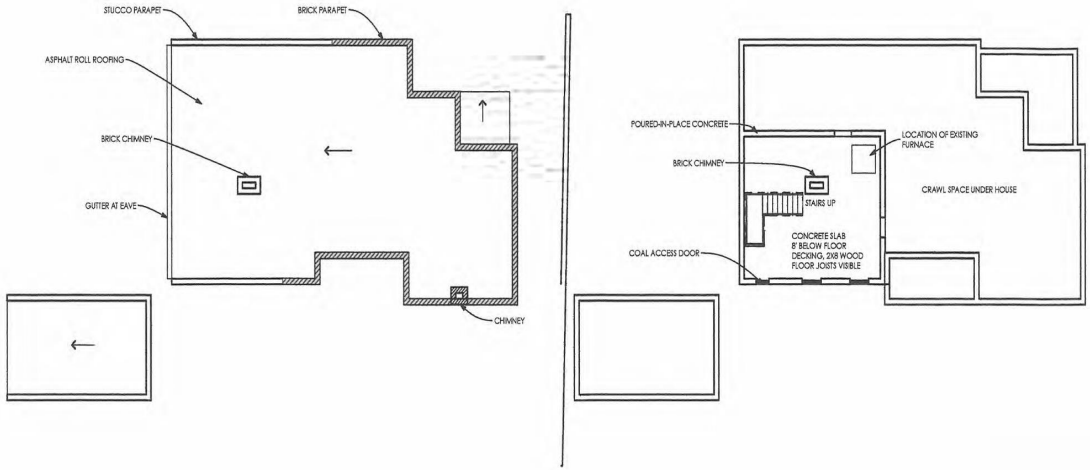

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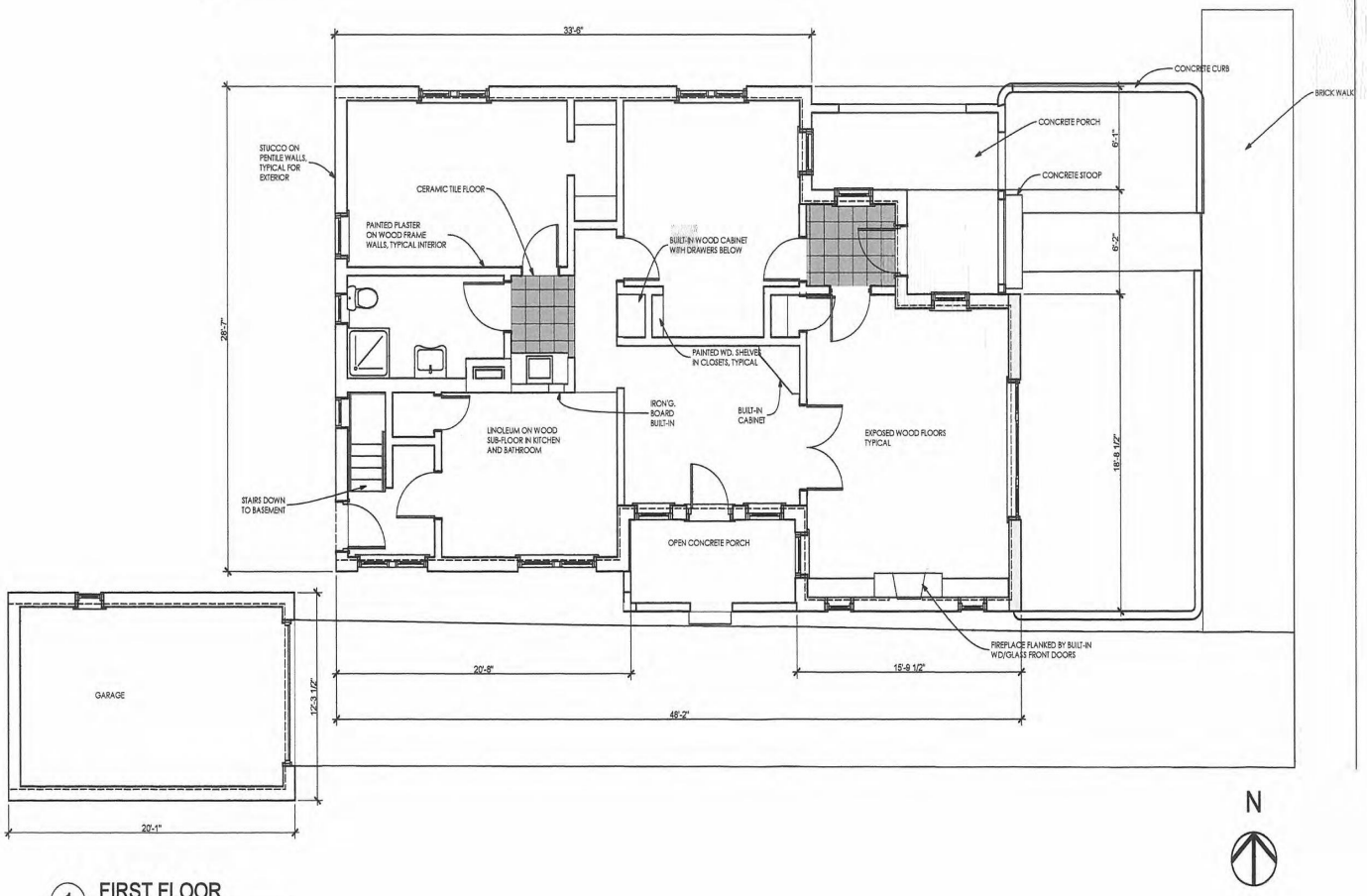

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DON GASPAR AVENUE

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FLOOR PLANS

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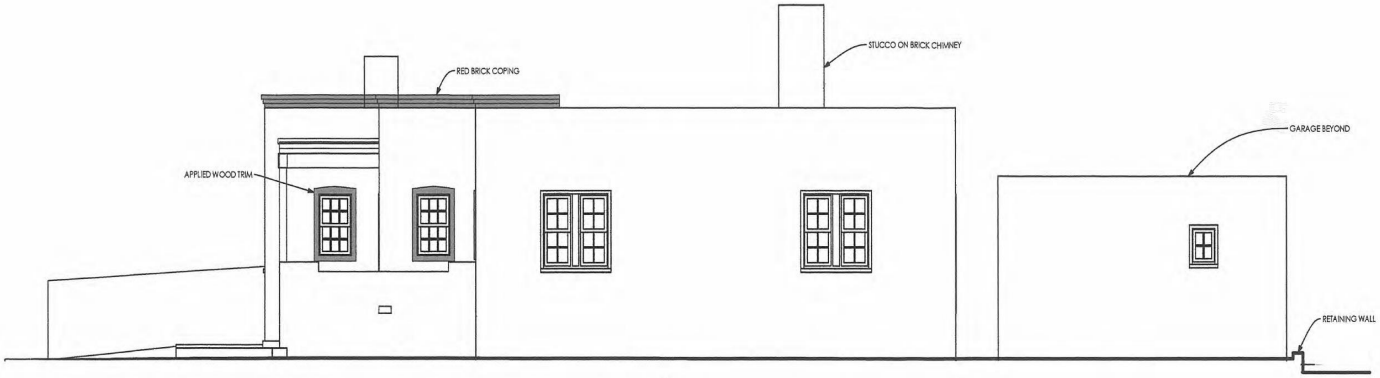

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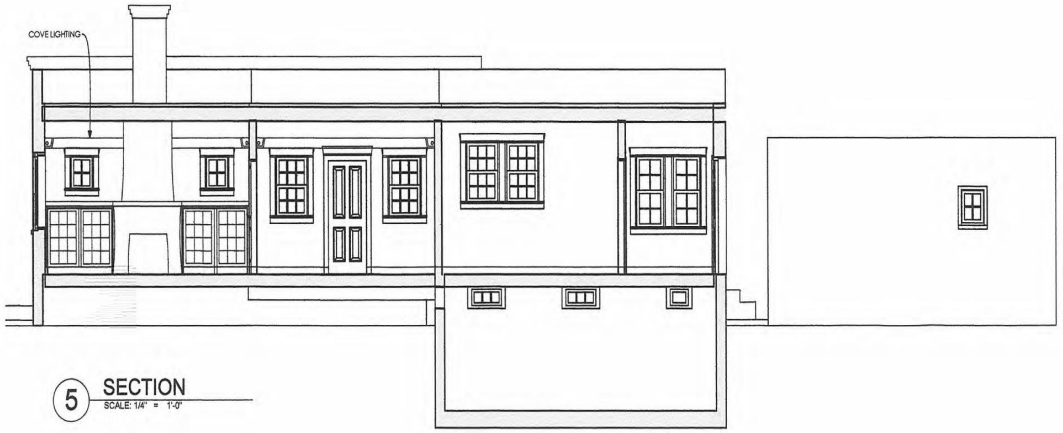

5 SECTION
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BUILDING ELEVATIONS

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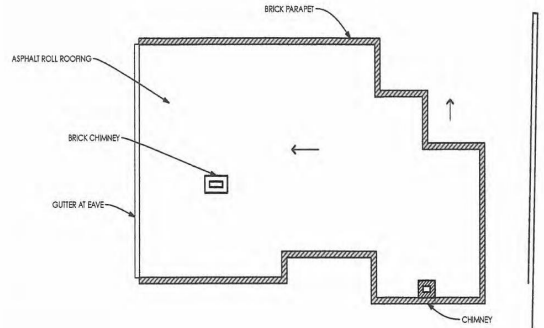

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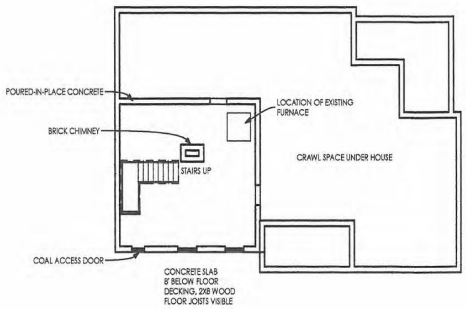

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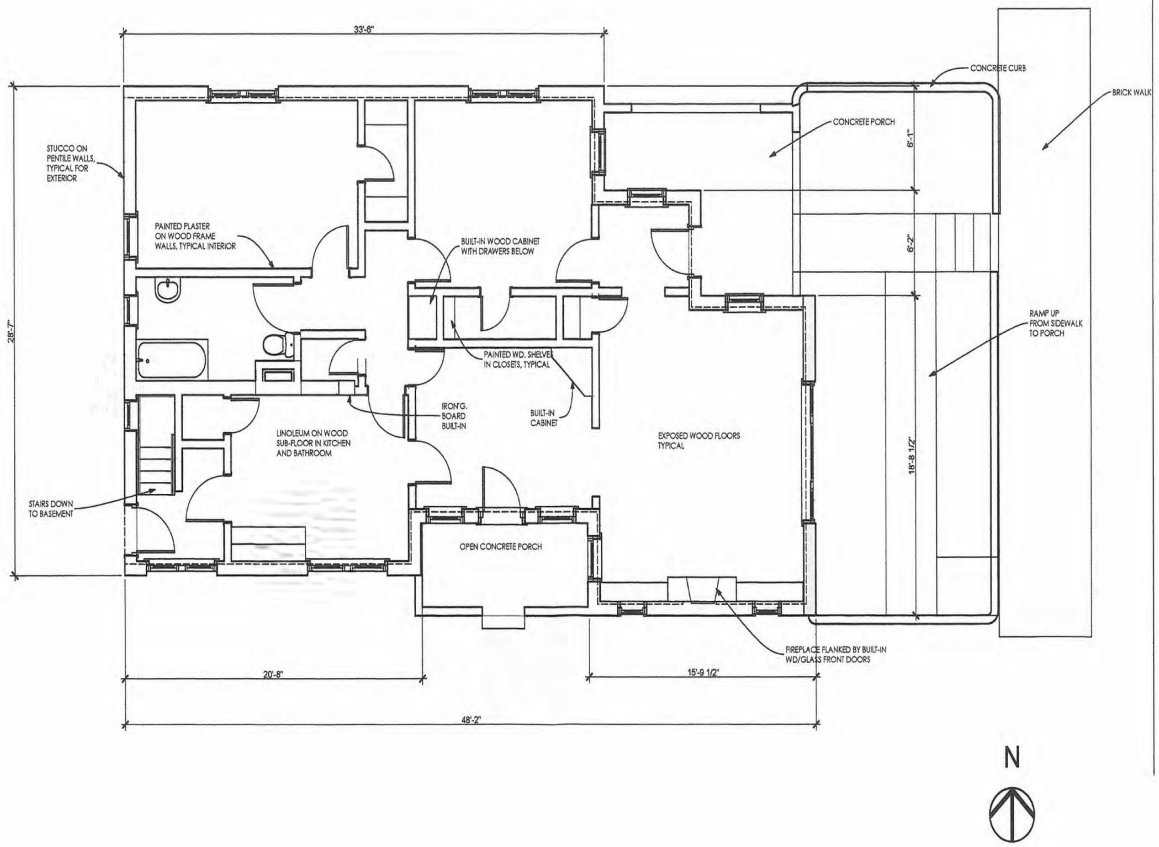

1 FIRST FLOOR
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DON GASPAR AVENUE

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STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

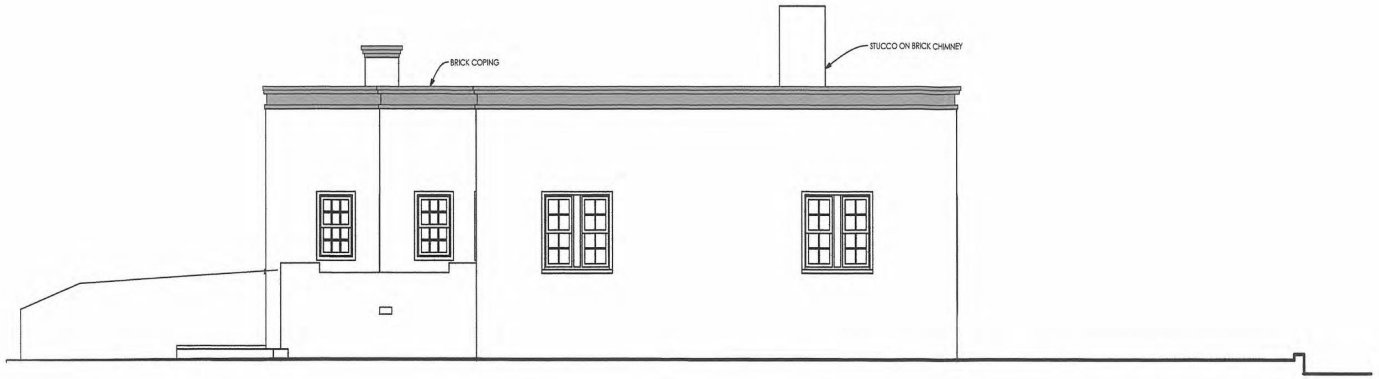
Date: 6/27/12

A 1.1

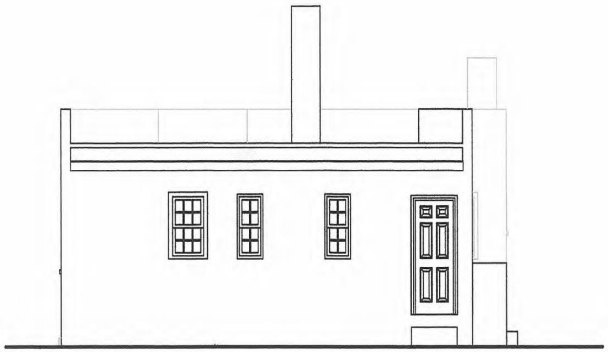
FLOOR PLANS

Plotted On: 6/27/12

A:\Autumns\Gayla Data HD\Data Documents\GBA Documents\GBA Projects\NM Don GASPAR\414 Don Gaspar.pln



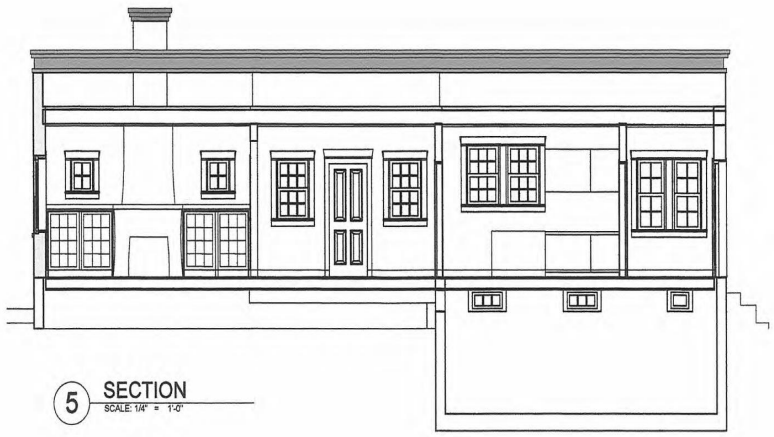
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



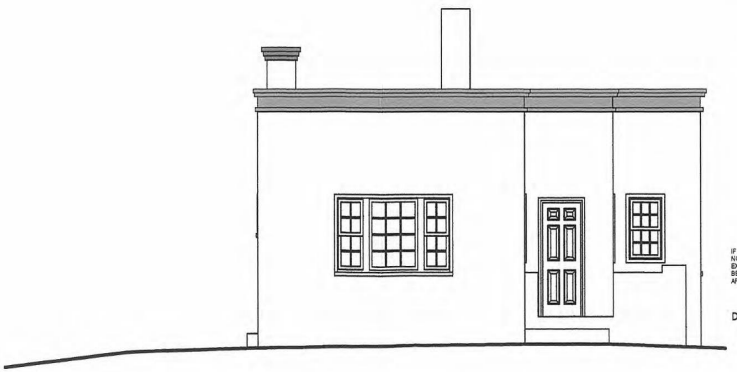
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES

Date: 6/27/12

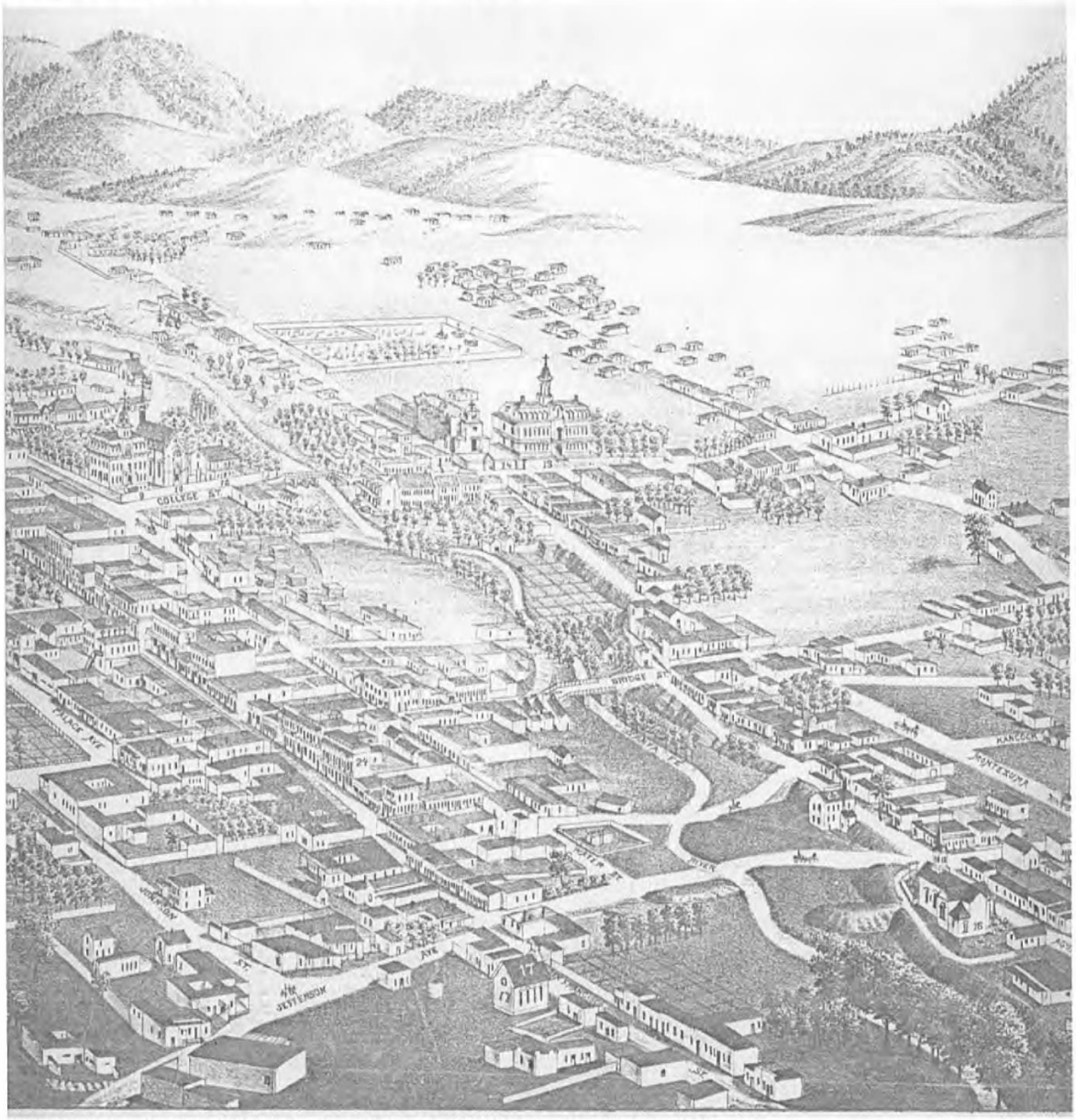
BUILDING ELEVATIONS

A 1.2

Plotted On: 6/27/12

Arkansas/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

AERIAL PHOTOGRAPHS AND MAPS



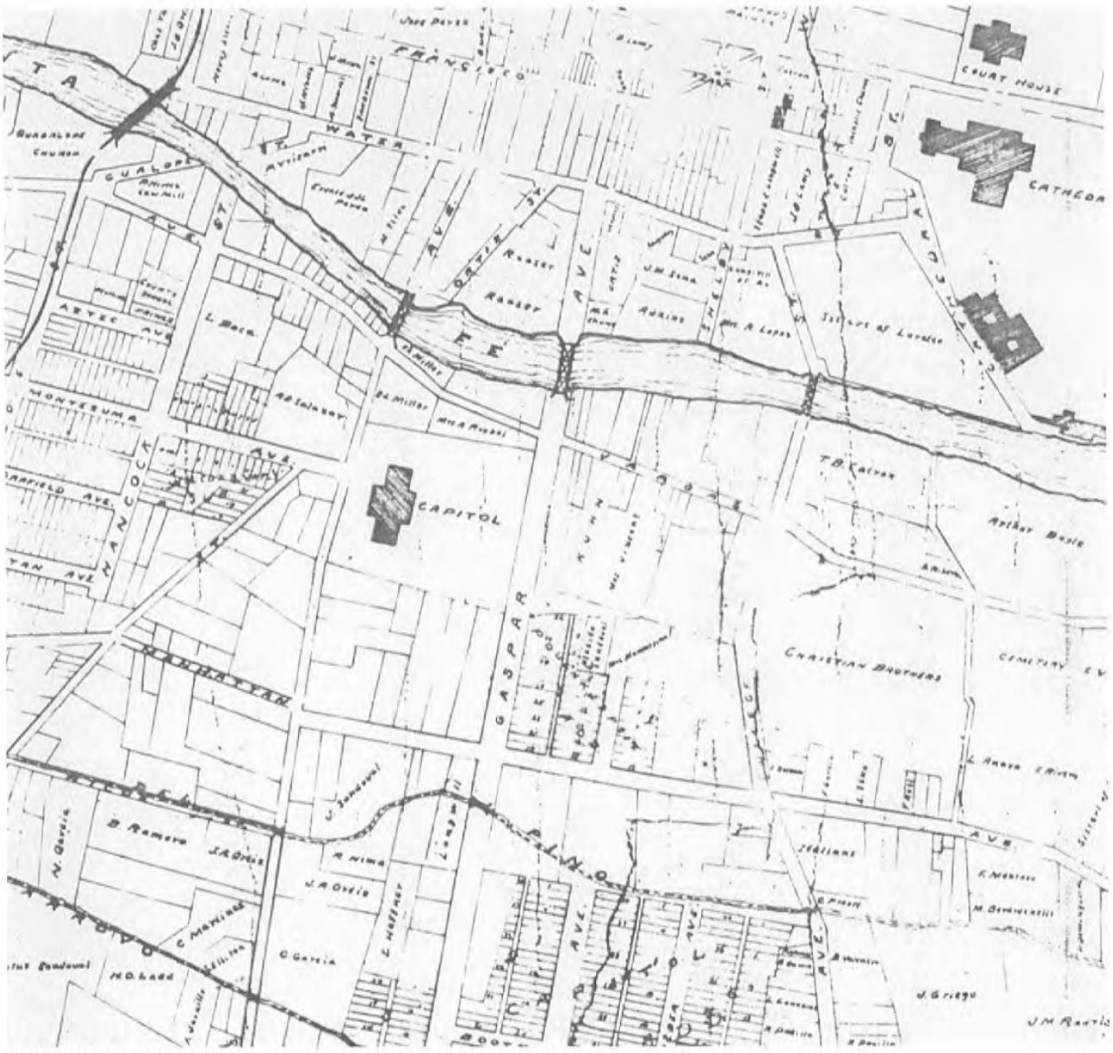
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



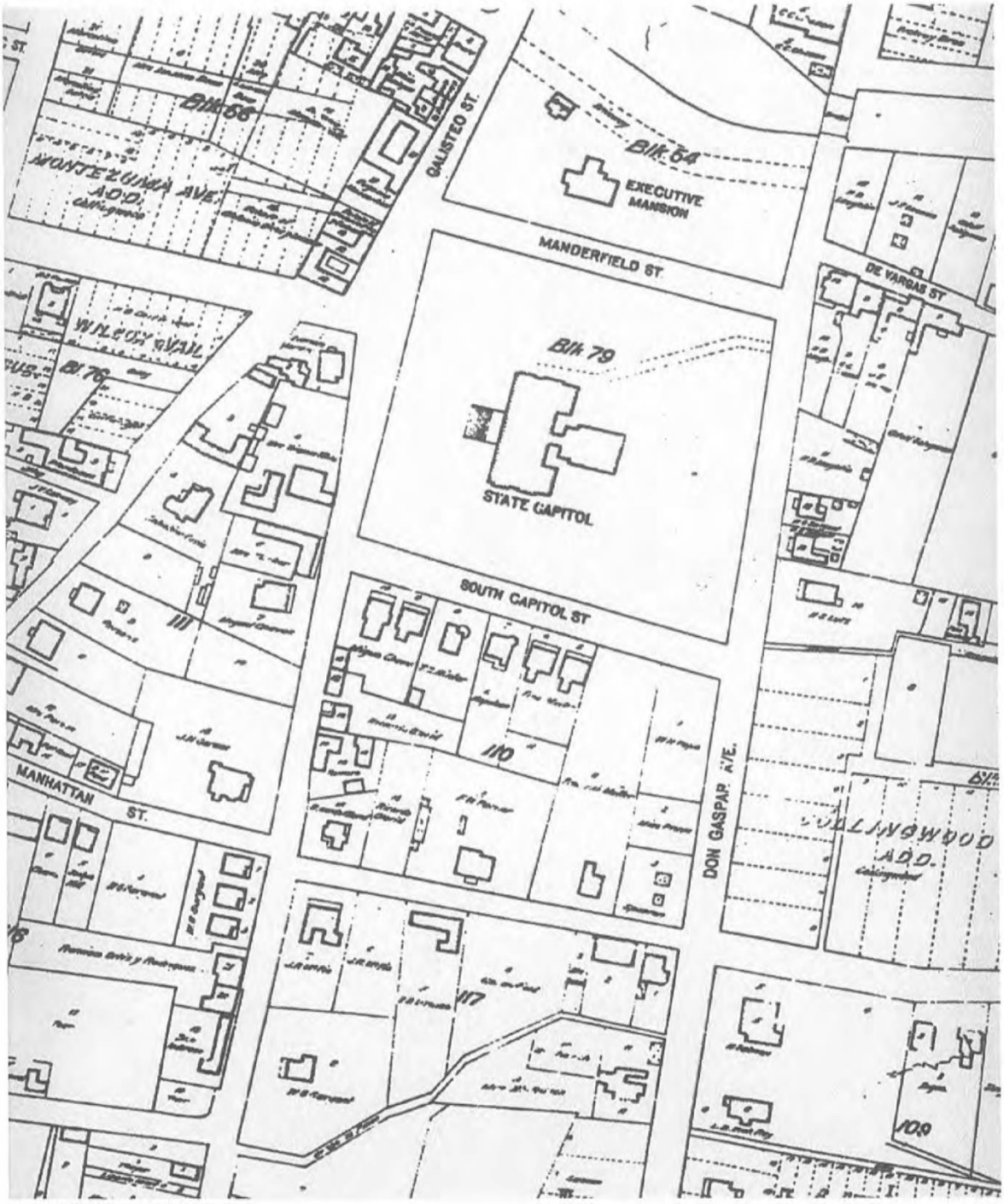
1885-86 HARTMANN

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



1912 KINGS MAP

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

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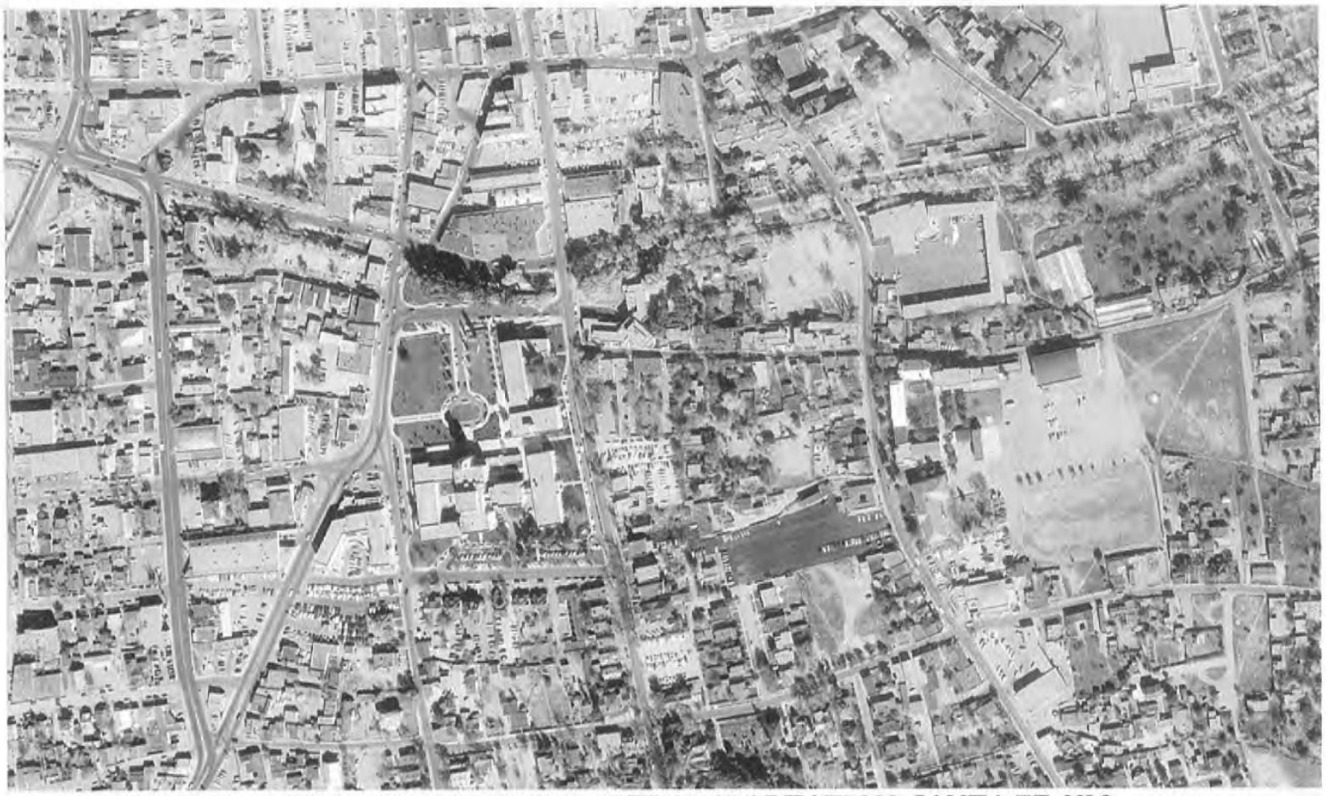
AERIAL PHOTOGRAPHS AND MAPS



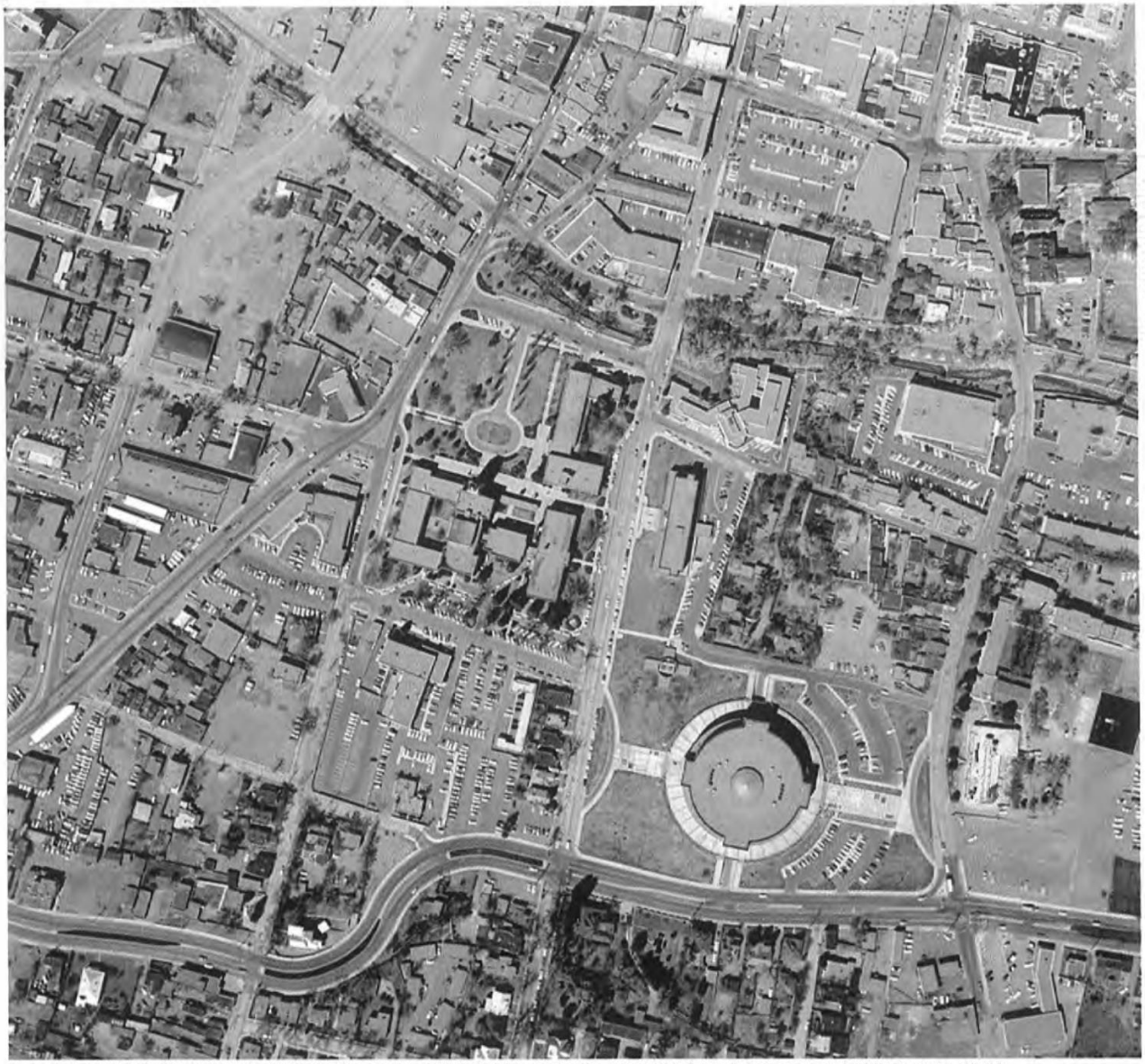
1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

EARLY VIEWS



PHOTO BY WESLEY BRADFIELD, 10-12-1919, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 51272

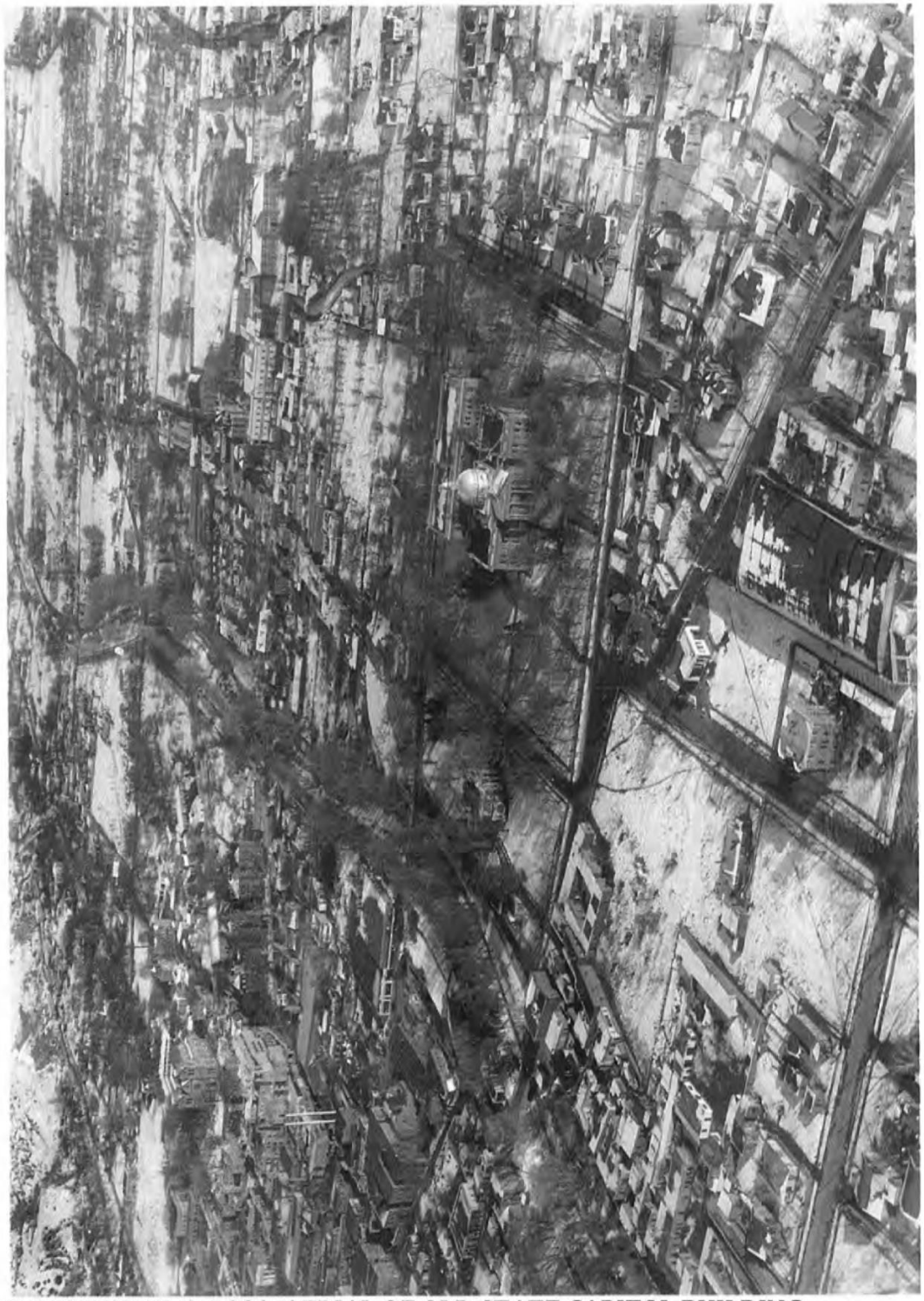


PHOTOGRAPHER UNKNOWN, C. 1920, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 16

EARLY VIEWS



PHOTO BY AARON B. CRAYCRAFT, C. 1920, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 10394



PHOTOGRAPHER UNKNOWN, C. 1930, AERIAL OF OLD STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 040671



EARLY VIEWS



CLOSE UP OF TYLER DINGEE PHOTOGRAPH, 1956, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 074146

EARLY VIEWS



PHOTO BY TYLER DINGEE, 1956, AERIAL, COLLEGE STREET AREA. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 074146

EARLY VIEWS



PHOTO BY DICK KENT 1967, VIEW OF STATE CAPITOL BUILDING. SANTA FE, NM, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 091176

EARLY VIEWS



CLOSE-UP OF PHOTO BY DICK KENT 1967, VIEW OF STATE CAPITOL BUILDING. SANTA FE, NM, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 091176



Detail of Photo by Tyler Dingee, 1956 , Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA) 074146

HISTORIC AMERICAN BUILDING SURVEY

402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO

VOLUME II OF II

STATE OF NEW MEXICO
GENERAL SERVICES DEPARTMENT
PROPERTY CONTROL DIVISION

JULY 1, 2012

Gayla Bechtol Historic Architect Santa Fe, New Mexico

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO
INDEX TO PHOTOGRAPHS

GAYLA BECHTOL, Architect
and KELLOGG JOHNSON, Photographer, APRIL 2012

PHOTO NO.	ROLL/NEG	CAPTION
402 DON GASPAR AVENUE		
402-1	A-24	East Elevation at Entry
402-2	C-2	Northeast Elevation
402-3	C-4	Southeast Elevation
402-4	B-7	Northwest Elevation
402-5	D-26	Southwest Elevation
402-6	A-27	East Living Room looking east
402-7	A-26	East Living Room looking west
402-8	A-34	West Living Room looking west
402-9	A-31	East Kitchen Alcove looking south
402-10	A-33	Kitchen cabinet looking west
402-11	A-30	Bath with cabinets
402-12	A-29	Closet with back of cabinets
402-13	A-35	West Kitchen alcove and door to basement
402-14	B-2	"Spa" area in old bedroom
402-15	C-3	Garage on south
402-16	B-9	Garage Detail
402-17	D-1	Interior of garage
406 DON GASPAR AVENUE		
406-1	C-12	East Elevation at Entry
406-2	C-15	Northeast corner
406-3	B-10	North elevation
406-4	C-6	Southeast corner with Garage
406-5	B-13	South Elevation at Portal
406-6	B-12	Southwest Corner
406-7	D-27	West Elevation
406-8	C-26	South Porch
406-9	C-13	Main living space looking south
406-10	C-15	Main living space looking north
406-11	C-16	Looking from kitchen east
406-12	C-17	Kitchen looking west
406-13	C-18	Kitchen looking east
406-14	C-32	Kitchen cabinet detail
406-15	C-19	Hallway to bathroom/bedroom
406-16	C-25	Door detail
406-17	C-28	Basement looking east
406-18	C-27	Basement looking west

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SANTA FE, NEW MEXICO

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406-19	C-31	Basement stairs looking west
406-20	C-30	Basement ceiling
406-21	B-11	Garage North elevation
406-22	B-30	Garage from adjacent parking lot
406-23	B-14	Garage door detail looking south
406-24	B-35	Garage window detail

410 DON GASPAR AVENUE

410-1	C-33	East Elevation at Entry
410-2	C-7	Northeast Corner
410-3	B-15	North Elevation
410-4	C-8	Southeast Corner
410-5	B-17	South Elevation at porch
410-6	B-21	South porch
410-7	D-28	West Elevation
410-8	B-16	Southwest Corner
410-9	B-36	West Elevation at coal/fuel door and basement window
410-10	C-34	Main living space looking south
410-11	C-35	Main living space looking west
410-12	C-36	Main living space looking west
410-13	E-1	From Dining looking east
410-14	D-15	From main living space looking west
410-15	D-12	Front bedroom looking east
410-16	D-8	West bedroom looking west
410-17	D-18	Basement looking south
410-18	B-25	Southwest corner garage
410-19	B-18	Garage door detail
410-20	B-34	Garage

414 DON GASPAR AVENUE

414-1	C-9	Northeast Corner
414-2	A-6	East Elevation at entry
414-3	C-10	Southeast Corner
414-4	B-19	North Elevation
414-5	B-24	Southwest Corner
414-6	D-30	South Elevation with corner of garage
414-7	D-6	Southwest corner
414-8	B-23	Brick parapet detail
414-9	D-24	Main living space looking south
414-10	A-7	Main living space looking south
414-11	A-8	Main living space looking west
414-12	A-9	Dining room looking east

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SANTA FE, NEW MEXICO

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414-13	A-23	From kitchen looking east
414-14	A-11	Kitchen cabinet looking south
414-15	A-22	Back (west) entry looking south
414-16	A-12	Hallway looking north
414-17	A-18	Cabinet in hallway looking east
414-18	A-19	Cabinet in hallway looking east, doors open
414-19	A-13	Bathroom with tub
414-20	A-16	Medicine cabinet above sink
414-21	A-17	Cabinet in bathroom

Contact Sheets, Negatives and Field Notes Included with original photographs at the State of New Mexico



402-1 A-24



402-2 C-2



402-3 C-4



402-4 B-7



402-5 D-26



402-6 A-27



402-7 A-26



402-8 A-34



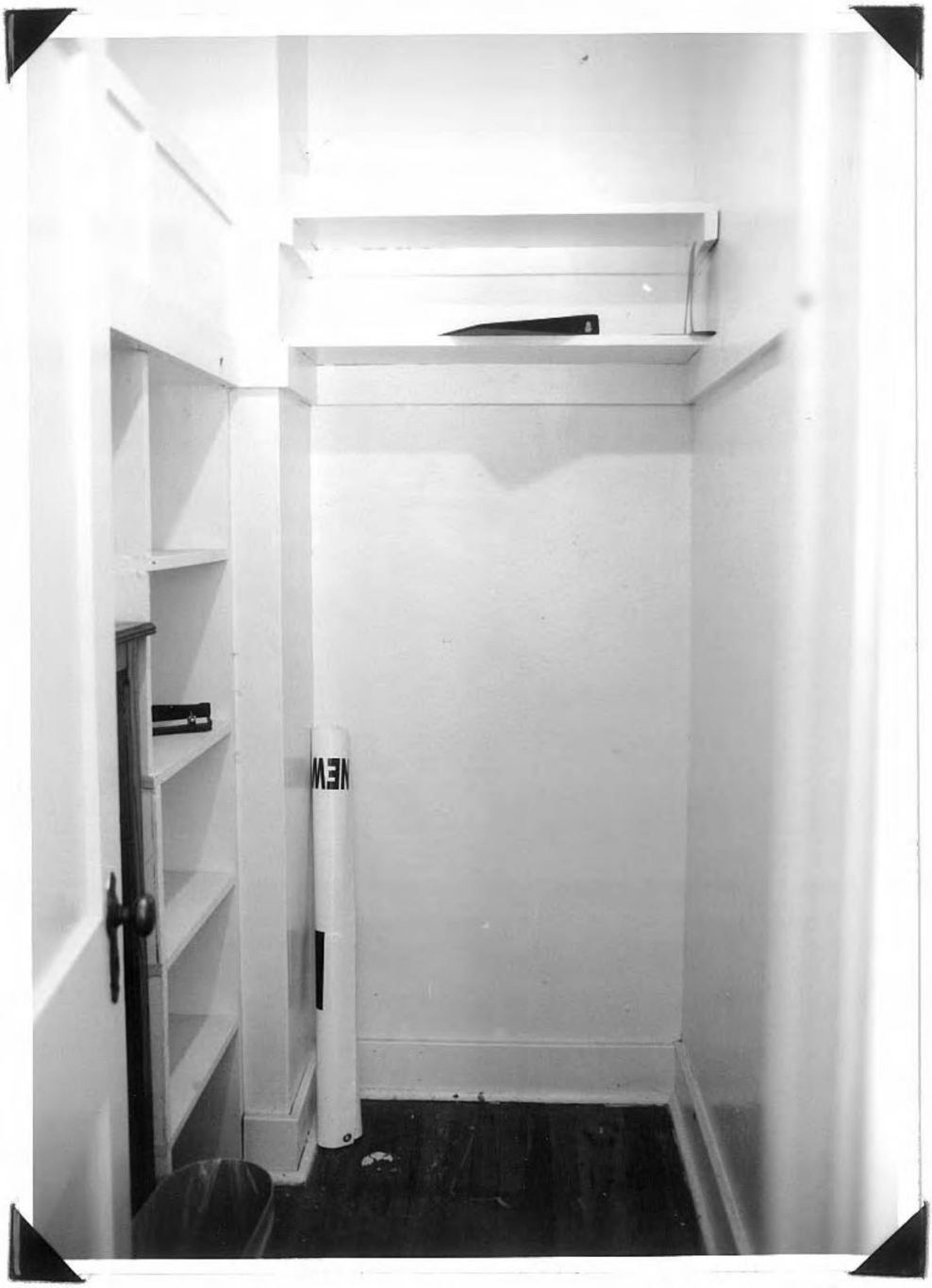
402-9 A-31



402-10 A-33



402-11 A-30



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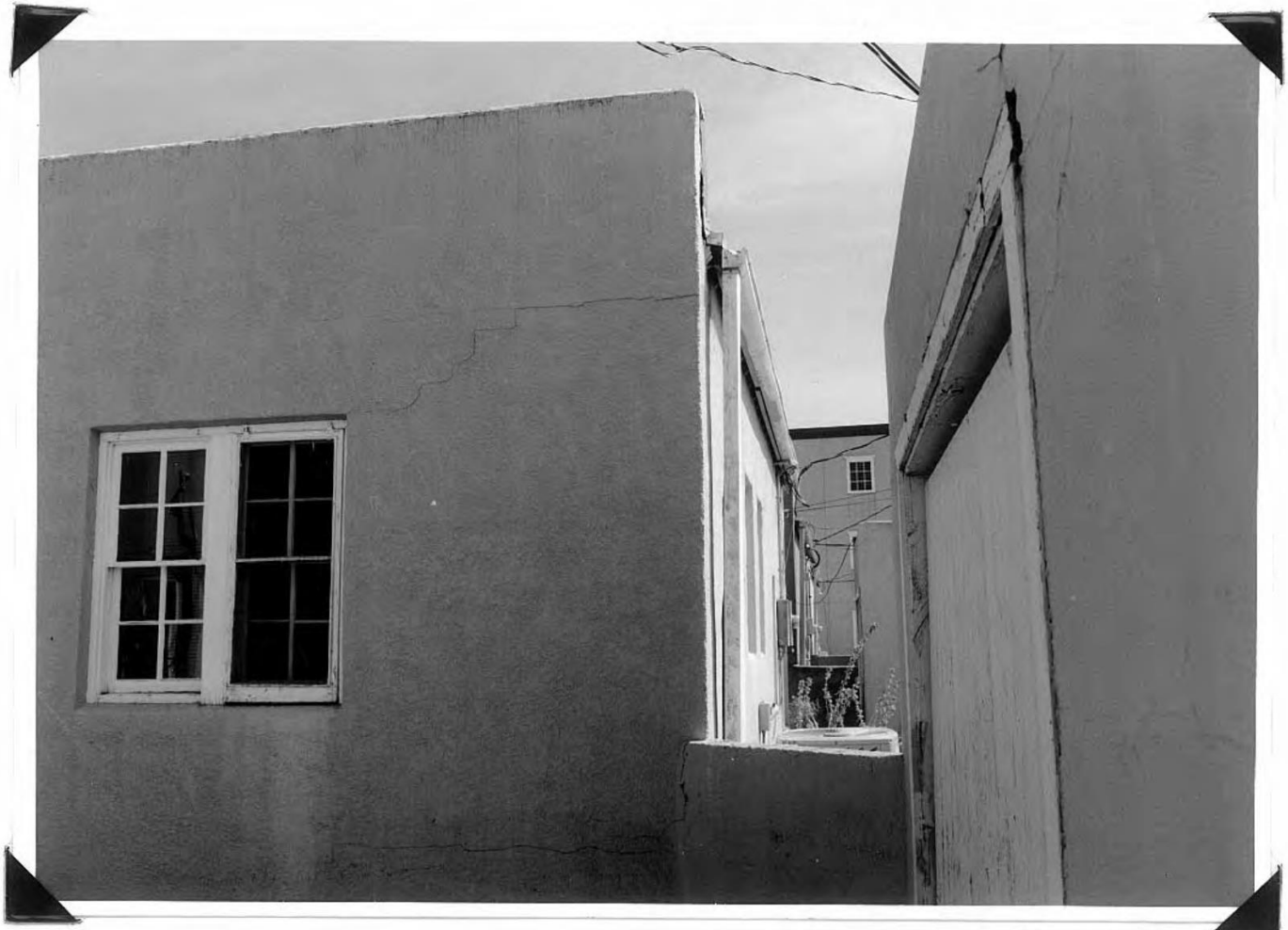
402-13 A-35



402-14 B-2



402-15 C-3



402-16 B-9



402-17 D-1



406-1 C-12



406-2 C-5



406-3 B-10



406-4 C-6



406-5 B-13



406-6 B-12



406-7 D-27



406-8 C-26



406-9 C-13



406-10 C-15



406-11 C-16



406-12 C-17



406-13 C-18



406-14 C-32



406-15 C-19



406-16 C-25



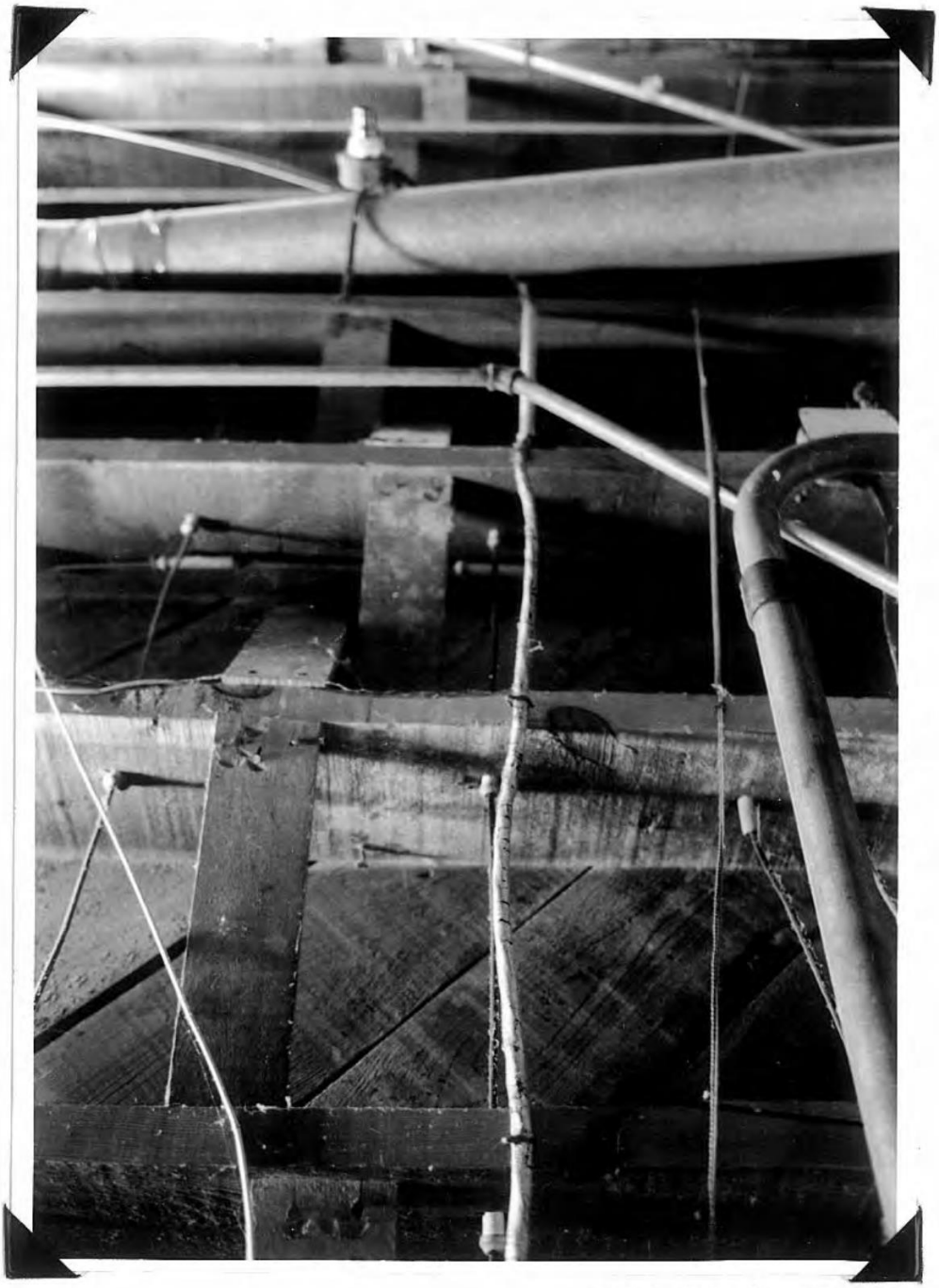
406-17 C-28



406-18 C-27



406-19 C-31



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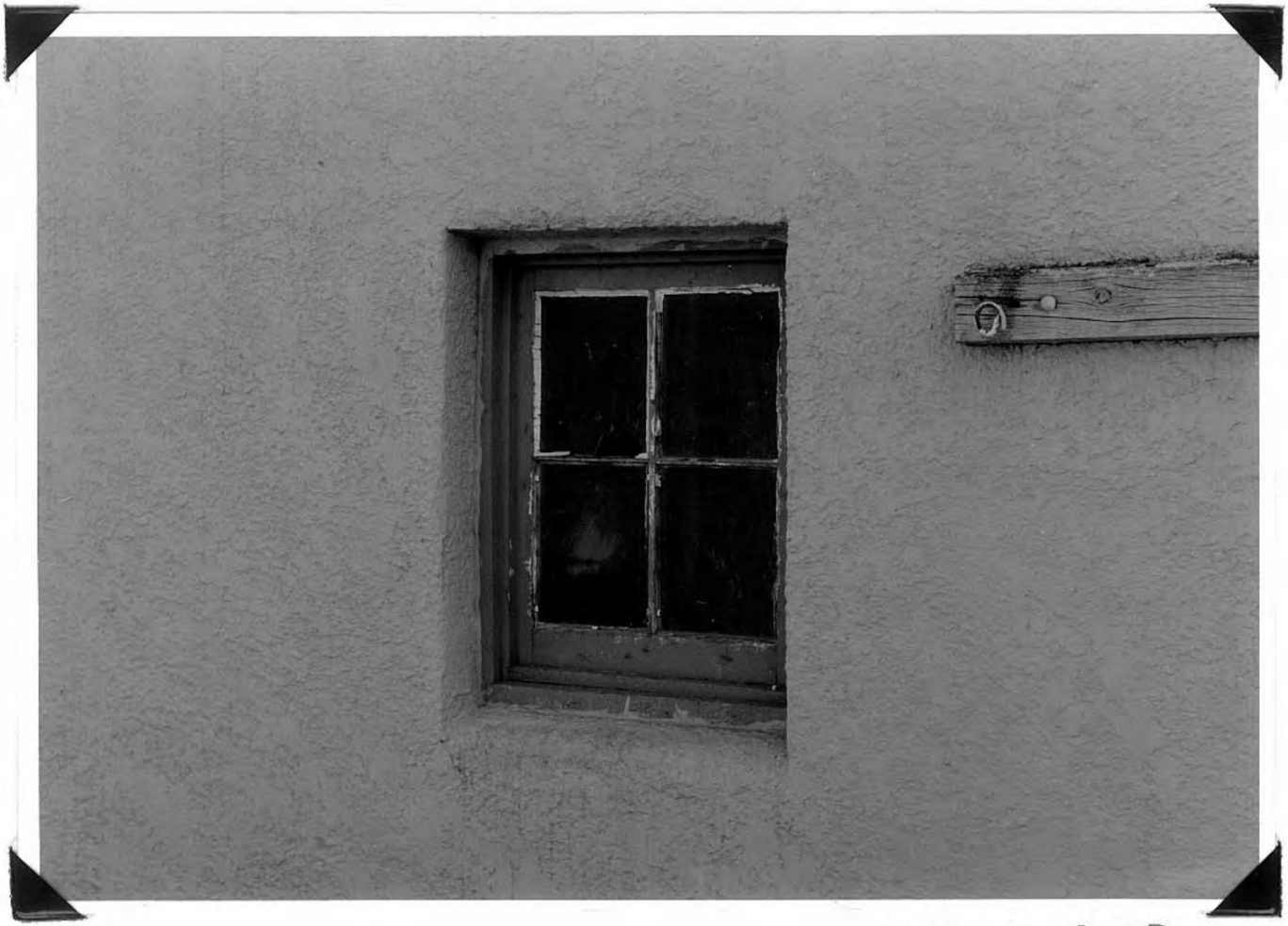
406-21 B-11



406-22 B-30



406-23 B-14



406-24 B-35



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410-2 C-7



410-3 B-15

4110-4 C.8



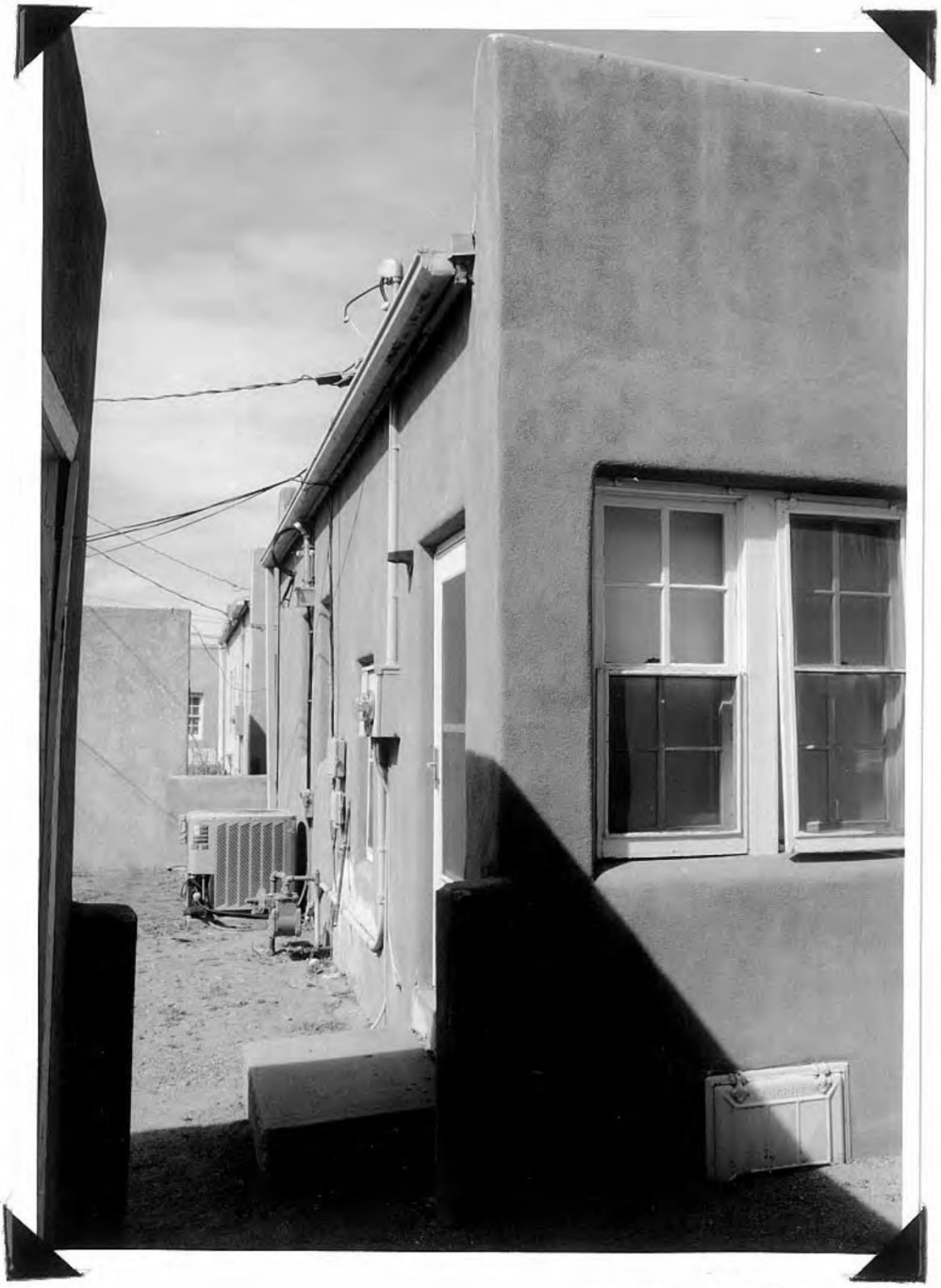
410-5 B-17



410-6 B-21



410-7 D-28



410-8 B-16



410-9 B-36



410-10 C-34



410-11 C-35



410-12 C-36



410-13 E-1

HI-014 D-15

410-15 D-12



410-16 D-8



4110-17 D-18



410-18 B-25



410-19 B-18



410-20 B-34



414-1 C-9



414-2 A-6



414-3 C-10

414-4 B-19





414-5 B-24



4/4-6 D-30

414-7 D-6



414-8 B-23

HZ-D 6-HH-24



414-10 A-7



414-11 A-8



414-12 A-9



414-13 A-23



414-14 A-11



414-15 A-22



414-16 A-12



414-17 A-18



414-18 A-19



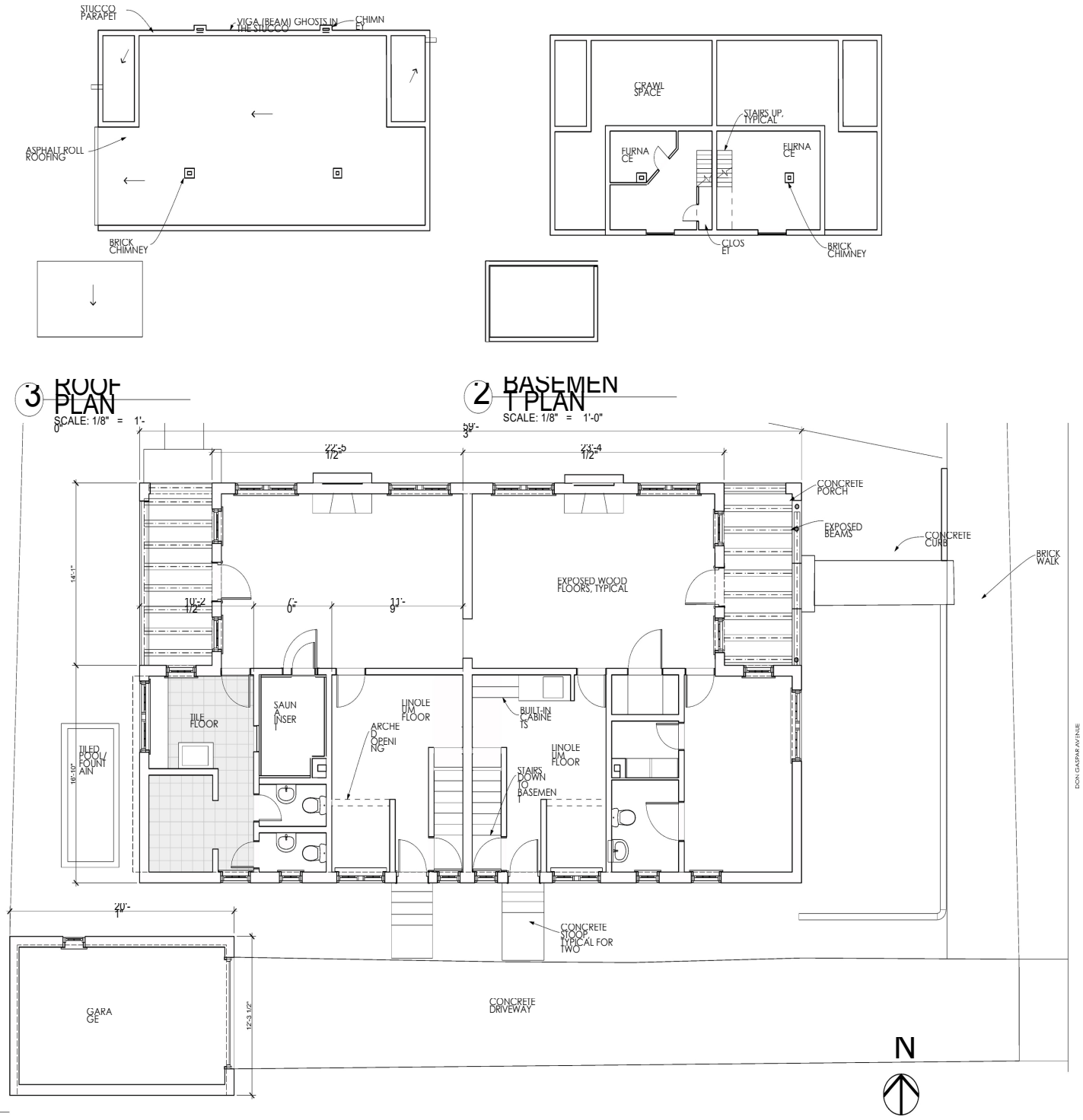
4/4-19 A-13



414-20 A-16



414-21 A-17



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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

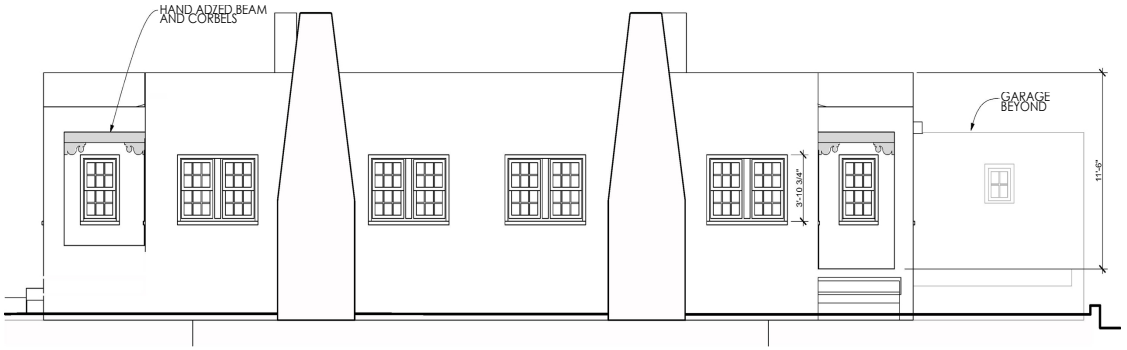
Date: 2

Plotted On: 7/8/12

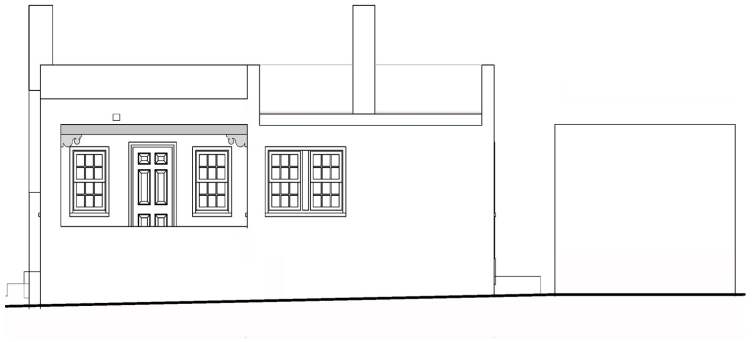
A 1.1

FLOOR PLANS

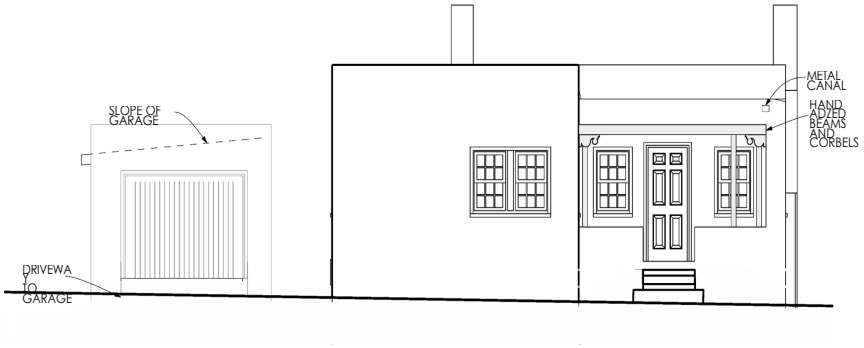
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



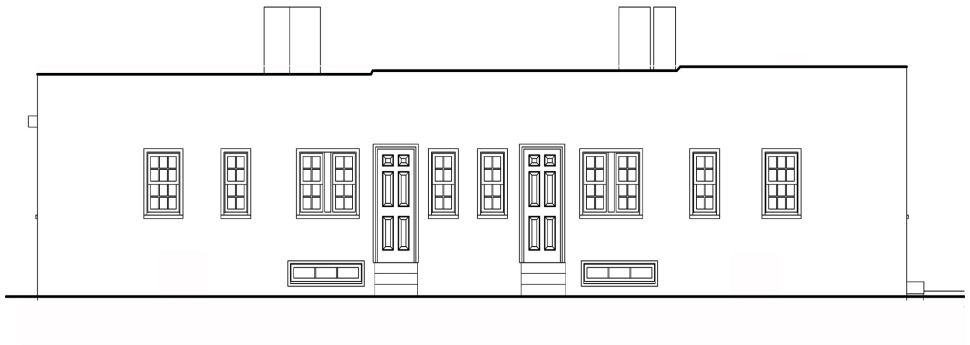
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



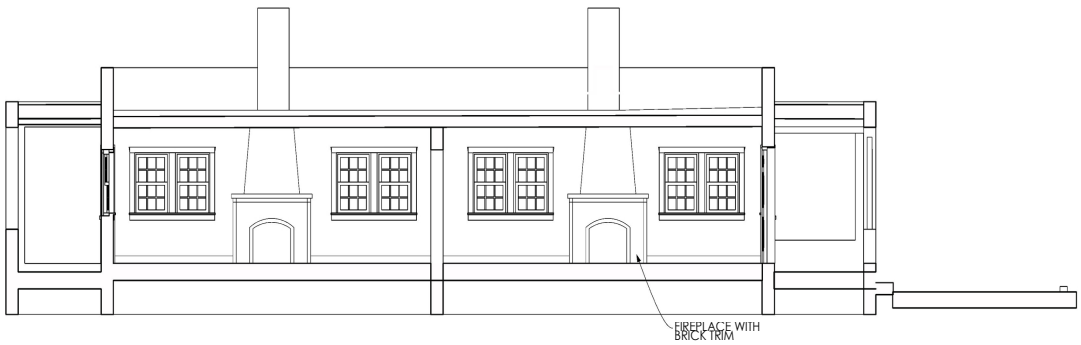
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DRAWING SCALES
Date: 2
: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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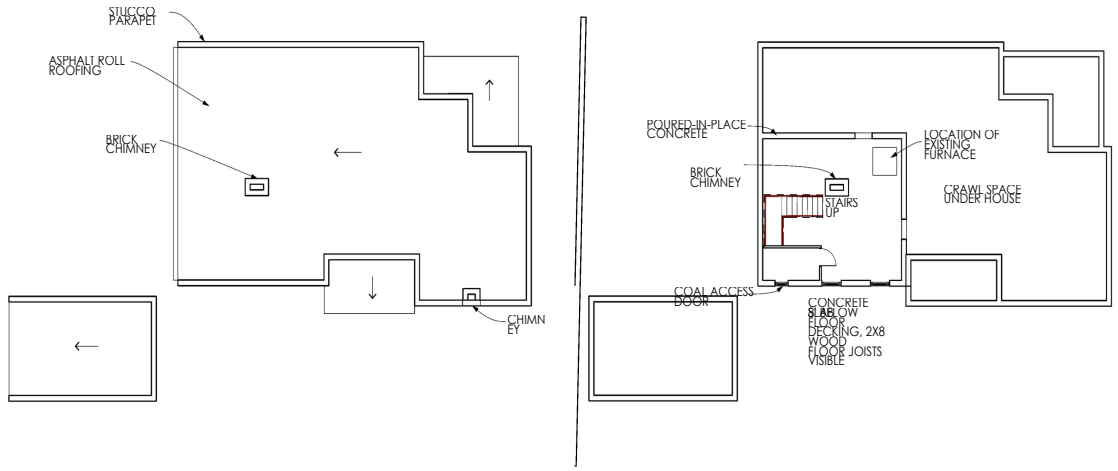
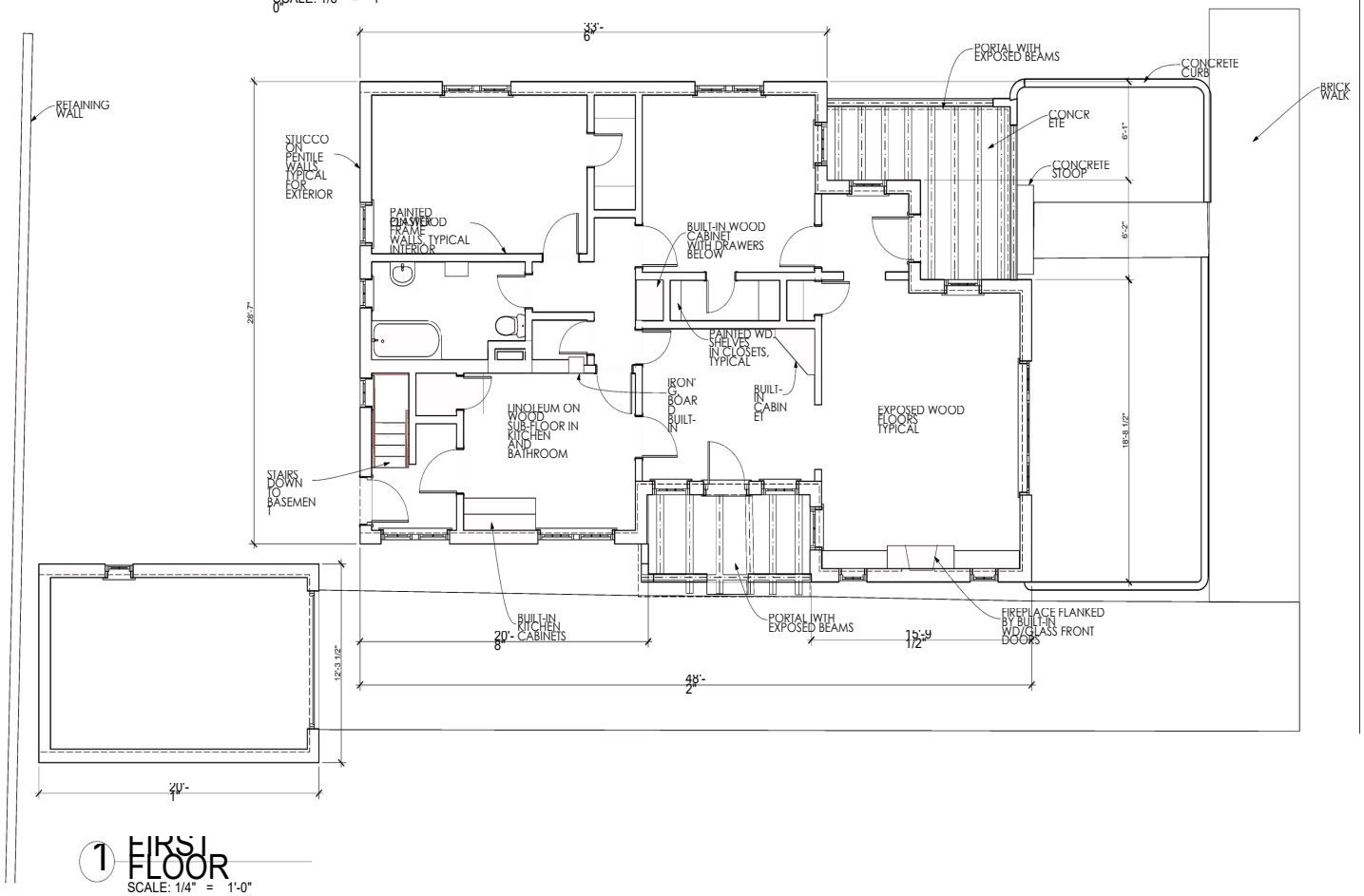


3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

N

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406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL DIMENSIONS SCALES

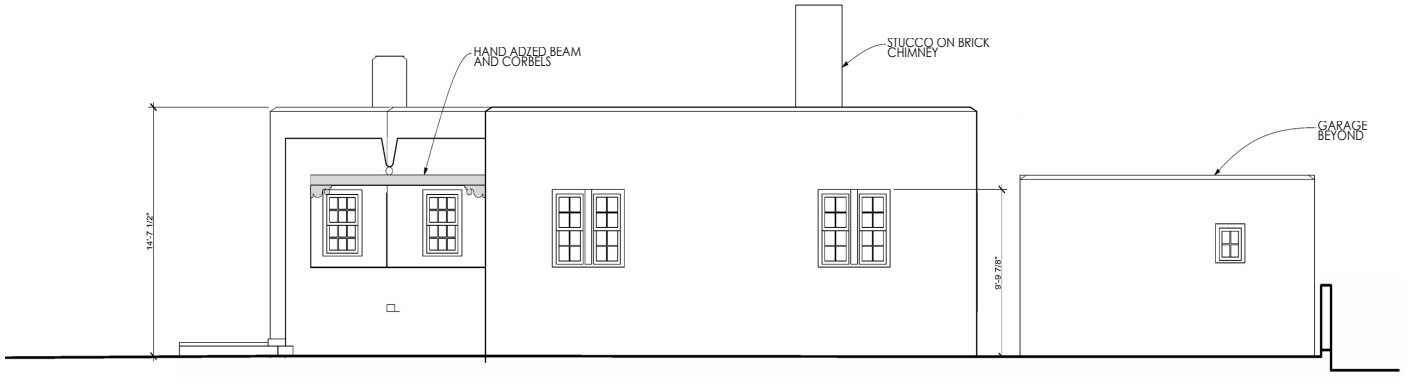
DATE: 7/12

FLOOR PLANS

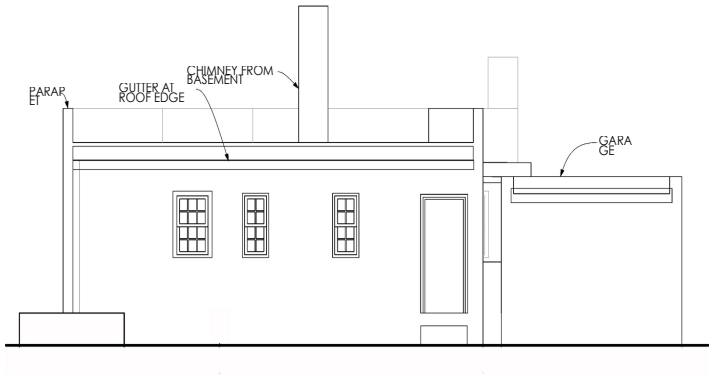
A 1.1

Plotted On: 7/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



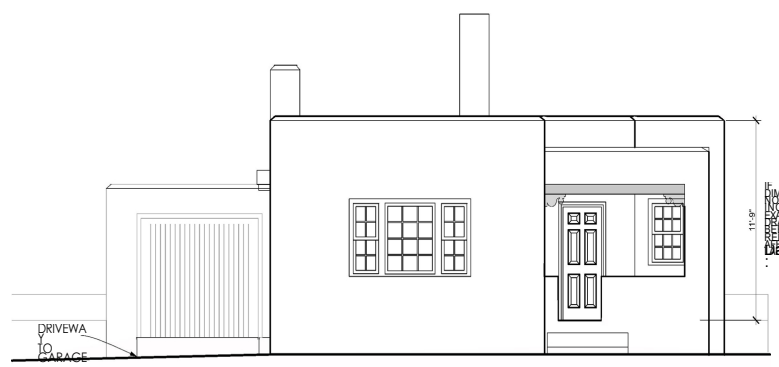
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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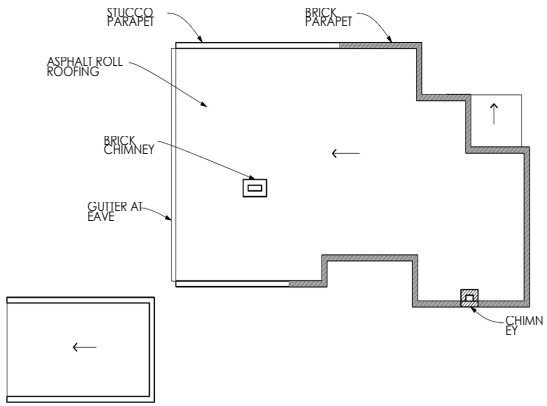
406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

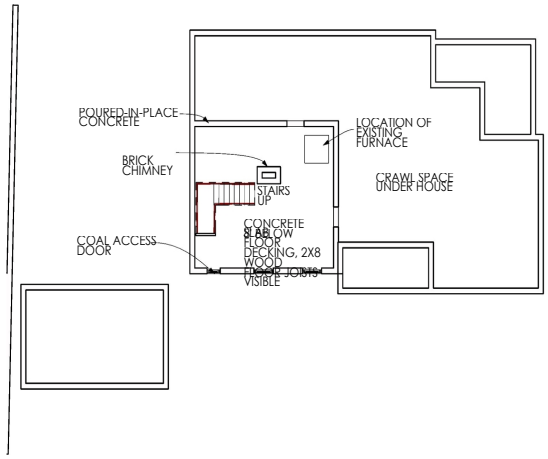
A 1.2

Plotted On: 7/9/12

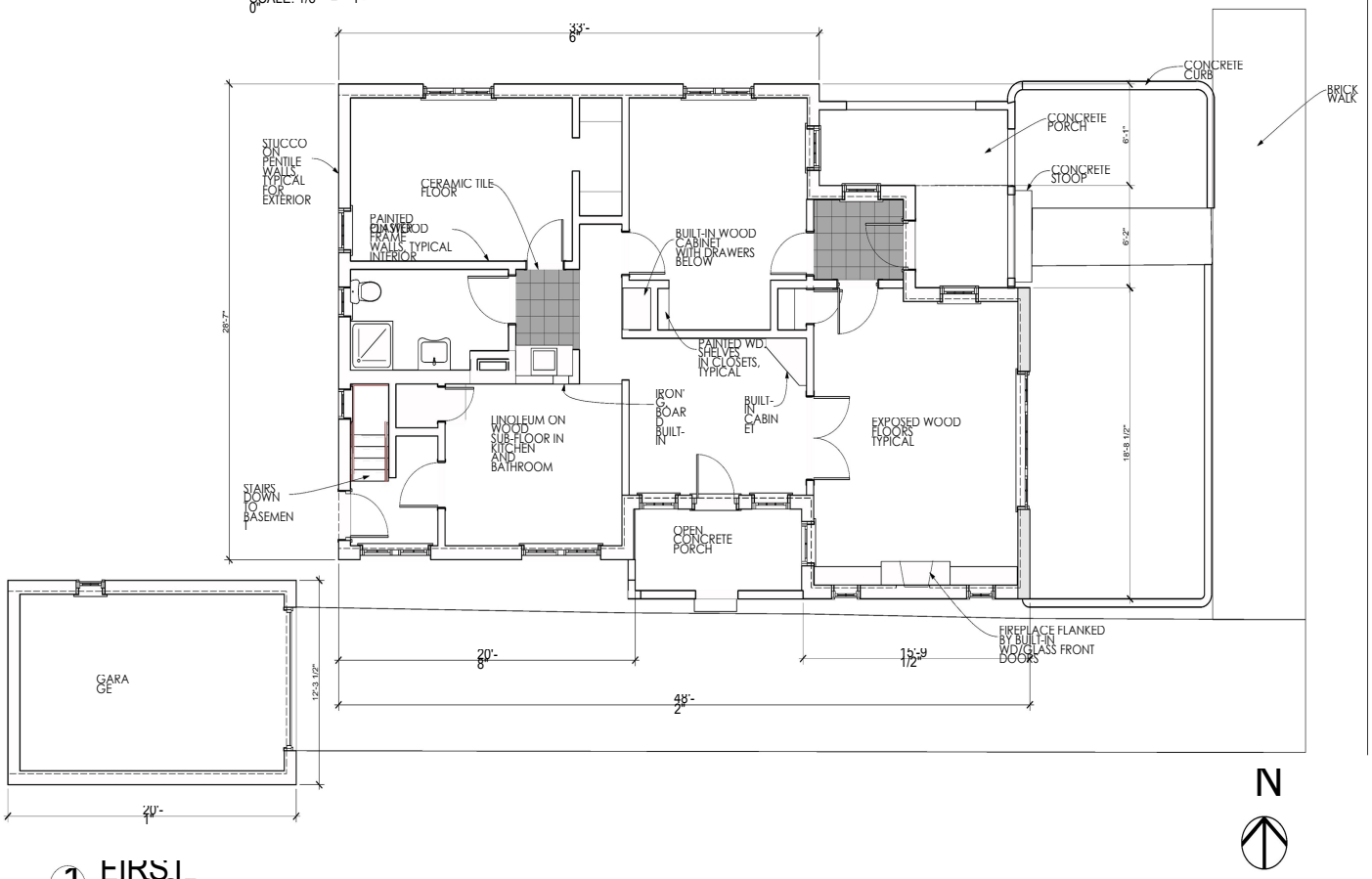
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

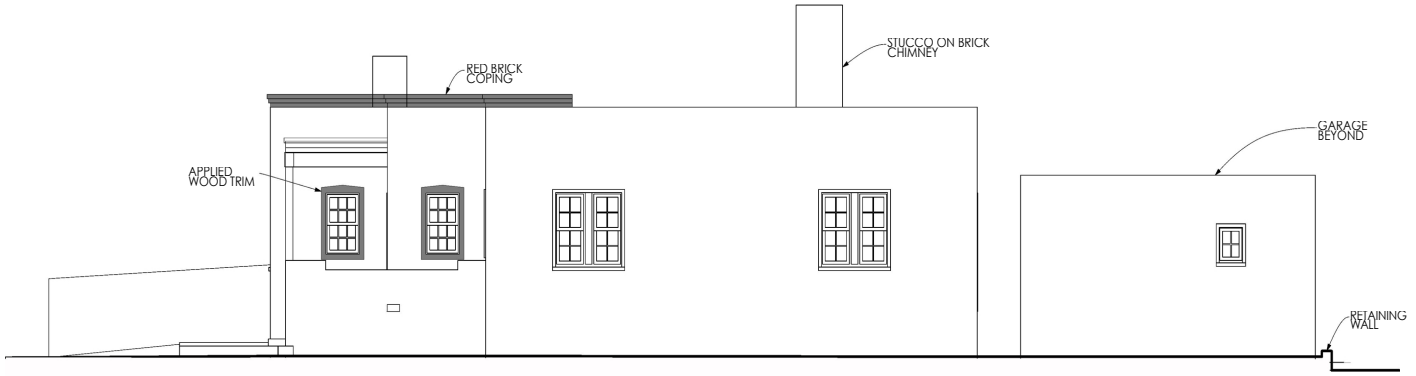
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. DRAFTING ALL DATED SCALES

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



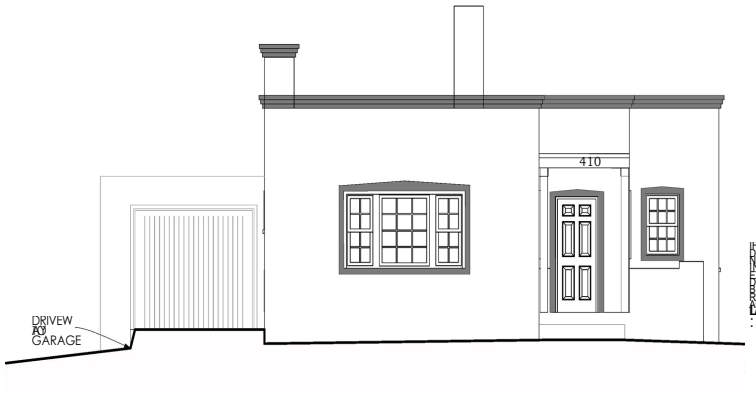
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL LABELED SCALES

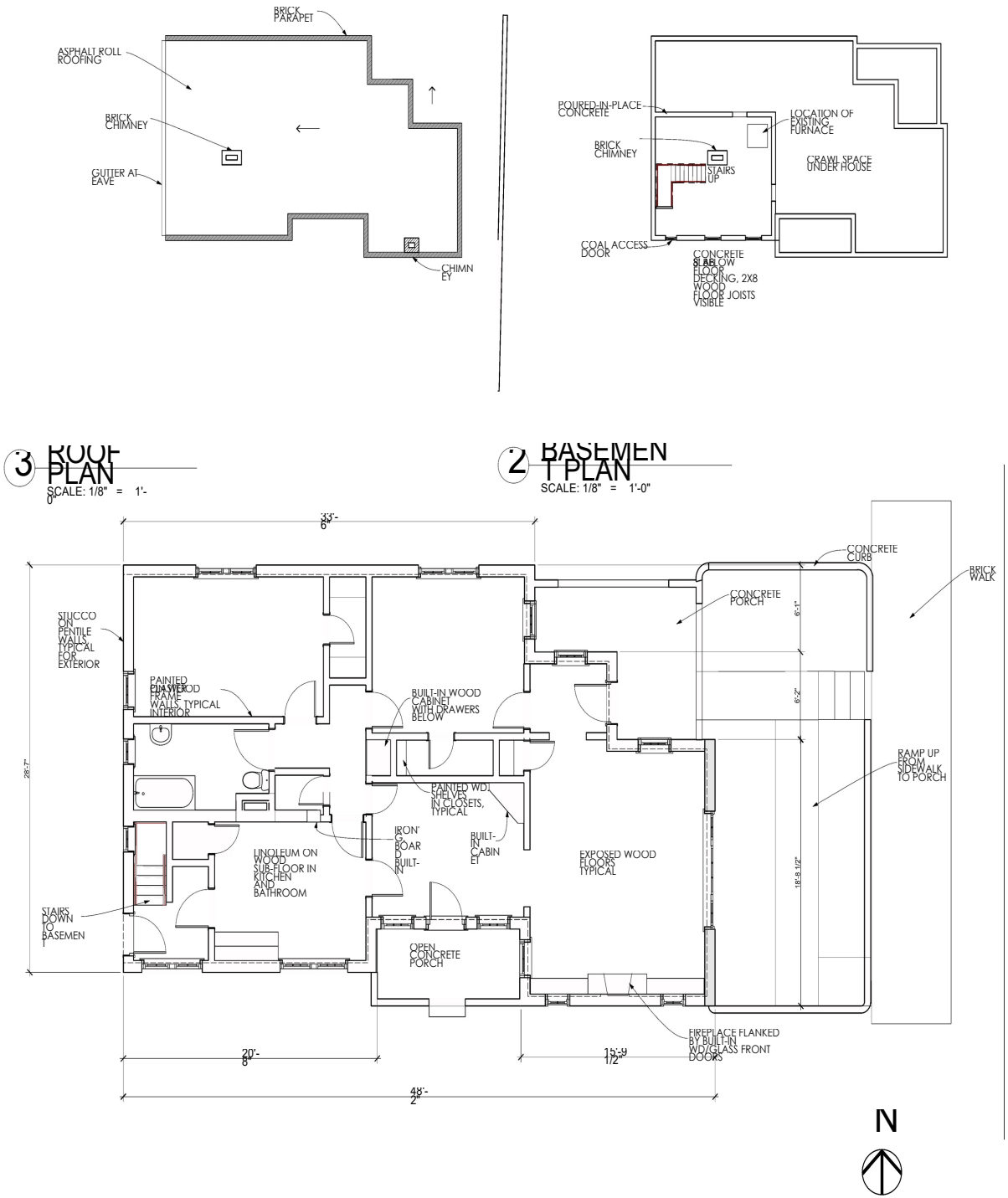
Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gasper.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS

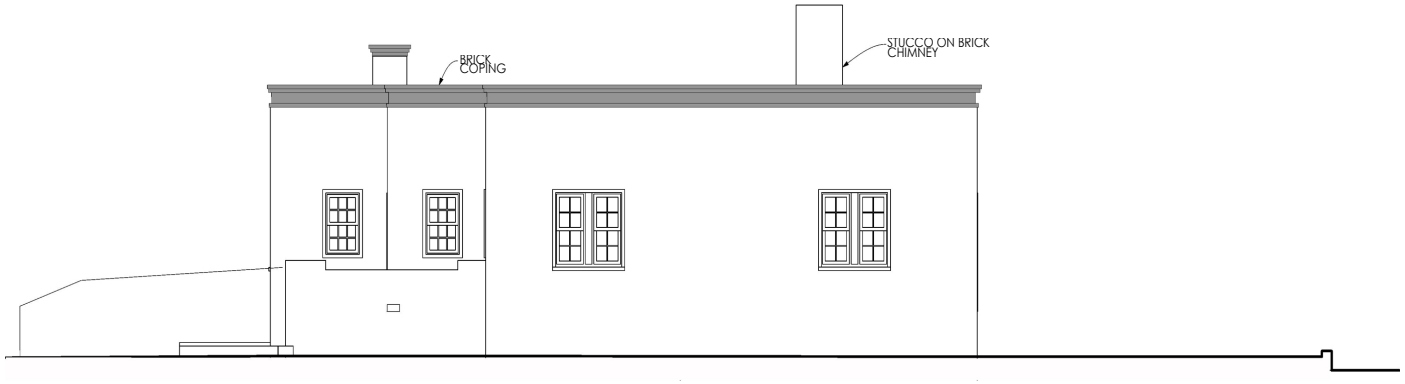
Date: 2

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS NOT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL RELATED SCALES

Date
2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

Chair Woods appreciated his work but had a concern with the decision on the south elevation to take those two windows off that created a much more vertical face. She asked if he could reconsider that. Everything else was a great improvement.

Mr. Miller said that wasn't his choice but he could bring that to his clients. That decision was made for internal use of the building as a library - having more windows at that location. There were windows around the corner of that elevation and they were getting enough light into the room with the large French doors with a transom above it.

Chair Woods asked if he could see the impact on the exterior.

Mr. Miller did see if. He said it was not a contributing elevation built in the 1980s and they were taking off the greenhouse.

Ms. Rios referred to the south elevation and asked if it was publicly visible.

Mr. Miller said there was no public visibility.

Ms. Walker asked what a "jaunty canale" was.

Mr. Miller was not sure and asked where it was said.

Mr. Miller said it was a radiused canale and some were on the existing building. He didn't have a detail of it with him but the top edge was radiused and capped with galvanized metal.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-012 per staff recommendation and indicating the final drawings show the front door, the railing and vehicular gate as submitted by the applicant at the meeting. Ms. Mather seconded the motion.

Ms. Walker asked for a friendly amendment that the designer would ask the applicant to consider replacing those two windows on the south façade.

Ms. Rios didn't think it important since it was not publicly visible but accepted it as friendly and the motion passed by unanimous voice vote.

8. **Case #H-12-017A. 402, 406, 410, and 414 Don Gaspar Avenue and 128 and 130 South Capitol Street.** Downtown & Eastside Historic District. City of Santa Fé, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fé has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.**

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and

on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

414 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival and Spanish-Pueblo Revival elements including brick coping on the parapets and bull-nosed openings. Historic wood windows are in good condition. The historic brick coping is deteriorated in many locations. A free-standing Pen tile garage was located at the rear of the driveway and has been demolished at an unknown date. The residential structure is listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and south elevations. This structure is not listed on the state or national registers, but it is eligible under Criterion C.

104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortíz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortíz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area were demolished at an unknown date.

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

Mr. Katz asked Ms. Brennan, since it was possible the decision made by the Board could be appealed to Council, to determine what legal advice she would give Council as to the meaning of "significant structure" and "contributing structure."

Ms. Brennan said it was interesting question in light of the recent Council decision on the Gay Wagner House which was a unanimous decision not to classify that house as significant and rather as contributing.

She read the definitions as shown on page 3. Contributing was not unique in itself but typical of the area in which it was found. Significant embodied distinctive characteristics of the type, period, or method of construction. It must retain a high level of historic integrity. The Board had taken that to mean that all sides

were primary. She thought a lot about that Council decision because it was surprising to her and to a lot of people that it was a unanimous decision. The constituency of the Council was different than the Board's and, as elected officials, were concerned with finding a balance between property, interests, and the ability to modify a building. Even with significant they could get an exception although it did present somewhat of a barrier.

Finding the balance was difficult. Mr. Rasch said it was a vestigial neighborhood and they were faced with homes that were fundamentally the same but had different statuses.

Mr. Katz asked Mr. Rasch about the sheet he had that showed there were 5,994 structures within the historic districts.

Mr. Rasch said the sheet gave a rundown on those structures by status and provided it to Mr. Katz.

Mr. Katz said there were 327 significant buildings and 1,824 contributing structures.

Ms. Brennan thought the word that made sense to her in trying to understand what distinctive meant was that the Council was looking something that was important - that stood out but not necessarily unique. She took that to mean "important."

Dr. Kantner said following that line of inquiry, Mr. Rasch in his recommendations noted that all of the structures were eligible state or national registers under criterion C. Looking at the City definitions that would mean they were eligible for a significant designation under the City's criterion B.

Mr. Rasch said it was a matter of semantics between the two jurisdictions.

Dr. Kantner surmised that the primary reason was that they had to be distinctive enough, despite the fact that they qualified under criterion B to merit a significant designation.

Mr. Rasch said they didn't meet A, B or D clearly so he used criterion C. The national register no longer has distinctions in historic status - they all were contributing. They eliminated the significant status.

Dr. Kantner noted that the definition in C said it embodied distinctive characteristics so they would qualify for the City's significant status but Mr. Rasch recommended downgrade to contributing and he wondered why.

Mr. Rasch said they had the characteristics under state and federal but under city were not unique and not important in any way. The two registers saw it differently.

Ms. Walker noted under Significant - it must retain high level of historic integrity. She asked if these did not think they retained high level of historic integrity.

Mr. Rasch said of the four casitas that 402 and 406 Don Gaspar did. 410 had a non-original portal and 414 had coping in very bad condition.

Mr. Acton thought their adjacency buttressed the status of a type. It was a more powerful preservation opportunity.

Ms. Mather asked about the nature of their location in relation to the Downtown & Eastside Historic District. It was in the capitol district. She asked if they were held to the same standard as the rest in the Downtown & Eastside Historic District or because they were in this special zone were held to higher or lower standard. She would call them orphans left over from loss of the entire neighborhood. A block to the south would be quite typical.

Mr. Rasch said the City left the Railyard out of any historic district to develop it and he thought the state left these out for the same reason. They were not in a state district and were in a corner of the Downtown and Eastside district. They didn't harmonize with the institutional buildings and one block south in Don Gaspar - they were quite common.

Ms. Mather asked why they were left out.

Mr. Rasch guessed it was for development.

Mr. Katz asked if there were many examples of this type of bungalow in the Downtown & Eastside Historic District.

Mr. Rasch said they were not as well concentrated as these but you could find them in the downtown part.

Ms. Walker asked if there was some "by your leave" since the rest of the area was destroyed to complete the destruction of it.

Mr. Rasch reminded the Board they were only talking about their status and not any other treatment of the structures. He was on the fence with that question.

Ms. Mather was looking at the report from 1984 on page 43 on 406 Don Gaspar and same was true of 414 that the recommendation was to be contributing and didn't understand how they ended up as significant.

Mr. Rasch didn't know. The staff member around that time had long been gone. But right around that time was when the state was making purchases. Some to the south were demolished in 1990. It might be oversimplifying to make sure the discussion happened again.

Mr. Murphey said there was a plan to make a state capitol historic district that never went forward.

Ms. Rios said 402 was contributing and another very similar was designated as significant.

Mr. Rasch agreed. Physically they were not different.

Ms. Rios said they were approximately 82 years old. Mr. Rasch agreed.

PUBLIC COMMENT

Mr. Spray said the discussion of reclassification of any historic building was of concern to OSFA. On June 4 OSFA toured the buildings, thanks to Peter Allen and got a view of the interior so the OSFA board came back with an expanded view. These were not casitas but homes - casas. They still maintained the interior as historic. They were offices until very recently and in good condition. This board has deemed them either contributing or significant and he urged the Board to keep that status. What happened around them should not determine their status. New construction added by giving them a compelling structure and fabric.

These homes were all that remain in that neighborhood. Only this Board had the ability to maintain them for the future. When they were gone they were gone forever. Please retain their status and preserve the power of the past.

Mr. Katz clarified that the entire board didn't go on the tour.

Mr. Spray agreed. The OSFA Board members who were members of the H Board were excused from the tour.

Present and sworn was Mr. Tim Maxwell also thought of them as homes rather than casitas. This was a pre-war subdivision of residential homes for families and an important evolution in Santa Fé and must have evoked what Allan Stamm saw for his homes.

He considered this request to change a designation as a way that could lead to their demolition and asked, as he did with St. Catherine's, to hold off until the Board could see what would replace them.

Present and sworn was Ms. Stefanie Beninato urged the Board not to second guess Council but look at the code. She appreciated that Mr. Murphey knew the history of that district rather than just speculation. Speculation was damaging to the Board's record at Council. So she asked that they use their expertise and skill to make the decision.

In the 1980's they were single family houses and that was how they were used. They were not typically found in the Eastside. Most were much larger houses or some were built later. The City needed to preserve clusters of historic buildings so visitors and residents could see what was there.

They were modest but well built homes. The downtown has changed a lot but we need to preserve these vestigial elements.

There were no other speakers from the public.

Chair Woods said when she came on the board they had no preservation ordinance - only a styles ordinance. And the reason Santa Fé was designated as a historic place by the Department of Interior. And they were losing these historic homes from demolition and overzealous remodeling. That was how the ordinance came to be. The Board didn't designate something because they wanted to hold onto the designation. They had to look at each one and judge it by the ordinance.

Ms. Mather asked how the Chair intended to proceed.

Chair Woods said they needed to go through each building and consider primary elevations.

Mr. Katz commented that for all of them, preservation was a much greater limitation on someone's ability to deal with that structure. It was interesting that out of 6000 only 300 were significant for preservation. He thought of some of the more beautiful old adobe homes. They were models of that style and important examples of it. If they looked at these homes they needed to avoid saying they were significant just because they didn't want them taken down. They might be lovely buildings and once was the case to reflect the important evolution but they were not the only ones and in and of themselves were not significant buildings. Streetscape was important in considering contributing. But contributing structure must add to the district to establish and maintain the character of the district. These once did that but didn't now because of what else happened there. They certainly didn't reflect what the rest of that area was any more. He didn't think it met the definition of maintaining the character. If these were in the Don Gaspar District they might but not in the Downtown and Eastside District.

Chair Woods disagreed. One block parallel you see those little brick buildings. Just because so many were taken down did not mean these should be taken down. They did relate to each other.

Mr. Katz agreed. And there was also DeVargas there but those were the edges and the houses on Galisteo were lovely brick houses and DeVargas was an island.

Ms. Rios asked if he didn't feel they were even contributing. Mr. Katz said yes.

Ms. Rios disagreed with Mr. Katz. These could either fall under significant or contributing. She read each criterion and said they met each one. They didn't know who lived there so perhaps it didn't apply (significant) or were eligible to be listed on state or national registers. These four buildings represented what once was there. There were tons of them that were no longer there. Just because there were tall buildings there didn't diminish the quality and what these buildings represent.

Mr. Acton said, given this was a seminal moment and didn't know what the State was going to do there. If the Board designated all of them significant then the State would get a good idea how important we consider these buildings and work on the 56,000 building next to them. It seems they would not come ask

for an exception but would come with a schematic that the Board could comment on and get feedback from the public. So the practical value of status might be irrelevant to the state given the nature of the process.

Mr. Rasch went to the code. Because of HB360, Santa Fé ordinance was 14-5.2.(M). In that ordinance it said the process "shall be undertaken in such manner to preserve the status of the structure and in accordance with the standards for alterations or additions... Proposed alterations shall not cause it to lose its status." Demolition of historic and landmarked structures shall include the report that the Board was familiar with. So the Code applied to these structures.

Mr. Acton said the last piece had to do with survival of these buildings. He asked what status would most guarantee their survival. They were looking down the road and that would determine his call.

Chair Woods asked Ms. Brennan to advise the Board on their responsibilities in this matter.

Ms. Brennan said the responsibility of the Board was to determine the status of these buildings based on the qualities of the building that were before them.

Ms. Mather thought it was very important not for the Board to try to second-guess these particular buildings. They were in the Downtown and Eastside Historic District and they should be treated as any other building that district. There were other examples very similar. Some were on Cienega Street, Marcy Street and existed throughout. She thought it was unfair to penalize the State to try to guess what they would do. They needed to maintain the integrity of words like "significant."

Ms. Walker concurred with Ms. Rios that these structures did fit the criteria. Follow the code and it made them significant.

Chair Woods said she would entertain a motion on 128 South Capitol.

Mr. Katz moved to change the status of the structure at 128 South Capitol to noncontributing since it was not sufficiently old among other things. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods asked for a motion on130 South Capitol.

Mr. Katz moved to keep the noncontributing status at 130 South Capitol. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods went to the house at 402 Don Gaspar.

Dr. Kantner moved to designate the house at 402 Don Gaspar as a significant structure as it meets all criteria including its location, its age, the fact that it embodied distinctive characteristics which meant distinguishing characteristics of a type, period or method of construction and maintains a high level of integrity and, as recommended by staff, met criterion B of the City Code

which suggests that it should be eligible for listing on the national register of historic places. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 402 Don Gaspar.

Dr. Kantner moved to designate the garage at 402 Don Gaspar as contributing rather than significant because it relied on the main building for its status and with the east elevation as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the casita at 406 Don Gaspar.

Dr. Kantner moved to retain the significant status of the casita at 406 Don Gaspar for the same reasons as given for 402 Don Gaspar. Mr. Acton seconded the motion.

Ms. Mather wanted to make it clear that these buildings contribute to the Downtown and Eastside Historic District but did not feel they were significant structures.

Dr. Kantner said his concern here was that in thinking of it as significant, distinctive could mean different things. He didn't think it meant unique or exceptional but that was not invoked for the national register. In the City Code it was used to mean distinguishing. It embodied the distinguishing characteristics of this whole suite of 1930's residential structures so that was why he felt that even though the designation "significant" seemed to invoke an exceptional character to it, he didn't think that was the details of the definition for significant actually were saying.

Ms. Mather disagreed. Significant meant it was somehow special to our ordinance and was designated and protected for that reason.

Mr. Katz said it was not unique in itself but it contributed. They were just good examples of the style.

Dr. Kantner said in that case it would just leave one example of a particular style or a place where famous people lived.

Ms. Mather did not think that was the type of logic she was expressing.

The motion passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 406 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 406 Don Gaspar from significant to contributing with the east façade as primary for the reasons he articulated in reference to 402 Don

Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 410 Don Gaspar.

Mr. Katz moved to downgrade the residence at 410 Gaspar to contributing. Ms. Mather seconded the motion and it failed by voice vote of 2-4 with Ms. Walker, Dr. Kantner, Ms. Rios and Mr. Acton voting against.

Dr. Kantner moved to designate the residence at 410 Gaspar as significant for the reasons he articulated for 402 Don Gaspar. Ms. Rios seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 410 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 410 Don Gaspar to contributing and designate the east façade as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 414 Don Gaspar.

Dr. Kantner moved to retain the significant status of the residence at 414 Don Gaspar for the reasons he articulated for 402 Don Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

9. **Case #H-12-025A. 659 Garcia Street.** Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, propose to amend a previous approval including altering arched windows and a wood yard wall gate. (John Murphey).

Mr. Murphey presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

The subject building is a large, multi-massed, stone residence with a flow of intersecting courtyards. Principally one story, a one-and-a-half story section rises above the south elevation. The house includes a mixed fenestration of historic and non-historic steel casement and wood windows. With its canales, wood lintels, and corbelled portal, the masonry house could be considered Spanish-Pueblo Revival in design. It is contributing to the Downtown and Eastside Historic District.

At the April 24, 2012 hearing, the Board approved a project to construct a 1,100-square-foot addition and make other changes to the house, but required the applicant to return to review the design of a wood gate

CITY OF SANTA FE, NEW MEXICO

Project description: Proposes an historic status review of these properties for the State Executive Office Building project.

Project Number: 12-1200017
Case number: H-12-0017
Project Type: HDRB

PROJECT LOCATION (S): **402, 406, 410 and 414 Gaspar Avenue and 128 and 130 South Capitol Street**

PROJECT NAMES:

OW – Chuck Gara/State of NM
Santa Fe, NM 87502

Property Control/Gen. Serv.
John F. Simms Bldg.
P.O. Box 6850

AP – Same as Above

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Sgn.,Contr. & Non-Contr.
PUBLICLY VISIBLE FACADE-EAST	Yes
PUBLICLY VISIBLE FACADE-NORTH	Yes
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Yes
HISTORIC DISTRICT INVENTORY NUMBER	H-1259, 1791-1793
YEAR OF CONSTRUCTION	1930-1963
PROJECT TYPE (NEW, ADD, ETC.)	Status Review
USE, EXISTING	Government
USE, PROPOSE	Government
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: June 12, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-017A ADDRESS: 402, 406, 410, 414 Don Gaspar and 128, 130 South Capitol

Historic Status: Significant, Contributing, and Non-contributing

Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	_x_ Vicinity Map
_x_ Historic Inventory Forms	___ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
___ Other:	_x_ Photographs
	___ Other:

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fe has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

414 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival and Spanish-Pueblo Revival elements including brick coping on the parapets and bull-nosed openings. Historic wood windows are in good condition. The historic brick coping is deteriorated in many locations. A free-standing Pen tile garage was located at the rear of the driveway and has been demolished at an unknown date. The residential structure is listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and south elevations. This structure is not listed on the state or national registers, but it is eligible under Criterion C.

104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortiz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortiz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area where demolished at an unknown date.

DON GASPAR AVE
PASEO DE PERALTA
S CAPITOL ST
102 S CAPITOL
406 DON GASPAR AVE
410 DON GASPAR AVE
414 DON GASPAR AVE
104 S CAPITOL
Downtown And Eastside
Don Gaspar
1302 PASEO DE PERALTA
W MANHATTAN AVE
130 S CAPITOL ST
126 S CAPITOL ST
138 W MANHATTAN AVE
GALISTEO ST
432 GALISTEO ST
504 GALISTEO ST
306 GALISTEO ST
Don Gaspar
C
S
NC



c. 1950s

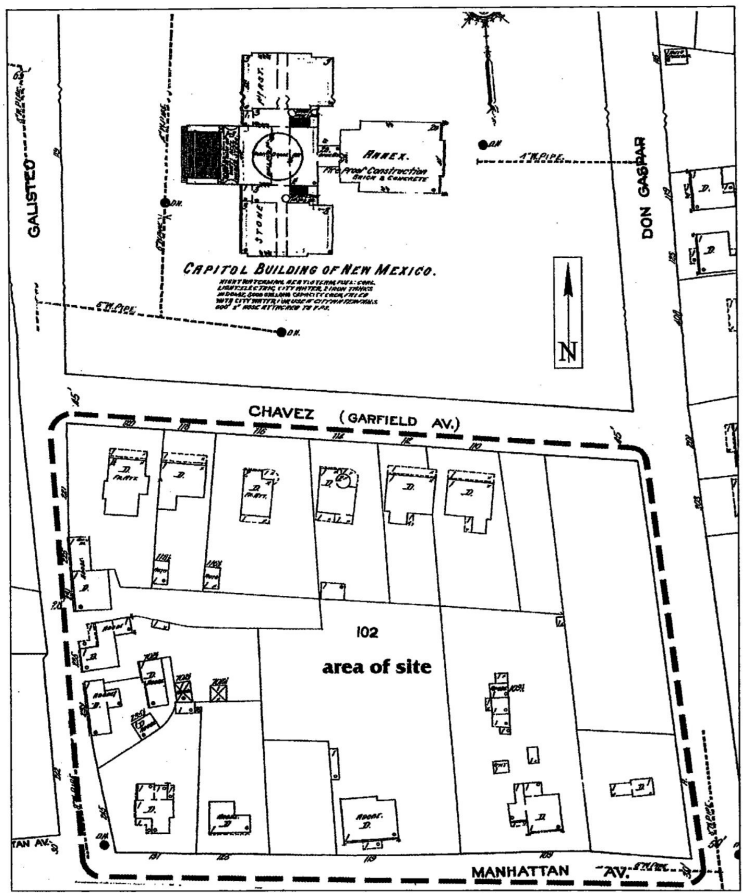


Figure 4.4. Detail of the Sanborn Fire Insurance map (June 1913).

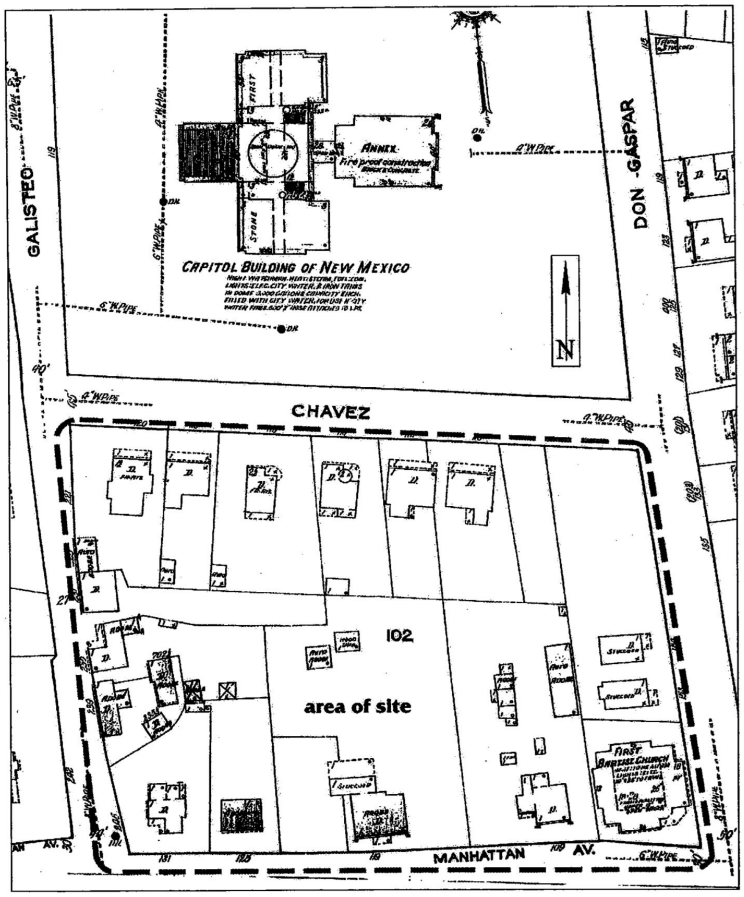


Figure 4.5. Detail of the Sanborn Fire Insurance map (June 1921).

9

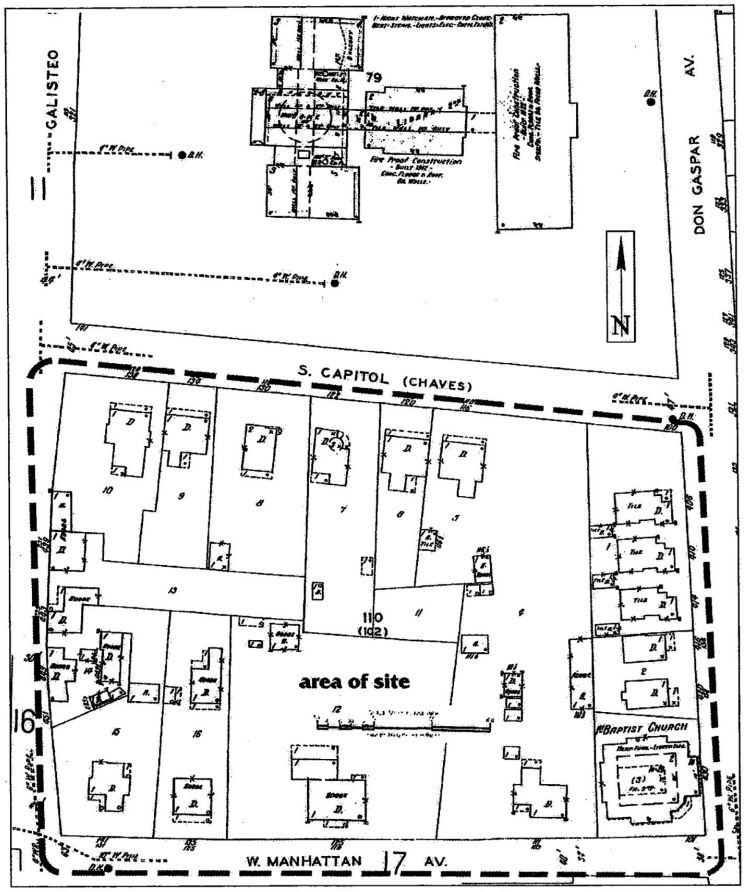


Figure 4.6. Detail of the Sanborn Fire Insurance map (January 1930).

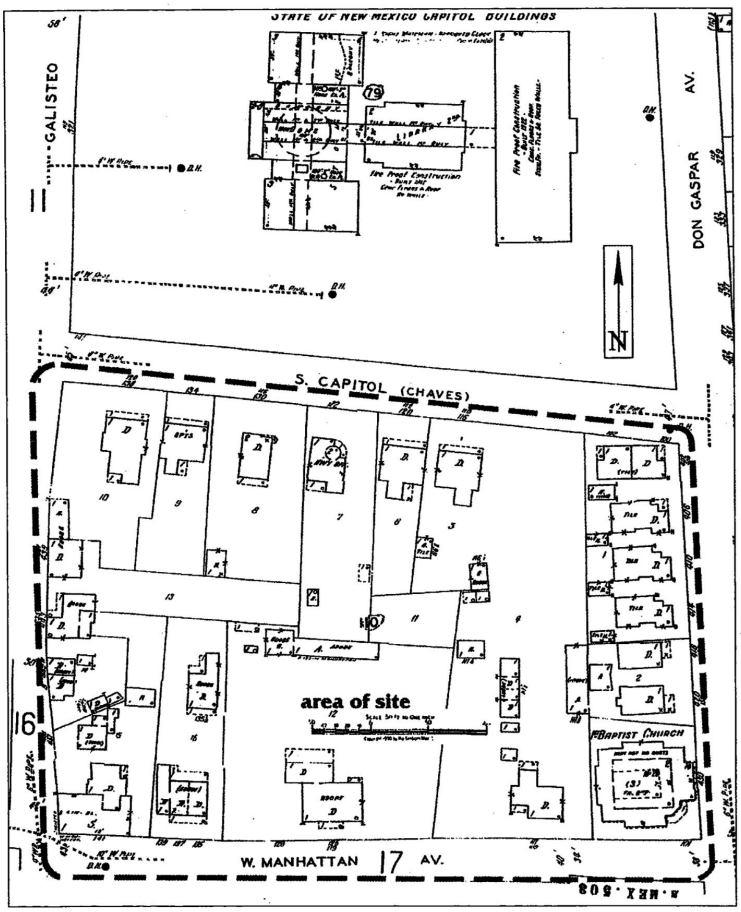


Figure 4.7. Detail of the Sanborn Fire Insurance map (January 1930, modified for August 1948).

Design & Preservation in Santa Fe:

A PLURALISTIC APPROACH

National Park Service Historic Preservation Grant
Project 35-74-00030.4

Planning Department
City of Santa Fe
Santa Fe, New Mexico
January, 1977

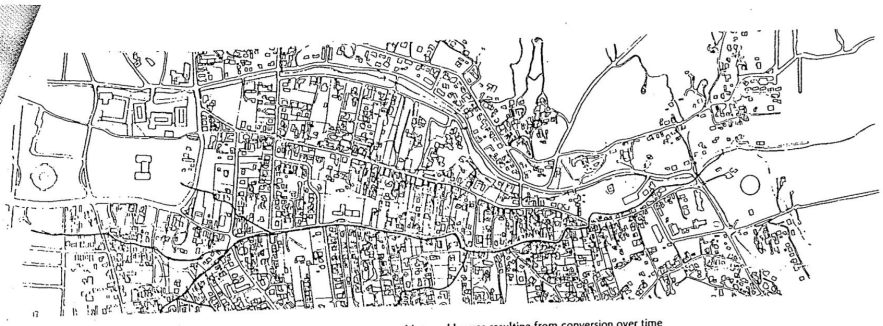
THE PLAN:
NOTES ON STRUCTURE

PRIMER OF
THEMES AND MOTIFS

A Glossary
of Architectural Styles

VISUAL HISTORY:
TOWNSCAPES AND
EVALUAIRE





Canyon Road and **Acequia Madre** with inactive acequias and irregular pattern of lots and houses resulting from conversion over time of irrigated agricultural land.



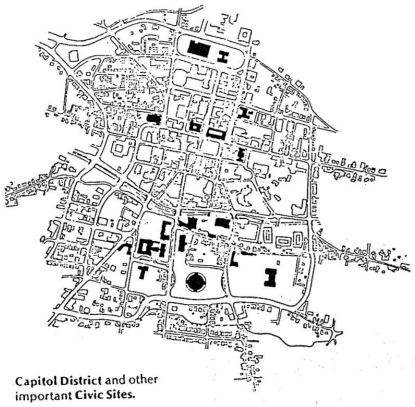
Federal Courthouse at terminus of Lincoln Avenue.



Marcy townscape at site of former military quarters.

6 CAPITOL DISTRICT AND CIVIC SITES. Like a university campus, the Capitol District is a realm of large institutional buildings set on lawns. Corridors of smaller, older lines of buildings lace through this district. These corridors are DeVargas Street, Old Santa Fe Trail, and Camino Galisteo. Some state offices occupy older buildings in these corridors. The townscape also includes City, County and Federal sites whose buildings, surroundings and ceremonial status add dignity to the City.

7 EAST PALACE. This street leads past five restored placita (courtyard) buildings, and up into a realm of large late nineteenth century American merchants' houses. Palace Avenue is a hybrid street that includes many architectural styles and is overlapped by the Trazo and Marcy Townscapes.



Capitol District and other important **Civic Sites.**

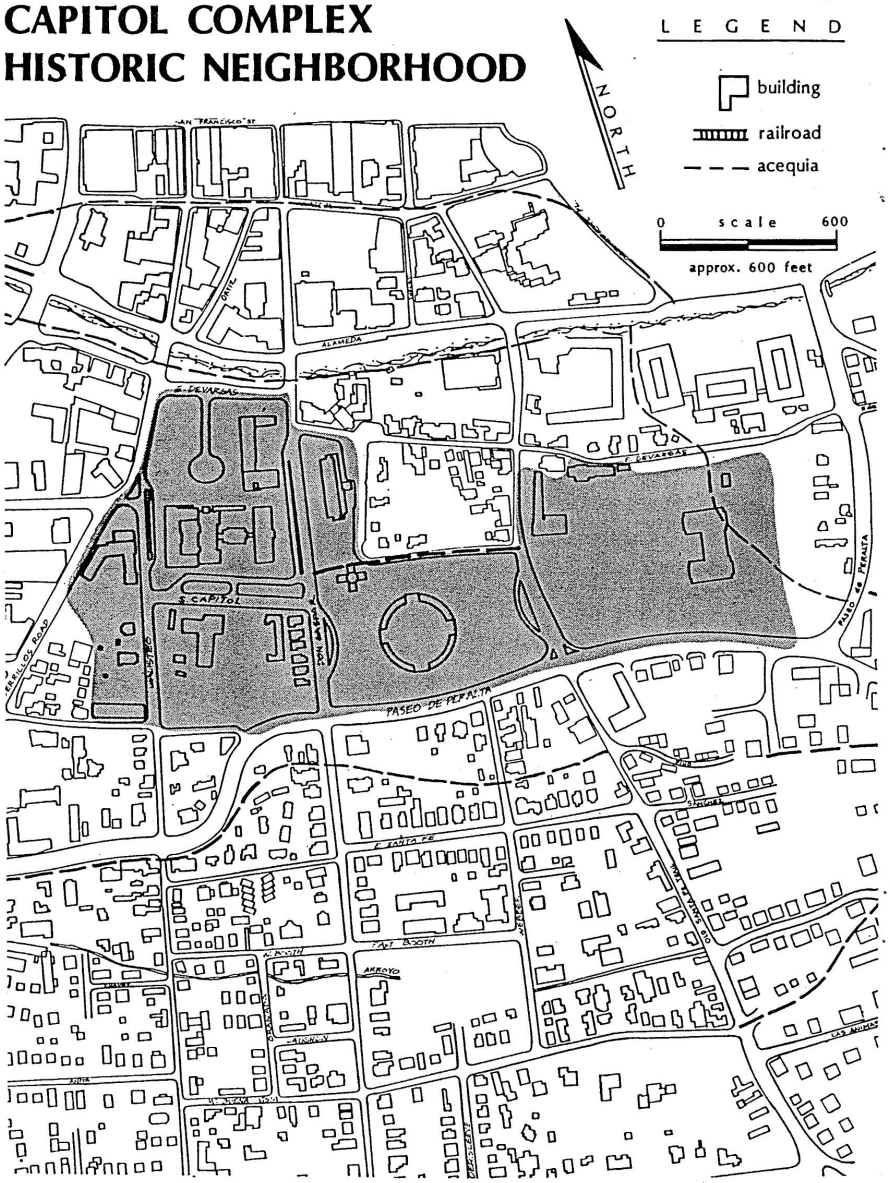
1988

Santa Fe Historic Neighborhood Study



City of Santa Fe

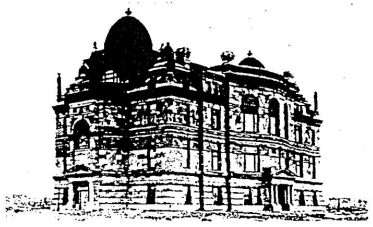
CAPITOL COMPLEX HISTORIC NEIGHBORHOOD



CAPITOL COMPLEX HISTORIC NEIGHBORHOOD

Definition. The Capitol Complex Historic District is bounded on the north by a line that runs approximately one block south of De Vargas Street, on the east and south by the Paseo de Peralta, and on the west by Cerrillos Road and Galisteo Street. Portions of West Manhattan and South Capitol Streets, as well as Galisteo, Don Gaspar, Old Santa Fe Trail, and Orchard Drive are located in the area. It is centered around the sites of the New Mexico State Capitol, and contains approximately fifty structures.

History. After the United States conquest of New Mexico in 1846, the Palace of the Governors was used for United States government offices. In 1853, a Territorial Capitol was begun on the north side of town, but it took more than thirty years to build due to lack of funds. By the time it was complete, it was considered more appropriate for use as the Federal Court house than as the Capitol. The Legislative Assembly of the Territory voted in 1884 to build a proper capitol building. The site chosen for the new building was farmland south of the river between De Vargas Street and Manhattan Road (Paseo de Peralta). The building, designed by J.J. Jamison of Chicago, was a Beaux-Arts composition consisting of two small domes atop a four-story structure. (Illustration 1) The stonework for the yellow sandstone walls was done by Donoghue and Cavanaugh of Santa Fe, and the primary builder was D.F. Hallick Co. of Denver.[1] On the evening of May 12, 1892, the building burned down. The fire had broken out in two



1. Capitol Building, built 1886, photo by J. R. Riddle. (Courtesy Museum of New Mexico, Neg. No. 76041)

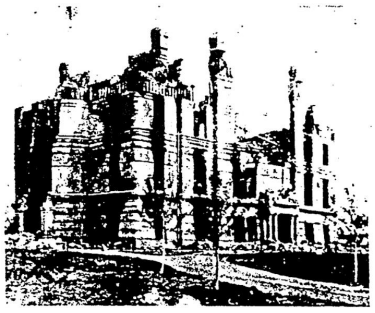
separate locations within the building. Slashed water hoses as well as a partly shut-off water valve for the standpipes impeded attempts to put it out. (Illustration 2) Although arson was strongly suggested, reponsibility was never determined. However, shortly afterwards renewed efforts were made to move the capital to Albuquerque. Finally in 1900, after delays caused by these efforts as well as difficulties in securing funds, a second capitol building was constructed on the site of the one that had burned.[2] (Illustration 3) It was a Neoclassic-style building with a large dome and cupola.

The extension of Don Gaspar Avenue southward across the river and along the east side of the capitol grounds was planned in 1887 and envisioned as a "splendid business thoroughfare."[3] However, the extension was delayed several years by land acquisition problems.[4] In 1892, a request was made to the City Council for a street north of the capitol grounds between Don

Gaspar Avenue and Galisteo Street.[5] Almost eight years later, the street was constructed and named North Capitol. By 1912, the name had been changed to Manderfield Street in honor of William Manderfield, for many years editor of the *New Mexican*, the capital's leading newspaper.

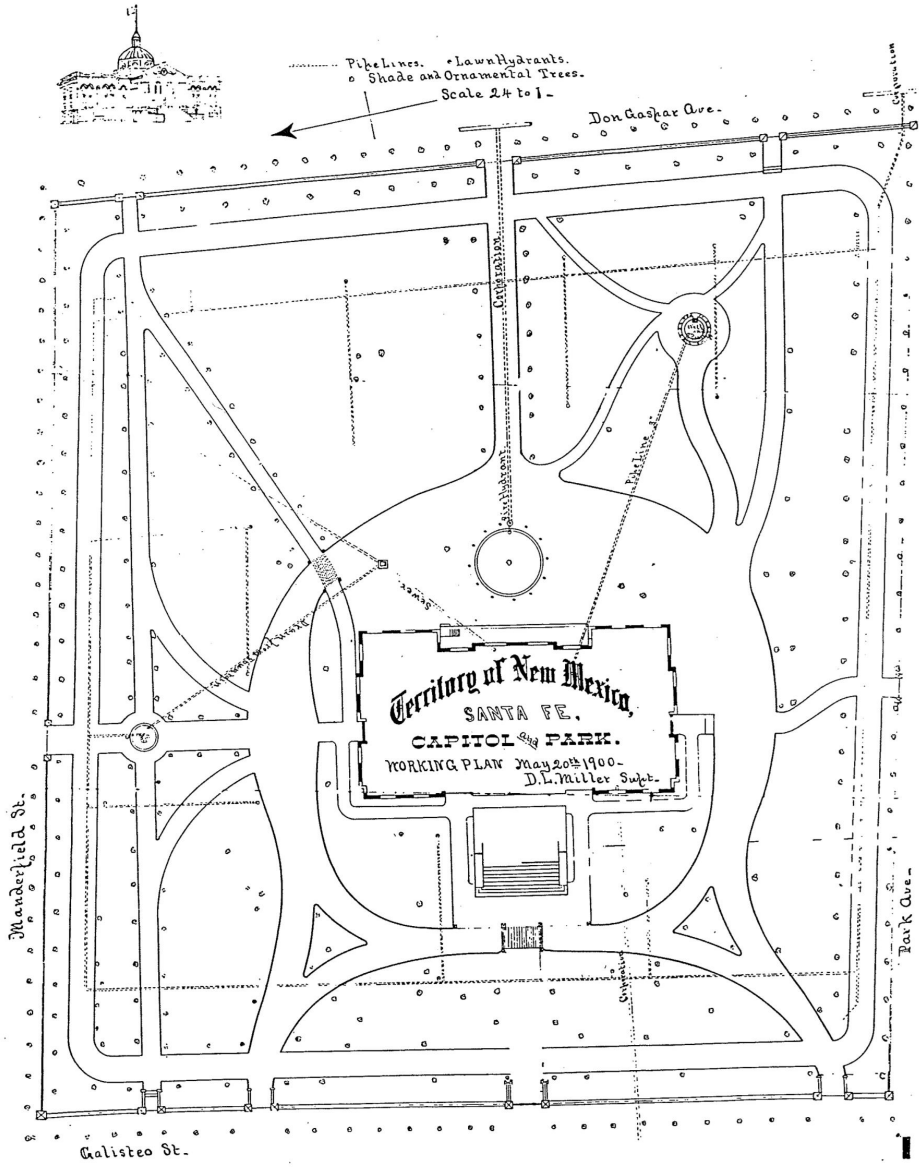
In 1907, a new Governor's Mansion was begun on the south side of the river, just north of the Capitol. Until its completion in 1909, the Governor's residence continued to be the Palace of the Governors as it had been during the Mexican and Spanish Colonial periods. The new Governor's Mansion was a handsome, two-story, yellow-brick building which copied the general form and proportions of the White House in Washington, D.C. (Illustration 4)

By 1912, Santa Fe had spread dramatically southward. Large tracts of land had been subdivided around the turn of the century into residential building lots including the Allan's Highland Addition, the Collingwood, Buena Vista, Salmon, and Capitol Additions and the Mahaffey Tract. In 1912, these areas were still almost entirely vacant. However, South Capitol Street had been established, and six new brick houses stood facing the south end of the Capitol. Manhattan Avenue (Paseo de Peralta), a narrow lane running beside an acequia in Spanish Colonial times, had several new one- and two-story brick houses, but was still not very built up. The land on the northeast corner of Don Gaspar Avenue and Manhattan Avenue where the State Capitol now stands, was called the Collingwood Addition, but there were no buildings there in 1912. Several small frame structures similar to those on Santa Fe Avenue were added later. Access from this area to Manhattan Avenue was by means of Paloma Street.



2. Capitol Building, burned 1892. (Courtesy Museum of New Mexico, Neg. No. 16710)

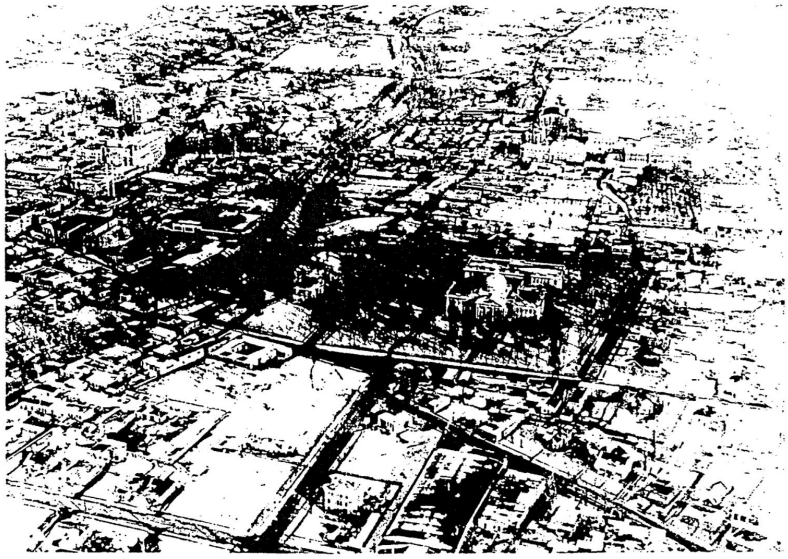
Gradually throughout this century, the number of state government buildings has increased in the area south of the river. In 1922, the Capitol building was enlarged with a major new wing facing Don Gaspar Avenue.[6] (Illustration 5) In 1934, the New Mexico Public Welfare (now the Villagra) building was completed by the Works Progress Administration (WPA) on the west side of Galisteo Street opposite the domed Capitol. It replaced several pre-1886 structures. In 1937, the Supreme Court building was constructed facing the river just east of Don Gaspar Avenue. Previously the Supreme Court had been housed in the State Capitol. The building was built with Federal Public



3. Territory of New Mexico, Santa Fe, Capitol and Park. Working Plan, 1900. City of Santa Fe City Planning Department.



4. Territorial Governor George Curry on the porch of the Governor's Mansion, ca 1910, photo by Jesse L. Nusbaum. (Courtesy Museum of New Mexico, Neg. No. 16723)



5. Aerial view of the Old State Capitol Building looking to the east, ca 1930's. (Courtesy Museum of New Mexico, Neg. No. 46671)

Works Administration (PWA) funds at a cost of $598,676.[7]

The decade of the 1950's, with its disdain for Beaux-Arts architecture, saw the Neoclassic Capitol first shorn of its dome and portico and then "Territorialized" in 1951-53. (Illustration 6) The Governor's Mansion was simply dynamited in 1955, after a new one had been built on Mansion Drive north of town. The State Department of Education Building, originally named the Mabry building and designed by W.C. Kruger Associates, was built north of the Capitol in 1950. The building has a series of terra cotta bas-relief panels of representational images based on New Mexican themes, though one of the original images, that of Miss Fertility, was removed after a public outcry before the building was opened.[8]

The 1960's saw extensive remodeling and expansion of the Capitol Complex, mostly to the east of the existing Capitol building, with many new buildings replacing parts of existing neighborhoods (Illustration 7):

- The New Mexico State Land Office, 1960, southwest corner of the river and Old Santa Fe Trail, designed by W.C. Kruger Associates, replacing pre-1886 structures;

- The New Mexico State Library, 1964, southeast corner of De Vargas and Don Gaspar, designed by W.C. Kruger Associates, replacing some pre-1912 structures, several old adobes along Amado Street, and Judge Laughlin's house;[9]

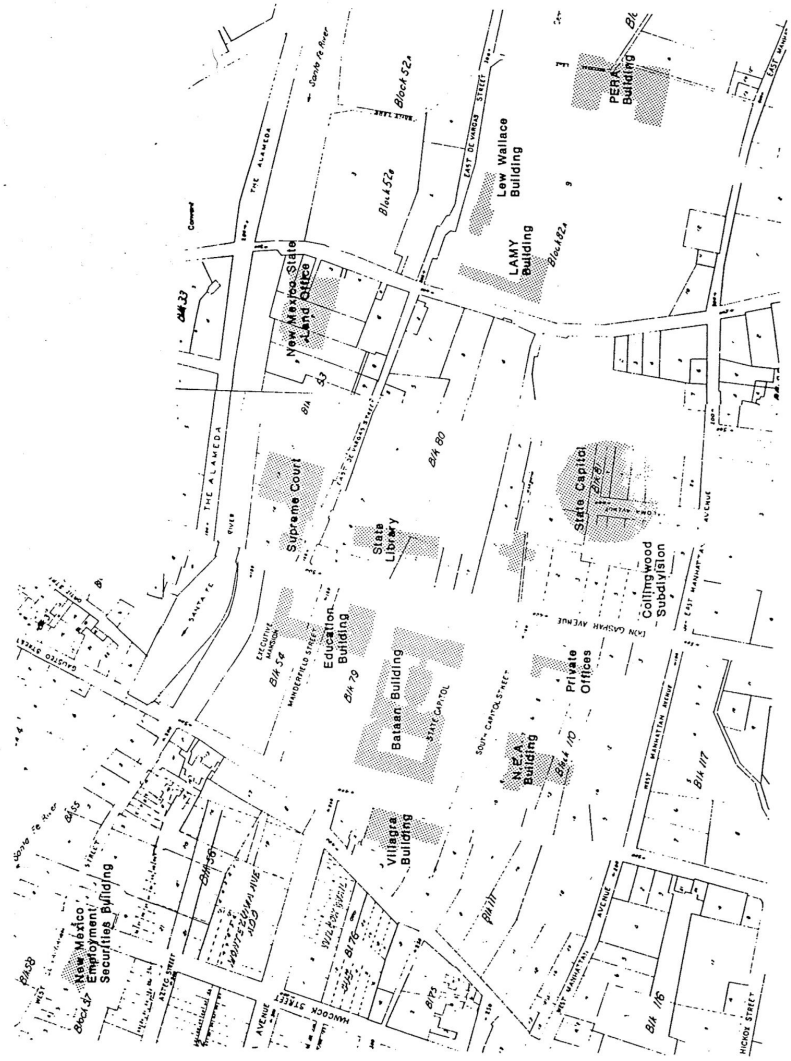
- The State Capitol, known as "The Roundhouse," 1964-66, between Don Gaspar and Old Santa Fe Trail and north of Paseo de Peralta, designed by W.C. Kruger Associates, partly on the site of the old Collingwood Subdivision on Paseo de Peralta and the William Manderfield house on Old Santa Fe Trail; (Illustration 8)



6. Aerial view of the old State Capitol area looking to the southeast, September 7, 1956, photo by Tyler Dingee. (Courtesy Museum of New Mexico, Neg. No. 74171)

- The PERA (Public Employees Retirement Association) Building, 1966-67, south of Paseo de Peralta and east of the Old Santa Fe Trail, designed by John Gaw Meem on vacant land, part of which had been a baseball field belonging to St. Michael's College and part of which was a cemetery;

- The Lew Wallace Building, on Old Santa Fe Trail south of De Vargas, originally an 1887 St. Michael's College building which was acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;



7. Portion of 1924 Official Map of Santa Fe with 1960's capitol complex structures shown. City of Santa Fe Planning Department.

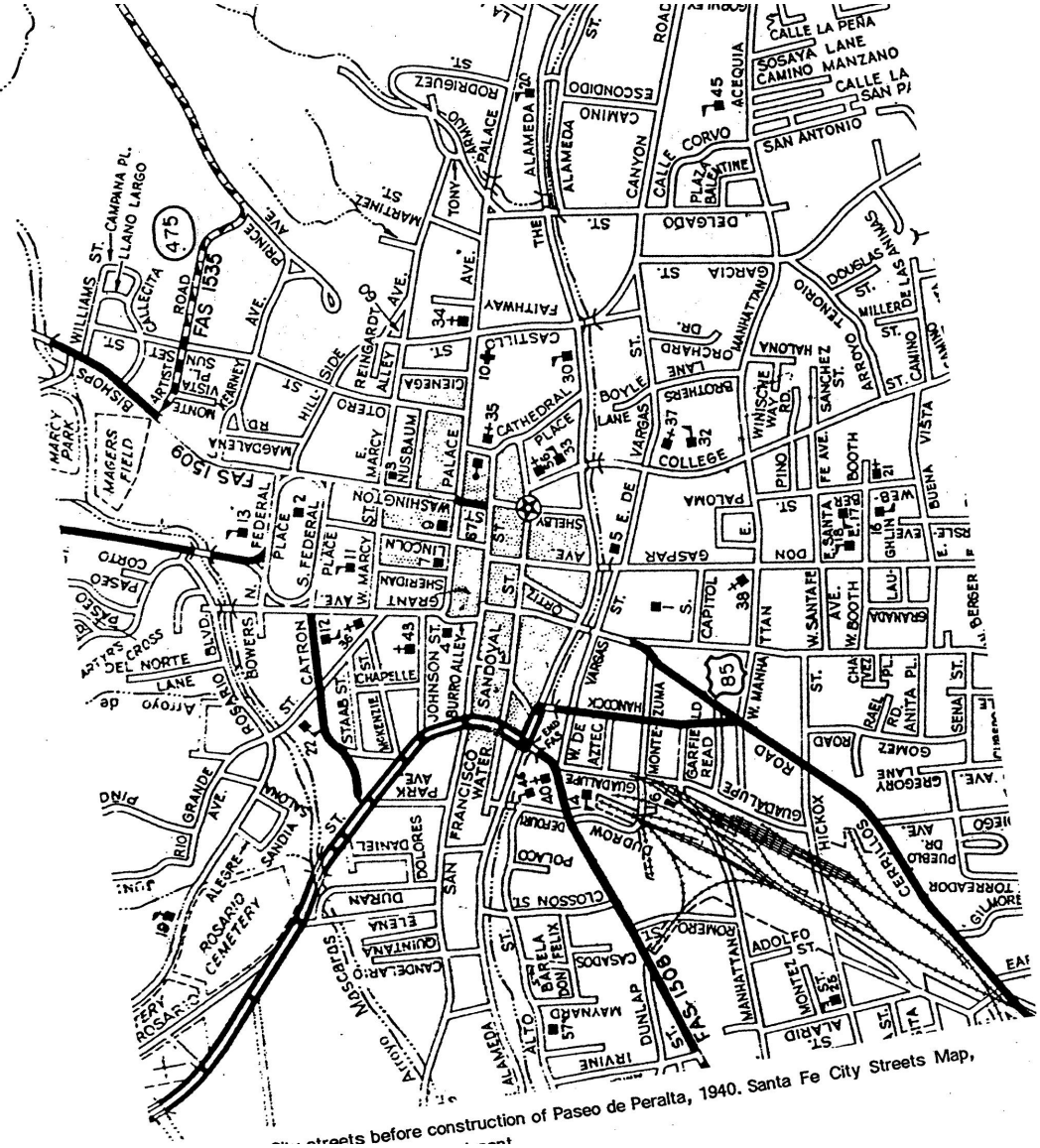


8. Aerial view of the site of the existing State Capitol, Old Santa Fe trail on the left, looking south, Analco Street in the fore-ground, ca 1950, photo by Tyler Dingeee. (Courtesy Museum of New Mexico, Neg. No. 74146)

- The Lamy Building, east of the Old Santa Fe Trail and somewhat north of De Vargas, a three-story, adobe building which was originally the St. Michael's College dormitory built in 1878, acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;

- The Villagra Building, west of Galisteo Street and east of Cerrillos Road, which was originally the N.M. Public Welfare Building built with WPA funds, remodeled in 1969 by the Western Architects Collaborative;

- The New Mexico Employment Security



streets before construction of Paseo de Peralta, 1940. Santa Fe City Streets Map,

Building, between Guadalupe and Sandoval and south of De Vargas, planned in the late 1960's and designed by Joseph B. Burwinkle, Jr., and completed in 1971.

All of these are large multi-story buildings designed with massive large-scale elements. All suggest the regional architectural heritage by use of a Territorial Revival envelope of stucco with brick copings, white trim, and portales. These buildings generally follow the typical American site plan of a single mass, centrally located on the site and surrounded by landscaping and parking, which is the antithesis of Santa Fe's Spanish Colonial building pattern.

The result is a complex of buildings surrounded by large areas of parking and grounds, most of which have been landscaped with a dense and varied assortment of plant materials that help offset the heaviness of the architecture. In some areas, most notably the "Round House," a dense variety of trees, shrubs, and ground covers have been randomly placed in planting beds. The result is visually chaotic, but provides a rich and verdant landscape requiring a minimum amount of maintenance.

The construction of Paseo de Peralta coincided with much of the growth of the State Government complex. In 1964, the City Council initiated plans for a "loop system for Santa Fe," and approved the general layout in October of the same year. Despite opposition to certain condemnations and demolitions, the "loop" was constructed in 1967-69, incorporating Bower Street, North Federal Place, part of Hillside Avenue, Castillo Street, and parts of Manhattan Avenue and Hickox Street. Other short links were created where no right-of-way had existed before and certain areas were widened, requiring additional condemnation and demolition. The curve on the south side, which connected the Manhattan Avenue right-of-way to the Hickox Street right-of-way, followed an existing easement created by the Arroyo los Pinos. To the southeast, the Paseo de Peralta cuts through an area of orchards, remnants of which can still be seen north of the Fenn Gallery on Paseo de Peralta and along Orchard Drive. Illustration 9 shows the street system in 1940 before the construction of Paseo de Peralta.

Description. The Capitol Complex is largely defined by its function, the administration of state government. The monumental scale of individual structures and the setting of each building conveys a feeling of authority to the visitor. Paseo de Peralta provides a clear boundary for the Capitol area, and wide, straight Don Gaspar Avenue provides a central corridor.

By the end of the 1960's, the area south of the river, bounded by Paseo de Peralta and Galisteo Street, was dominated by large buildings, all of which were owned by the State except the Desert Inn and the El Castillo Retirement Complex, both west of Old Santa Fe Trail. A few older, residential pockets remain, including remnants of the Barrio de Analco along De Vargas Street, a residential compound on the grounds south of the Crespin House off west De Vargas, and a few other houses on Galisteo Street, Don

Gaspar Avenue, Old Santa Fe Trail, and between the PERA Building and Paseo de Peralta. Most of the houses that remain in this area predate 1920.

The survey recorded ten structures of primary significance in this district, eight of which are houses that are mostly are in national rather than regional styles: three are decorated brick, three are hipped roof cottages or bungalows, one is two-story, Italianate, and one is Territorial Revival. The newer State buildings were all designed in the Territorial Revival Style, adding an architectural unity to their functional interrelationship.

DON GASPAR ARCHITECTURAL HISTORIC SURVEY



CITY OF SANTA FE, 1983

Significance Map
approx. scale 1"=200'
N
Don Gateway Neighborhood
significant
supporting (N-C)
contributing
intrusive (N-C)

Photo 1

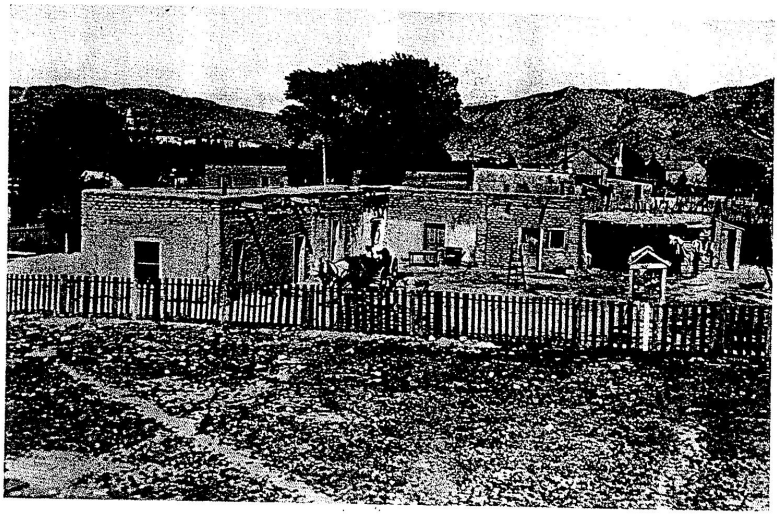


DEVELOPMENT PERIODS

The Don Gaspar Historic District is located several blocks to the south of the State Capitol Building. The 455-structure district is predominately residential. Generally the streets are in an irregular grid pattern. Many of the streets are tree-lined and most lots are fronted by walls and fences so that the public right-of-ways are clearly defined. Stylistically the Spanish-Pueblo Revival style predominates, though many other styles are represented, including the Italianate Bracketed, Mission Revival, Territorial Revival, Prairie, and bungalow.

Generally speaking the area was developed between 1890 and 1930, though Old Santa Fe Trail and Galisteo, both historic routes to and from the city, are shown as mapped in 1766. By 1895 many of the rest of the neighborhood's streets had been projected, if not actually built and by 1912 much of the area was developed. However, some of the area was still rural and Old Santa Fe Trail still dirt as photo 1 taken by Jesse Nusbaum around 1912 shows. The photo was taken about 500 yards west of Old Santa Fe Trail and 100 yards north of Berger Street. The long house to the center left of the photo was owned by Ben Muniz, New Mexican editor. The poplars may be located on the Arroyo Tenorio or Acequia Madre.

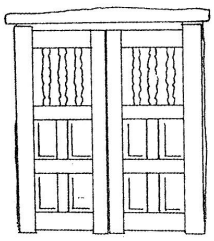
Photo 2



The earliest houses in the district date to before 1912 and are identified on King's Map of that year. A few scattered structures are shown on the 1886 Hartman Map. The earliest of these approximately 60 pre-1912 houses are examples of traditional Pueblo-Spanish and Territorial New Mexico architecture. They are of adobe, have flat roofs or metal-covered pitched roofs, and simply detailed window and door openings. The more elaborate among them are examples of the Territorial style with brick coping, pedimented window and door moldings, and portals. These structures are along the earliest streets in the district, Manhattan and Hickox (Paseo de Peralta), College Street (Old Santa Fe Trail) and Galisteo.

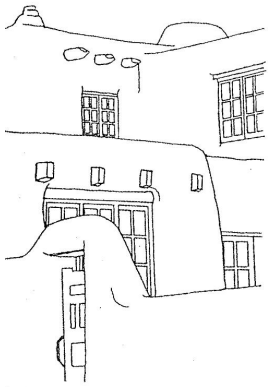
The Santa Fe Railroad arrived in New Mexico in 1879 and brought with it eastern and midwestern architectural styles as well as new types of building material. The Italianate Bracketed, Mansard, Queen Anne, and Prairie styles became popular in towns throughout New Mexico, including Santa Fe. All over Santa Fe and in the northeast section of Don Gaspar Historic District in particular, red brick and stone houses reflecting these eastern architectural styles were built. Many were found along Paseo de Peralta, Don Gaspar and Santa Fe Avenue. The rapid and complete shift in taste was reported in the Santa Fe New Mexican of 1889; "shade trees on the streets more completely

each year hide the shapeless houses which must give way gradually to modern buildings." That same year the newspaper reported that 3,500,000 bricks were needed for construction that spring. A year later the New Mexican commented that it would be good to rid the city of traces of Mexican culture. Photo 2, probably taken around 1902, shows the earlier styles in the foreground with the eastern style in the background. The photo is taken with Manhattan Avenue to the northeast. The house in the foreground located on the present site of Grubesic Realty. The Digneo-Valdes house is shown in the background toward the right and the tower of St. Michael's School toward the left. The Digneo-Valdes house shown in this photo and built in 1889 was one of the earliest of the "modern" brick houses on Don Gaspar. The builder, Carlos Digneo was one of the Italian stonemasons brought to Santa Fe by Bishop Lamy to finish the cathedral. It appears that several, perhaps many, of the red brick houses in the area were built by members of these Italian families. Indeed, the presence of these expert workmen, many of whom lived in the area, may have facilitated the building of the eastern style houses.



By 1891 the northeast section of the district was platted and the streets were actually built. The first decade of the 20th Century brought more construction activity to the area and many eastern style, usually red brick, houses were built. At that time the two story ell or box shaped houses were being replaced by the one story red brick bungalows.

By 1917, the bungalow style was popular and many examples had been constructed in Don Gaspar. In that year Carlos Vierra published "Our Native Architecture in its Relation to Santa Fe" in Papers of the School of American Archaeology In this paper, Vierra argued that eastern styles, especially the bungalow, were unsuited to Santa Fe because the town had an architectural heritage of its own. Vierra, one of the first artists to reside in Santa Fe, had done paintings of the Spanish Colonial Mission churches and some of the Mayan ruins in Yucatan, most of which were archeologically accurate. It was also about this time that Santa Fe became an important center for the study of pre-Columbian archeology both in New Mexico and Mexico, so interest in the traditional architecture was high. In addition increasing numbers of artists, were coming to Santa Fe and Taos. These artists were fascinated by the local culture and were interested in creating a distinctly American style. Vierra's proposed style, illustrated best by his house (photo 3) and the new Fine Arts Museum, represented what he saw as a truly American architectural style. Use of Vierra's style in Don Gaspar had begun by 1918 when the 1918 Santa Fe New



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 402 DON GASPAR AVE / 102 S. CAPITOL

ID NUMBER: 0516/0235

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1259

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1930-48 ESTIMATE 1932-3 ACTUAL

SOURCE(S) SANBORN MAP CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:

SPANISH PUEBLO REVIVAL

USE:

HISTORIC: (residential) duplex

OTHER _____

PRESENT: (residential) (102 S. Cap.)

OTHER commercial (402)

SURROUNDINGS: Government Bldgs - Commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN: Fall 1985 - Proj. vigas removed; new porch

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

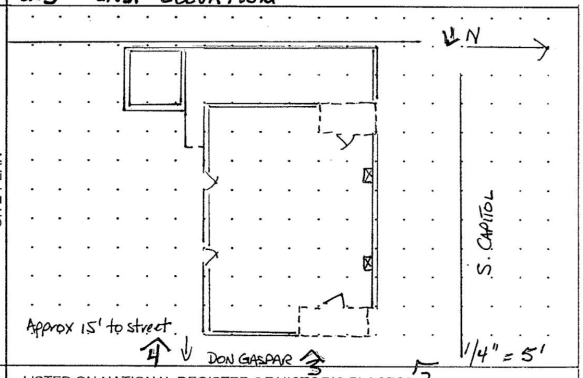
___ YES ___ NO

PHOTO



#3 EAST ELEVATION

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

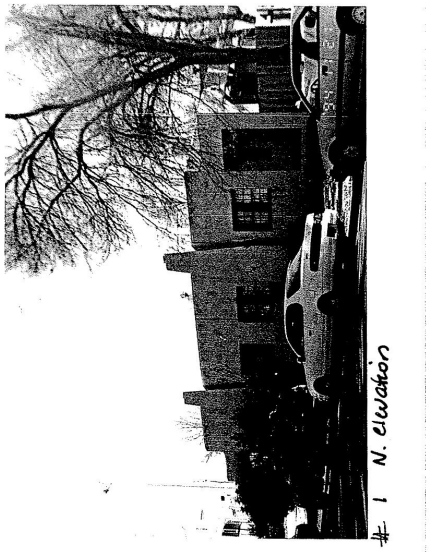
SURVEYED 11/94 BY JC

NEGATIVES WITH NMHPD ROLL # 201 NEG # 1 TO 4

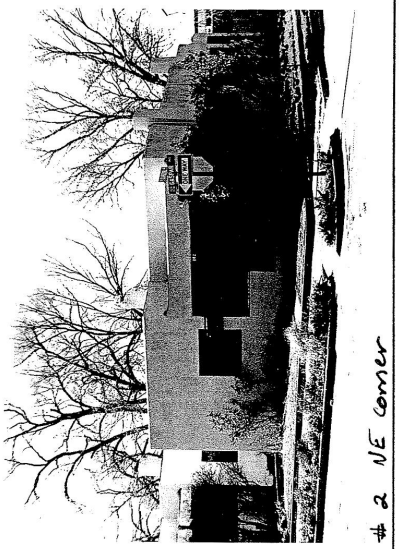
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet, canale at N; gutter at W. facade
BUILDING WALLS	Mas. w/ stucco
FOUNDATIONS	basement wdws. at S. facade
DOORS	Multi-light, wd. at both main ents.
WINDOWS	6/6 D.H., WD. WDW groups 4/4 D.H., WD. WDW. groups
PORCHES OR PORTALES	Corner piers, st. w/ wd. corbels
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	6' WD. fence encloses NW corner & W. facade; 2' wd. fence at S.W. corner; 3'-4' stepped st. wall along property line at W. elevation
ARCH. DETAILS	2 projecting, battered chimneys at N. facade; evidence of removed vigas at N. facade
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



1 N. elevation



2 NE corner

IDENTIFICATION

ADDRESS

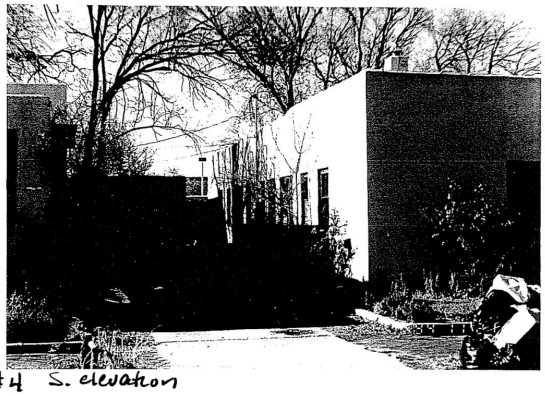
402 DON GASPAR AVENUE / 102 S. CAPITOL

ID NUMBER: 0516/0235

SANTA FE ID NUMBER: H 1259

SURVEYED/RESEARCHED

DATE 11/94 BY JC



#4 S. elevation

#4

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1259

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610235

field map	number	UTM reference	easting	northing
SFHD #4	235	zone 12 13		

location description

402 DON GASPAR

102 S. CAPITOL

SW CORNER

city/town: SANTA FE

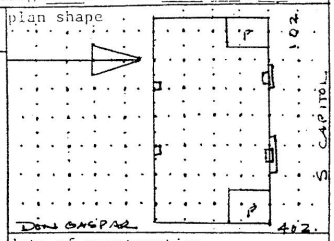
land grant/reservation: ~~X~~

building name

legal description: tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll	negative nos.	loc. of neg.
by HMW no. SFHD #10	12	HPB

plan shape





date of construction

1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR

use

present: residential

other: DUPLEX

historic: residential

other: DUPLEX

condition

___excellent ✓good

___fair ___deteriorating

degree of remodeling

✓minor ___moderate ___major

describe: NOTE: FALL 1985 NONE PROJ. VIGAS REMOVED.

style: SP REV.

foundation material: CONC.

wall material/surface: TILE / STUCCO

surroundings: COMMERCIAL / GOV'T

relationship to surroundings

✓similar ___not similar

district potential

___yes ___no

significance

___eligible ✓of interest ___none

if eligible, why? CONTRIB.

architectural features

STRAIGHT PARAPET; PROJ. VIGAS ON N. SIDE & OVER PORCHES (REMOVED ON E).

PORCHES: STUCCO'D CORNER PIER W/ EXP'D LINTELS ON CORBELS.

N SIDE: 2 PROJ. BATTERED CHIM. MASSES; 4 JAMD. 6/6 D.H. WD WDW GROUPS

E & W SIDES: 1 JAMD. 6/6 D.H. WD WDW GROUP EACH.

comments UNDER PORCHES: 3 SGL 6/6 D.H. WD WDWS EACH, 1 15-LIGHT SGL DOOR EACH.

associated buildings? ___yes

what type?

if inventoried, list ID nos.

EXCELLENT BUILDER'S S-P. REV DUPLEX, BUILT AT SAME TIME AS 414, 410, 406 DON GASPAR.

FALL 1985 - HISPANIC CHAMBER OF COMMERCE OFFICE; EXT REMODEL: NEW AT, REMOVAL OF VIGAS.

see back? ___yes

34

402 E + N



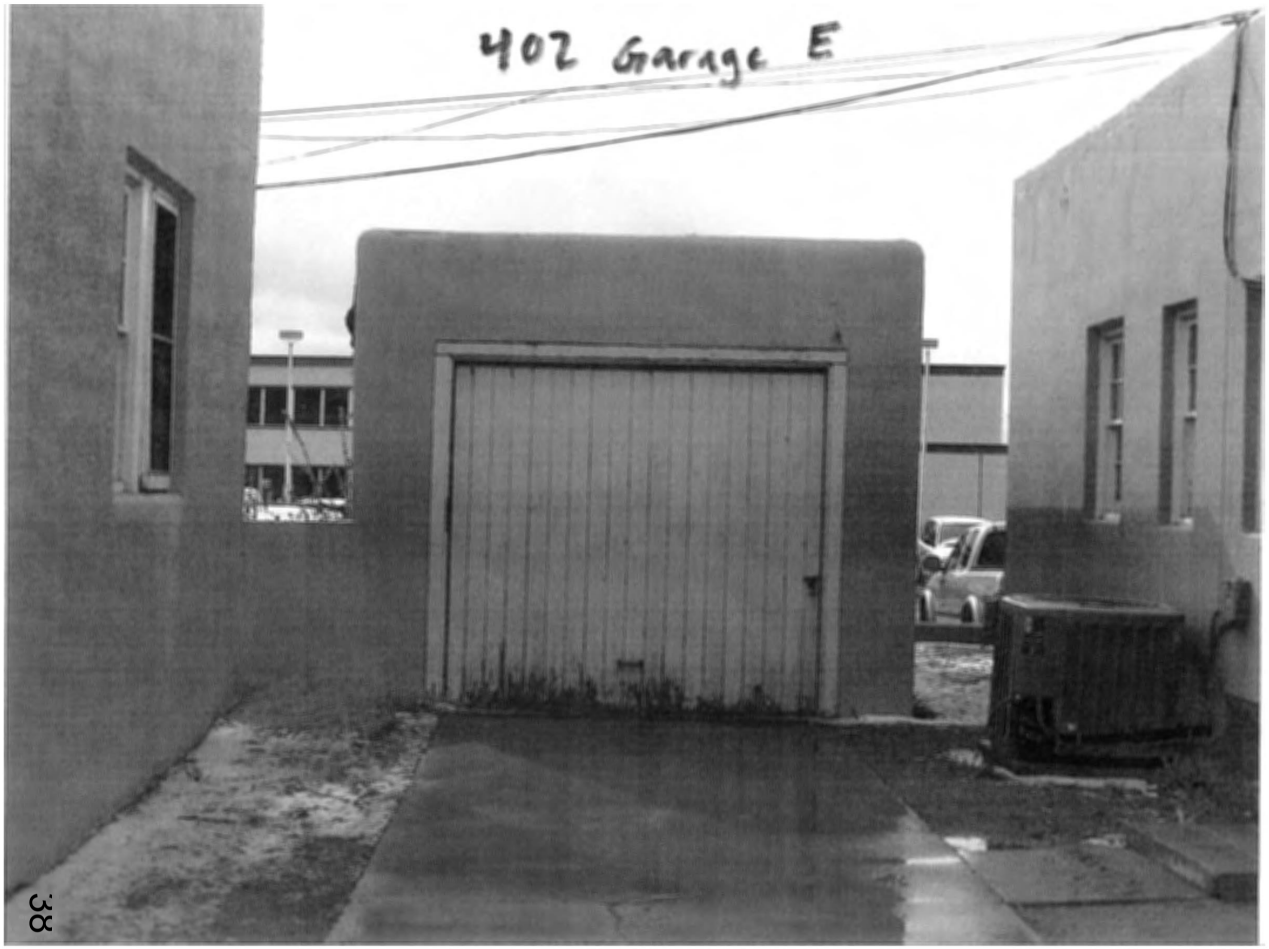
35


402 N+W
36

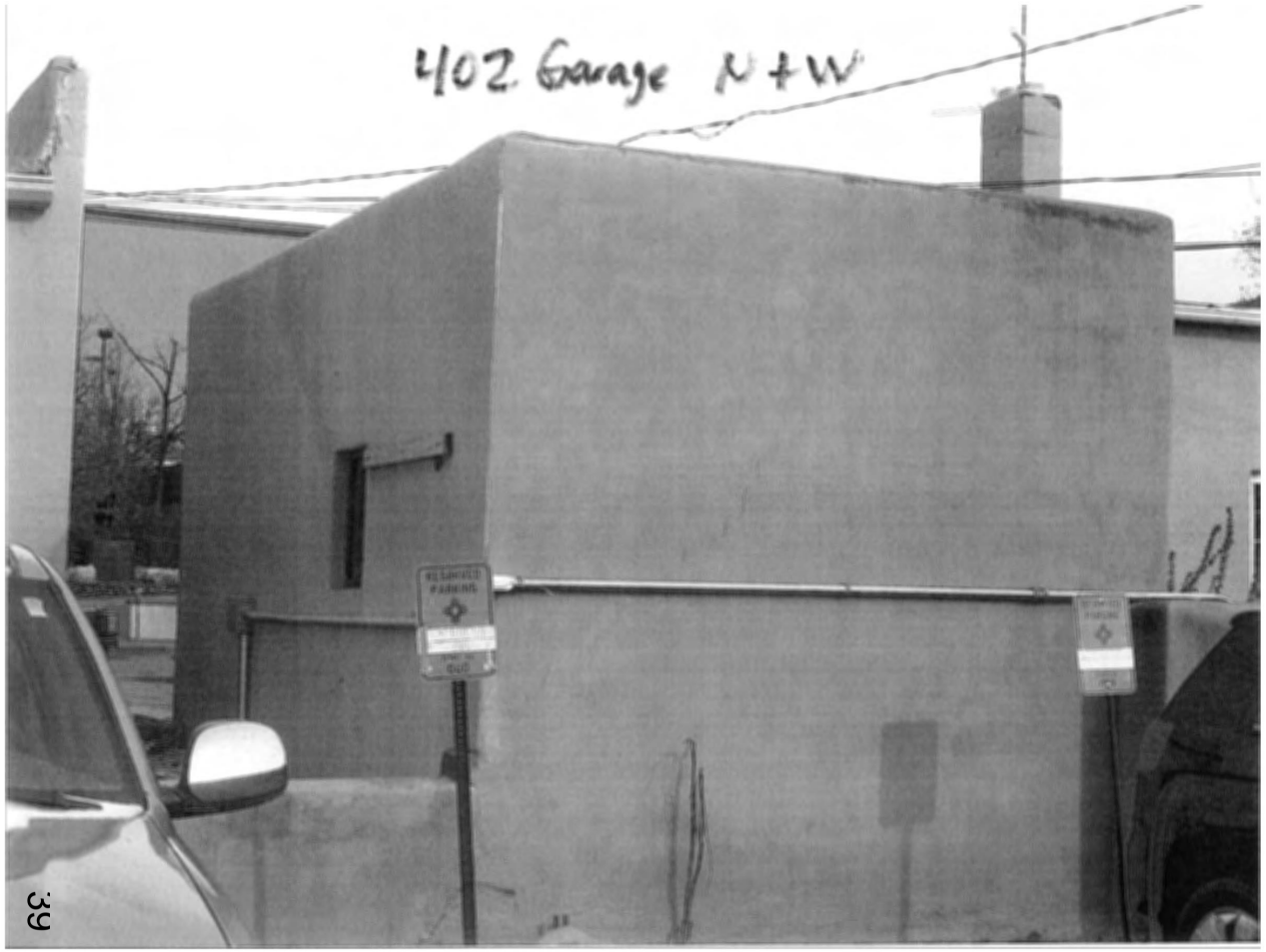
402 S + E



3/



38



39

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 406 DON GASPAR

ID NUMBER: 0516/0234

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: # 1791

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city direct.

BUILDING DATA

ARCHITECTURAL STYLE: Spanish Pueblo Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

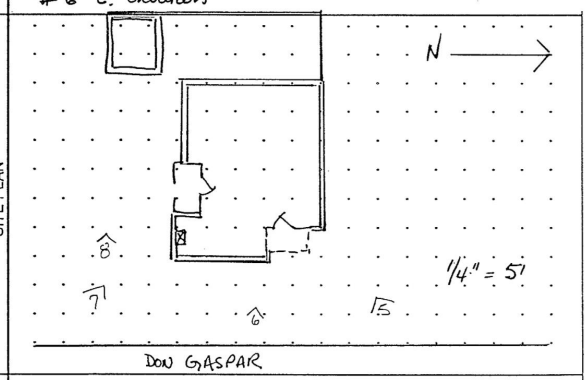
___ YES ___ NO

PHOTO



#6 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

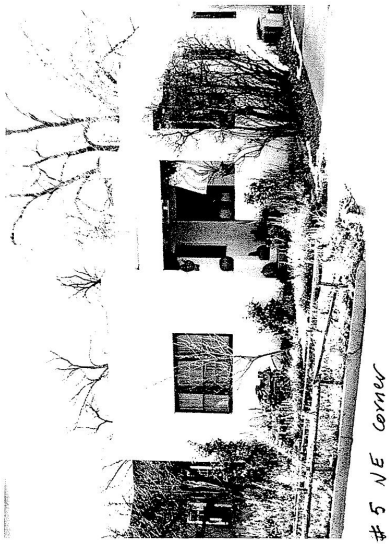
SURVEYED 1984 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 5 TO 8

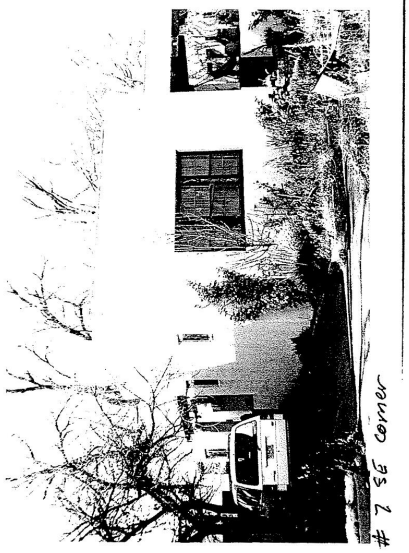
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet; 1 canale N elevation; gutter at W. elevation
BUILDING WALLS	mas. w/ stucco (textured, pink)
FOUNDATIONS	Basement wdws. at S. elevation
DOORS	wd. door w/ three lights at E. facade (front) 9 lights / solid wd door at S. facade
WINDOWS	4/4 D.H. - WD. WDW. 6/6 D.H. WD. WDW. - some in poor condition
PORCHES OR PORTALES	NE. elevation portale – corner pier, st. w/ wd. corbels, exposed vigas S. elevation " – shed roof w/ exposed vigas, wd. piers - poor condition (water damage)
BALCONIES	—
COURTYARDS	
FENCES/WALLS	W. elevation – 3'-4' stepped stucco wall beyond deteriorated fence w/ thin vertical slats
ARCH. DETAILS	
OTHER	originally identical to 410 & 414 DonGaspar
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#5 NE corner



#7 SE corner

IDENTIFICATION

ADDRESS

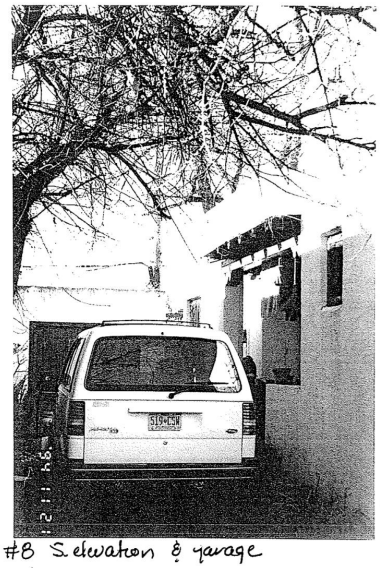
406 DON GASPAR

ID NUMBER: 0516102334

SANTA FE ID NUMBER: H 1791

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#8 S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1791

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610234
field map SFHD #4	number 234	UTM reference zone 12 13	easting northing

location description: 406 DON GASPAR

city/town: SANTA FE

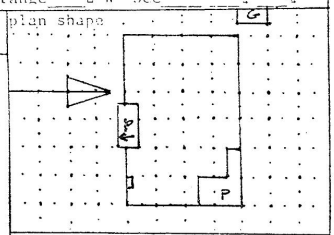
~~land grant/reservation~~

building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD #10	negative nos. 10, 11	loc. of neg. HPB

plan shape





date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS. SF DIR.

use: present residential; other ___; historic residential; other ___

condition: ___ excellent ✓ good ___ fair ___ deteriorating

degree of remodeling: ✓ minor ___ moderate ___ major

describe: S. PORCH ADDED.

style: SP REV.

CONC.

wall material/surface: TILE / STUCCO

architectural features: STRAIGHT PARAPET W/ NO COPING

FRONT: TRIP 4/4 : 6/6 : 4/4 D.H. WD WDW GROUP; SGL LEAF WD DOOR.

3 SGL 6/6 D.H. WD. WDWS.

N SIDE: 2 TAND 4/4 D.H. WD WDWS;

S SIDE: 2 4-LIGHT WD. CASM'T WDWS FLANK CHIMNEY;

1 TAND 4/4 D.H. WD WDWS; 1 TAND 6/6 D.H. WD WDWS; 3 SGL

6/6 D.H. WD WDWS; 1 9-LIGHT SGL-LEAF WD DOOR IN RECES'D

comments: BAY PORCHES: FRONT - GRIG STUCCO'D FRAME W/ EXP'D WD LINTELS ON

CORBELS; S. SIDE - RECENT ADD SHED RF W/ EXP'D VIGAS

ON LINTEL.

IDENTICAL TO 414, 410 DON GASPAR EXCEPT SP PORCHES.

VERY INTACT GOOD MODEST SP REV BUILDER'S HOUSE

surroundings: COMMERCIAL / GOV'T

relationship to surroundings: ✓ similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ✓ of interest ___ none

if eligible, why? CONTRIB.

associated buildings? ✓ yes

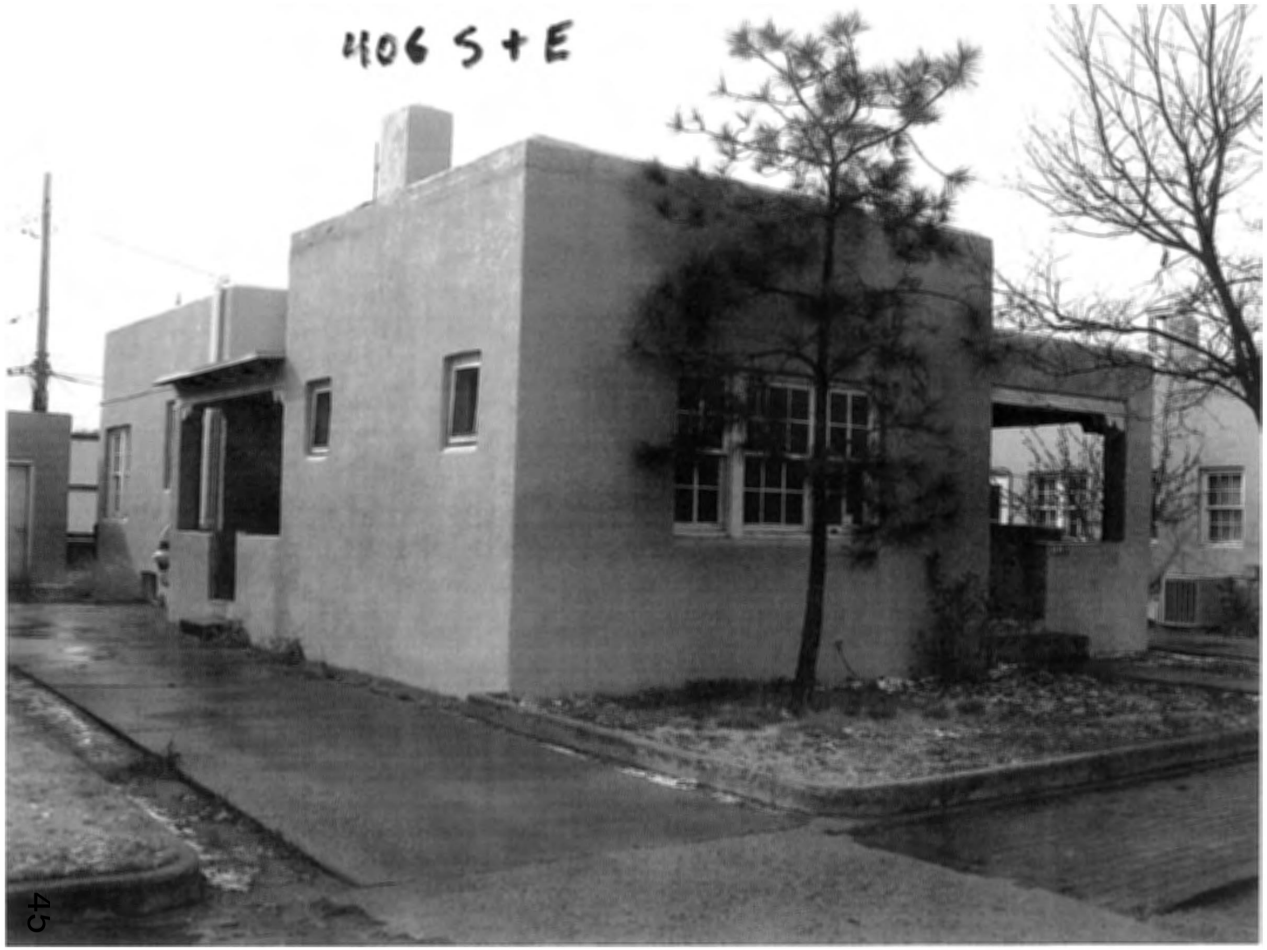
what type? STUCCO'D GARAGE @ REAR

if inventoried, list ID nos.

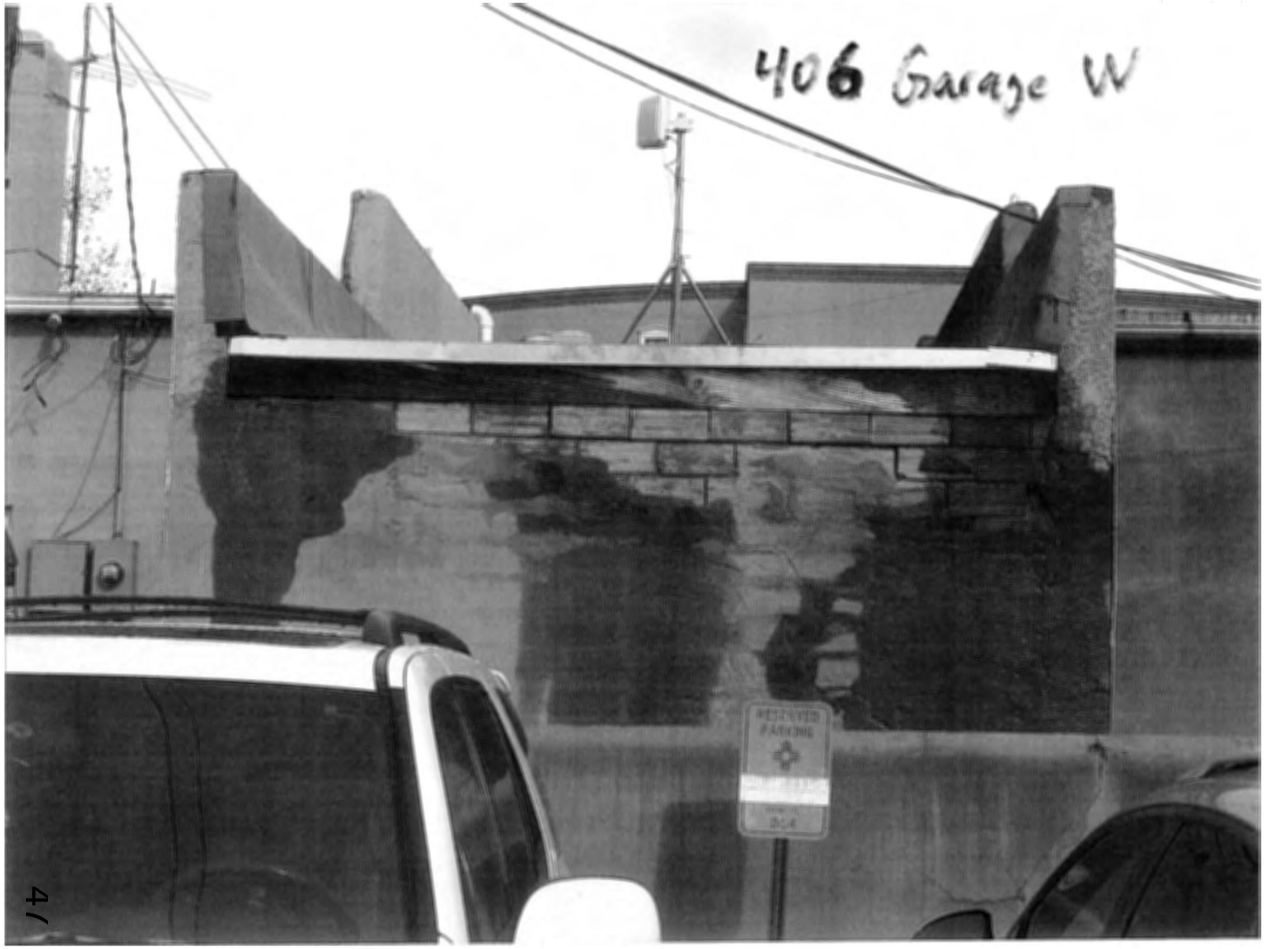
see back? ___ yes

43

N43 90h


406 S + E
45

406 Garage E


406 Garage W

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 410 Don GASPAR

ID NUMBER: 0516102233

BUILDING NAME: —

SANTA FE ID NUMBER: H 1792

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city Dir.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER Commercial

SURROUNDINGS: Government Bldgs & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

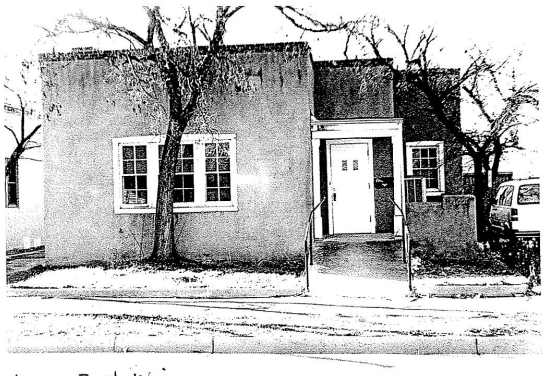
___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

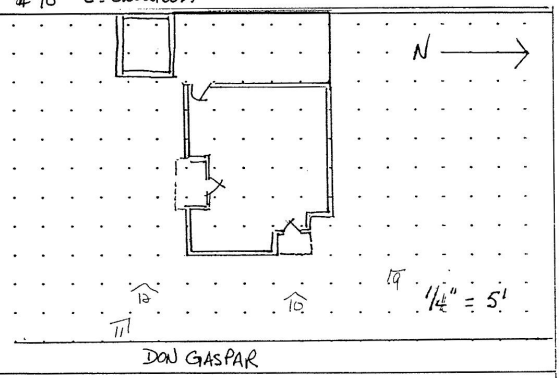
___ YES ___ NO

PHOTO



#10 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

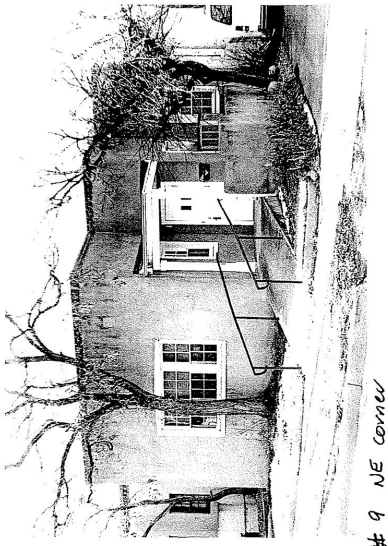
SURVEYED 11-24-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 1 TO 16

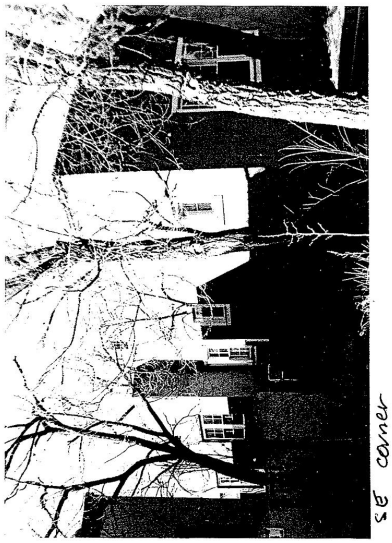
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ 3 courses brick coping; rear gutters
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wdw. visible at S. elevation
DOORS	wd. door w/ 2 sm. lights at E. elevation (front) wd. door w/ 9 lights at S. elevation wd door w/ 4 lights at W. elevation
WINDOWS	4/4 D.H. wd. wdw. 6/6 D.H. wd. wdw.
PORCHES OR PORTALES	New T.R. porch at E. elevation - frame; chamfrd. posts w/ applied bases & caps Open porch at S. elevation - 3' stucco wall
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	3' stucco wall at N. & W. elevations
ARCH. DETAILS	All wdws. have new T.R. ped. lintels & surrounds; brick & stucco chimney @ front; stucco chimney at rear
OTHER	concrete ramp for the disabled at front entrance - hollow, metal railing
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#9 NE corner



SE corner

IDENTIFICATION

ADDRESS

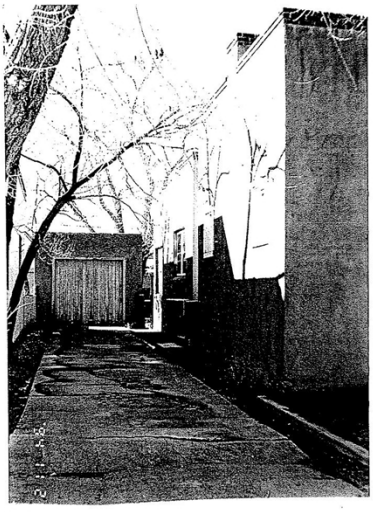
410 DON GASPAR

ID NUMBER: 0516/0233

SANTA FE ID NUMBER: H 1792

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1793

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610233

field map	number	UTM reference	easting	northing
SFHD # 4	233	zone 12 13		

location description: 410 DON GASPAR

city/town: SANTA FE

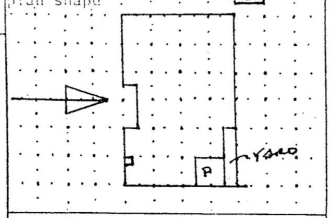
land grant/reservation: ~~land grant/reservation~~

building name: NM ASSOC. OF COUNTIES.

legal description: tnsp ___ N S range ___ E W sec ___ ½ ½

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	8, 9	HPB





date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR.

use
present: residential
other: OFFICE
historic: (residential)
other:

condition
___excellent ✓good
___fair ___deteriorating

style: TERR. REV.

foundation material: CONC.

wall material/surface: TILE/ STUCCO

degree of remodeling
___minor ✓moderate ___major
describe:
NEW TR PORCH, SURROUNDS; COPING

architectural features
NEW BRK COPING: 3 STR COURSES CORBELLED OUT.
FRONT: TRIP 4/4:6/6:4/4 D.H. WD GROUP; SGL LIGHT WD
DOOR W/ 2 LIGHTS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO YARD WALL
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANK CHIMNEY;
1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WD; 3 SGL 6/6
D.H.; 1 9-LIGHT SGL LEAF WD DOOR IN RECES'D BAY.
comments: ALL WDWS HAVE NEW T.R. PCD. LINTELS/ SURROUNDS.
NEW T.R. PORCH: FRAME; CHAMF'D POSTS W/ APPL'D BASES & CAPS.

surroundings: COMMERCIAL / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why?
CONTRIB.

associated buildings? ✓yes
what type?
STUCCO'D TILE GARAGE @ REAR
if inventoried, list ID nos.

ℓ 406
IDENTICAL TO 414 DON GASPAR EXCEPT FOR ADD OF
TERR. REV. DETAILING OF WDWS, PORCH WHICH REMODELED
BY J.N. CONST. FOR NM ASSOC OF COUNTIES.

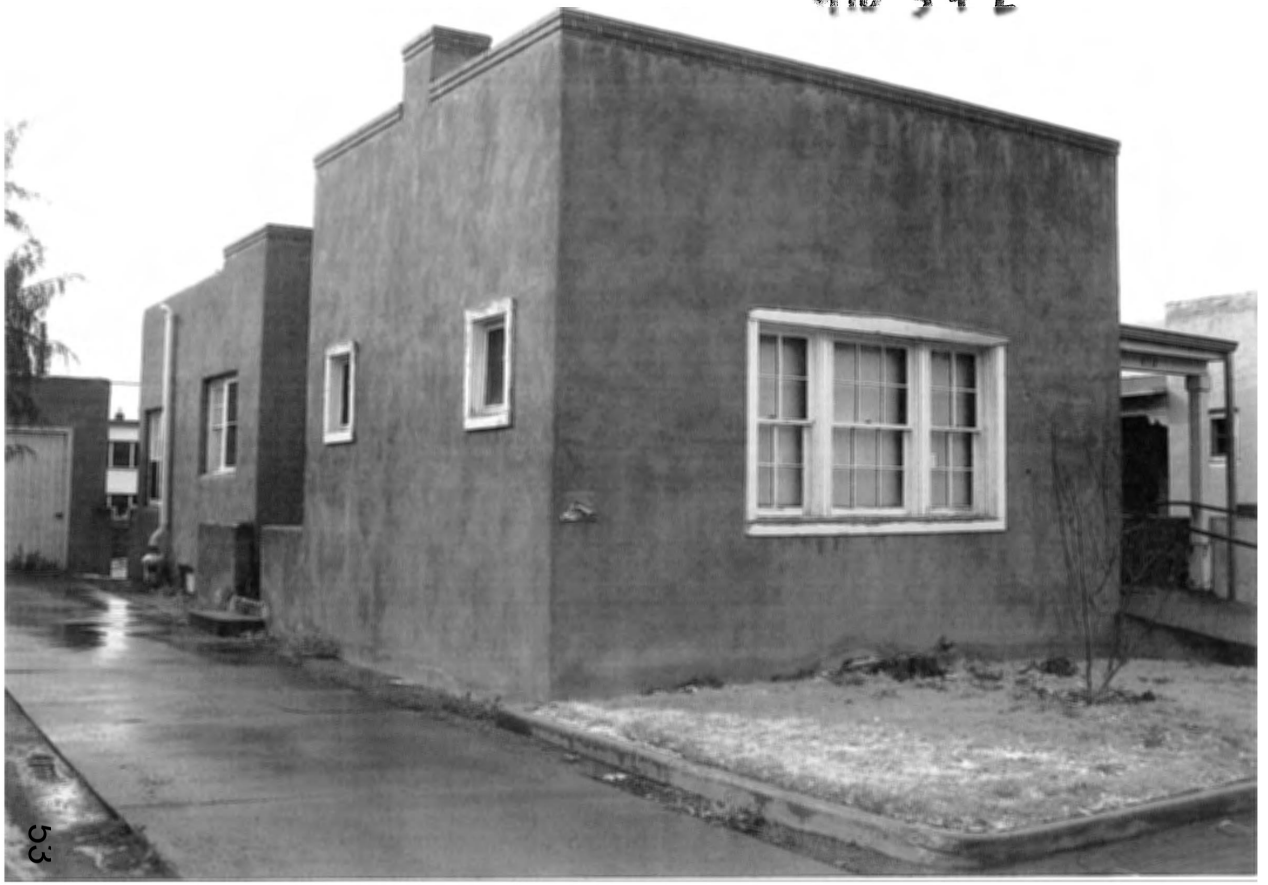
see back? ___yes

410 E+N



52

410 S + E



53

Alto W

410 Garage E

410 Gauge S

57

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 414 DON GASPAR

ID NUMBER: 0516 10232

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1793

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; City Direct.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government Bld's; Commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

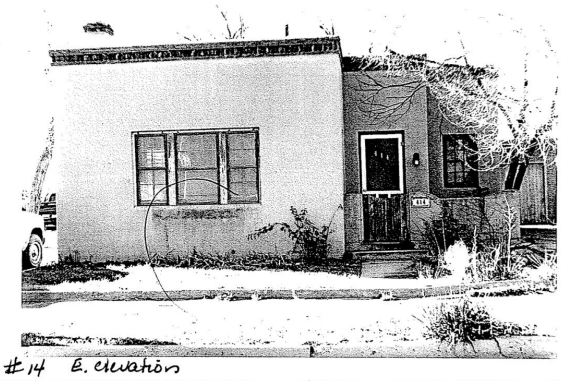
___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

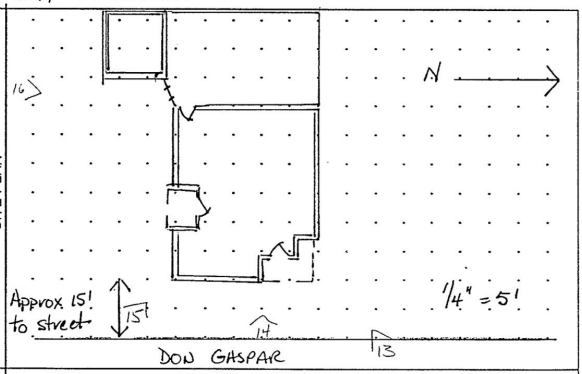
___ YES ___ NO

PHOTO



#14 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 11-21-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC 1 NEG # 13 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ brick, dogtooth coping; rear gutter
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wows. visible at S. elevation
DOORS	wd. door w/ 3 lights at front facade hollow wd doors at S. and W. facades
WINDOWS	4/4 D.H. wd. wdw 6/6 DH. wd. wdw.
PORCHES OR PORTALES	Porch areas open to sky
BALCONIES	—
COURTYARDS	rear yard
FENCES/WALLS	3-4' wall w/ wd gate at front door; 3-4' wall w/ wd gate at S. rear
ARCH. DETAILS	Brick & stucco chimney at front; brick chimney at rear; garage w/ hipped roof
OTHER	

COMMENTS

—

ADDITIONAL PHOTOGRAPHS



#13 NE corner



#15 SE corner & garage

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

414 DON GASPAR

ID NUMBER: 0516 10232

SANTA FE ID NUMBER: H-1793

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#16 S. elevation

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM 41793

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610232
field map	number	UTM reference zone 12 13	easting northing
SFHD*4	232		

location description: 414 DON GASPAR

city/town: SANTA FE

land grant/reservation:

building name:

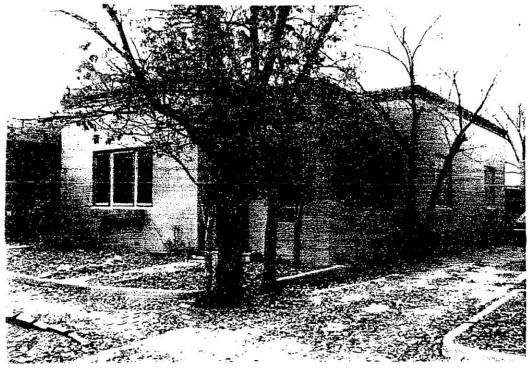
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

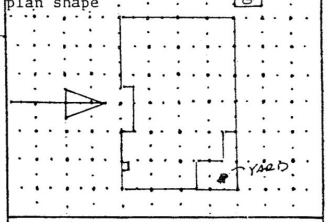
film roll: by HMW no. SFHD 10

negative nos.: 6, 7

loc. of neg.: HPB

plan shape: G





date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR

use
present: residential
other:
historic: residential
other:

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe:

style: TERR. REV.

foundation material: CONC.

wall material/surface: TILE / STUCCO

architectural features
BRK DOGTOOTH COPING: S/S/Dog/S (↓)
FRONT: TRIP 4/4: 6/6: 4/4 D.H. WD GROUP; 1 SGL-LEAF WD
DOOR W/ 3 LIGHTS ON DIAG. AXIS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO PORCH WALL
OPEN TO SKY.
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANKING CHIMNEY MASS;
1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WDW; 3 SGL 6/6
comments D.H. WD WDWS; 1 9-LIGHT SGL LEAF W/D DOOR IN RECESS'D BAY.

VERY GOOD, INTACT T.R. MODEST HOUSE, ONE OF 4
HOUSES BUILT W/IN 1 YR OF EACH ON N HALF OF THIS
BLOCK → SIGNIFICANT GROUPING.
IDENTICAL TO 410, 406 DON GASPAR.

surroundings: OFFICE / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why? CONTRIB.

associated buildings? ___yes
what type?
STUCCO'D TILE GARAGE @ REAR.
if inventoried, list ID nos.

see back? ___yes

61

29

N+E Inc.

63


414 W+S
64

building threatened? yes

surveyed date 11/8/84 by HMW

county SANTA FE

ID no. 051610238

field map SFHD #4

number 238

UTM reference zone 12 13 easting northing

location description

138 (?) S. CAPITOL

city/town SANTA FE

land ~~grant~~/reservation

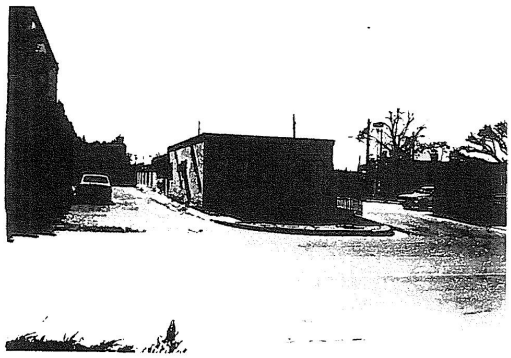
building name NM STATE MOTOR POOL

legal description tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD #10

negative nos. 18A

loc. of neg. HPB



plan shape

date of construction P45 estimate ___ actual

source SANBORNS, SF DIR.

use
present residential
other ___
historic residential
other ___

condition
___excellent ___good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style TERR. REV.

foundation material

wall material/surface

architectural features

surroundings GOV'T

relationship to surroundings
___similar ___not similar

district potential
___yes ___no

significance
___eligible ___of interest ✓none

if eligible, why? N-C. DATE

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

65

128 E+N

67

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610237
field map SFHD #4	number 237	UTM reference zone 12 13	easting northing

location description: 130 S. CAPITOL

city/town: SANTA FE

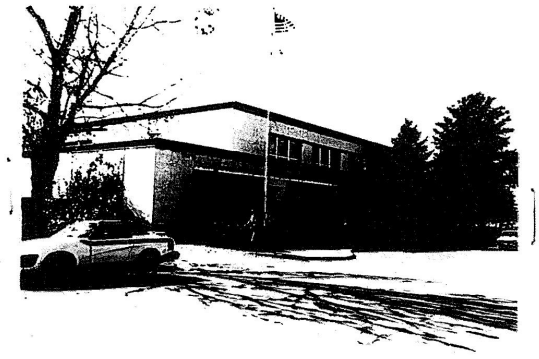
land ~~grant~~/reservation

building name: NAT'L EDUC. ASSOC.

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	15A	HPB

plan shape



date of construction: ___ estimate 1963 actual

source: SANBORN

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style: TERR. REV.

foundation material

wall material/surface

architectural features

surroundings: GOV'T

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ✓ none interest

if eligible, why? N.C. DATE

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

130 E+N



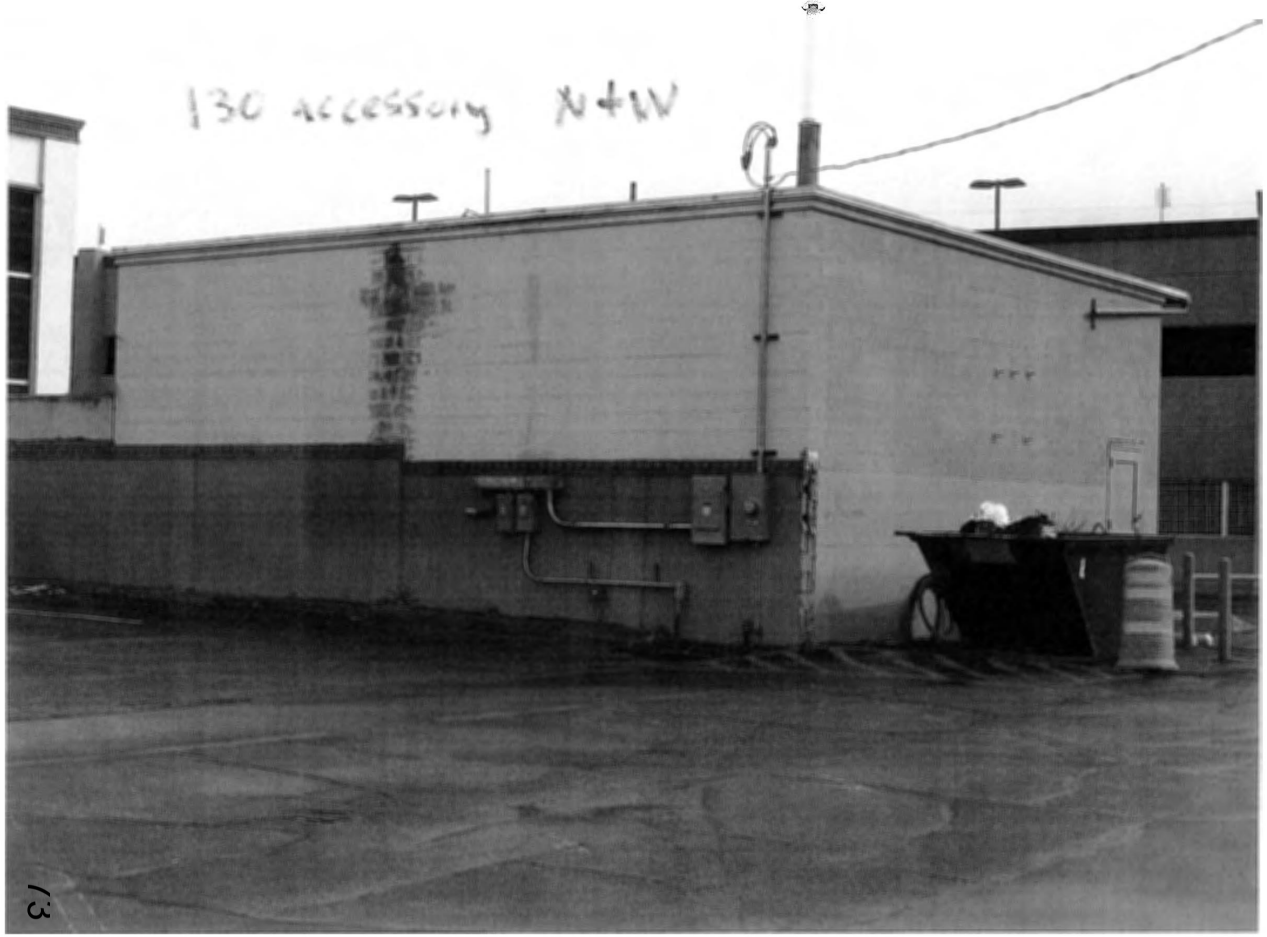
6.9

130 W. S, W




130 S, W, 5


130 accessory
W+S
12


130 accessory N+W
13

April 3, 2022

Heather Lamboy,
Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: State of NM Executive Office Building Project – Historic Status Review Application
(128 South Capitol Street, 130 South Capitol Street, 402 Don Gaspar Avenue, 406 Don Gaspar Avenue, 410 Don Gaspar Avenue, 414 Don Gaspar Avenue)

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for historic status review of all existing structures located at 128 South Capitol Street (Motor Pool Building and maintenance/garage structure), 130 South Capitol Street (Concha Ortiz y Pino Building), 402 Don Gaspar Avenue (casita and garage), 406 Don Gaspar Avenue (casita and garage), 410 Don Gaspar Avenue (casita and garage), and 414 Don Gaspar Avenue (casita only).

The subject property is 4.4904 acres and is referred to as Tract 1-A-1 on the Replat of Lots 1 and 2 Capitol Addition and Tract A Capitol Parking Garage recorded in the records of Santa Fe County, in Book 722, Page 12 as attached Lot of Record Plat). The property is located in the Downtown and Eastside Historic District and spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (original construction in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes repurposed as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan).

At the October 12, 2021 HDRB hearing, the Board discussed its role in the review of applications for demolition of structures on the subject property. During the discussion, Board members touched on the variety of interesting aspects of the case, including the designations on the subject properties and the significance of the 1966 and now 1988 structures, the importance of streetscape and district context when considering status designations, and the value of saving

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
3011 CERRILLOS ROAD, SUITE B | SANTA FE, NEW MEXICO 87507 | PHONE: 505.820.7444

remnants of historic development patterns when the context has been dramatically altered (See attached Minutes of the 6.12.2012 HDRB Hearing for Case H-12-017A). A range of opinions was expressed by Board members and the public, and the discussion resulted in the following historic status determinations by the HDRB:

- 128 South Capitol Street: Motor Pool building and maintenance/garage were designated non-contributing.
- 130 South Capitol Street: Concha Ortiz y Pino building was designated non-contributing.
- 402 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 410 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 414 Don Gaspar Avenue: Residence was designated significant and the garage contributing.

Following the 2012 historic status designations, the Executive Office Building Project was put on hold. Now the State of New Mexico wishes to proceed with the Project and requests an updated historic status review of the structures on the subject property. It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(C) apply to this status review application and that the procedures outlined in SFCC §14-5.2(D) will govern any future applications by the State of New Mexico for demolition, renovation and/or new construction on the subject property.

Since 2012, Staff reports, Historic Preservation Division staff and the Applicant's project team have noted that the subject property has undergone substantial changes due to the development of large, multistory government buildings that now comprise the New Mexico Main Capitol Campus (also referred to as the "Capitol Complex"). Staff also noted at that time that the four residential structures and associated garages along Don Gaspar Avenue (referenced as the "Don Gaspar Casitas") were a vestige of the residential neighborhood that pre-dated the expansion and extensive remodeling of the Capitol Complex buildings in the 1950s and 1960s. During this period of expansion, the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure were built on the subject property and the surrounding Capitol Complex buildings, including the Roundhouse, were constructed in the surrounding area to create the state government campus that is present today. Staff also correctly indicated that despite being located in the Downtown and Eastside Historic District, the Don Gaspar Casitas are historically associated with the residential development pattern and architectural character of the Don Gaspar Area Historic District.

The structures on the subject property and the surrounding buildings in the Capitol Complex Dead Zone currently have no relationship to the significance of the Downtown and Eastside Historic District in which they are presently situated. Furthermore, as mentioned previously, Staff also correctly indicated that despite being located within the Downtown and Eastside Historic District, the residences on Don Gaspar Avenue were historically associated with the residential development pattern and architectural character of the Don Gaspar Area Historic District. While the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure are associated with the development and expansion of the Capitol Complex, the streetscape is dominated by large institutional buildings.

Complex historic neighborhood / townscape. Unfortunately, the City's Historic Districts Ordinance does not provide specific guidance with regards to evaluating the significance of historic properties, either in terms of architectural character or period of significance for the various distinct historic districts in the City. Each historic district has unique development patterns, architectural character, and time period during which significant people, events, and development took place, all of which inform whether and how structures "contribute" to their significance, or not as the case may be. The very definition of "contributing" status in the code states, "A structure, located in a historic district, approximately fifty years old that *helps to establish and maintain the character of that district*." Various Santa Fe City Councils have introduced four new historic districts, in addition to the Downtown and Eastside Historic District (originally designated as the "Core Historic District"). New districts included the Don Gaspar Area Historic District, the Westside-Guadalupe Historic District, the Historic Transition District, and the Historic Review District. That same year, the Don Gaspar Area District was listed on the National Register of Historic Places in further recognition of its unique character and geographical extent. The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s.

In 1983, the Santa Fe City Council amended the Historical Districts Ordinance to establish the Historical Styles Committee (now the HDRB) to review applications for alteration, demolition, and new construction in the City's historic districts. Since then, the City Council has established several additional historic districts such as the "Don Gaspar Casitas" on the subject property. These districts were established by the City in an effort to characterize the various unique historic neighborhoods and townscapes of Santa Fe, with the purpose of providing more context to the development that was typical in the neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of development that evolved over four centuries spanning the Spanish, Mexican, territorial, and American periods and their associated architectural styles and forms.

In the years leading up to and following the creation of new historic districts in Santa Fe, several studies were commissioned by the City in an effort to characterize the various unique historic neighborhoods and townscapes of Santa Fe, with the purpose of providing more context to the development that was typical in the neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of development that evolved over four centuries spanning the Spanish, Mexican, territorial, and American periods and their associated architectural styles and forms.

Evaluating proposals subject to the City's historic preservation regulations. In 1977, the City received a grant from the National Park Service, which resulted in a report entitled *Design and Preservation Guidelines for Santa Fe*. This report identified twenty different "townscapes" documenting the diversity of development patterns and architectural styles present in Santa Fe and presenting these as a lens through which the Historical Styles Committee (now the HDRB) could view the evaluation of historic properties and proposed alterations. One of the townscapes named in the study is the "Capitol District and Civic Sites," which it defined as "a realm of large institutional buildings set on lawns," the clearest concentration of which surrounds the subject property. This historic

neighborhood, however, differs substantially from the character and significance of the Downtown and Eastside Historic District in general. Expanding on the delineation of the diversity of neighborhoods and styles described in *Design and Preservation in Santa Fe*, the *Santa Fe Historic Neighborhood Study* was produced by the City in 1988. This study described the "Capital Complex Historic Neighborhood" and called for it to be designated as a distinct historic district due to its unique attributes associated with the construction and development of a cluster of territorial and state government buildings. These include construction of the Territorial Capitol Building and Governor's Mansion (which sat north of the Capitol) in the late 1800s, the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Joseph Montoya Building) in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style.

Even in 1988, following the designation of new historic districts in Santa Fe there was a need for clear definition of the significance of each district to use in administering a district. Further, "In its review work involving significant and deteriorating buildings and landmarks, the Board can make good use of additional standards that will help maintain the integrity of these important structures."

Historical Summaries

Boundaries

Nomination Summary

Boundary Justification

Classification

Number of Resources within Property

Name of related multiple property listing

Contributing Noncontributing

Inventory

Name of Property

Street & Number

City or Vicinity

State

County

Not For Publication

Vicinity

Status

Public Ownership

Category of Property

Number of Contributing Resources Previously Listed in the National Register

Number of Additional Resources Previously Listed in the National Register

Functions

Current Functions

Description

Architectural Classification

Materials

Narrative Description

Statement of Significance

Applicable National Register Criteria

Criteria Considerations

Areas of Significance

Period of Significance

Significant Dates

Significant Person

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

Major Bibliographical References

Previous documentation on file (NPS)

Primary location of additional data

Acreage of Property

UTM References

Verbal Boundary Description

Boundary Justification

11. Form Prepared By

name/title

organization

street & number

city or town

state

zip code

Additional Documentation

Property Owner

name

street & number

city or town

state

zip code

telephone

Paperwork Reduction Statement

Estimated Burden Statement

Submit to

Submit to

**Submit to

128 South Capitol Street – Non-residential structure

Non-residential structure

101 South and on Street – On the Non-residential structure

Non-residential structure

105 Don Constructed approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that is now being occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

109 Don Constructed approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow with brick coping and white wood trim that is now occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Conclusion

Although the buildings on the subject property are eligible for historic status due to age (>50 years old), they are all unremarkable examples of the architectural form and features that they exhibit. Furthermore, they do not contribute to the significance of the Downtown and Eastside Historic District. The "Don Gaspar Casitas" are associated with the character and development patterns of the Don Gaspar Area Historic District, while the Motor Pool, maintenance/garage, and Concha Ortiz y Pino are associated with the Capitol Complex neighborhood, which has never received designation as one of the City's historic districts. The Applicant therefore requests that the HDRB maintain "non-contributing" status for the Motor Pool,

maintenance/garage, and Concha Ortiz y Pino building and requests a status downgrade to "non-contributing" for the former residences and garages on Don Gaspar Avenue.

Please let me know if you have any questions or require any additional information.

Sincerely,



Lisa Gaviola, Senior Project Manager
JENKINSGAVIN, INC.

Attachments:
1) HDRB Application Form
2) Letter of Authorization
3) Case H-12-017A Minutes (June 12, 2012)
4) Case H-12-017A Exhibits
5) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
6) HCPI Forms – 128 & 130 South Capitol Street
7) Photos – 402, 406, 410 & 414 Don Gaspar Avenue
8) Photos – 128 & 130 South Capitol Street
9) Main Capitol Campus Map & Project Site Plan
10) Plans – 402, 406, 410 & 414 Don Gaspar Avenue
11) Plans – 130 South Capitol Street (Concha Ortiz y Pino Original Plans)
12) Plans – 128 South Capitol Street (Motor Pool & Maintenance/Garage)

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI #: 0375 NMCRIS #: 152221 Survey Date: 1/30/23 Survey Name: Don Gaspar Casitas Project Name: Re-survey	Agency Number: Other #: Update
NAME OF PROPERTY: Current Name: Historic Name:	OWNER and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO, GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY TYPE: Category: X Building □ Structure □ Object □ District □ Site Subcategory: □ Acequia/Historic Irrigation Ditch □ Road/Trail □ Other Linear	
LANDS STATUS: X State □ Local □ Private □ Other (land grant, tribal, etc.) Specify Other: Federal	

2. LOCATION

STREET ADDRESS: 402 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Zone: Map datum: NAD83 USGS Quad Name: N: USGS Quad Code:
SETTING: Category: □ Suburban □ Rural □ Village X Urban	Parcel #: Local Subcategory: □ Commercial □ Industrial □ residential public X

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: DUPLEX RESIDENTIAL RENTAL CURRENT FUNCTION: STATE OFFICE BUILDING CONSTRUCTION DATE: 1930 X Known Sourced: SANBORN INS. MAPS + PHOTOS X Estimated BRIEF DESCRIPTION OF PROPERTY: REVIVAL STYLE SINGLE-STORY	CURRENT CONDITION: □ intact □ altered X □ other Deteriorated: ISSUES BUT NEEDS ARCHITECT/BUILDER: FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955) Contributing: THIS IS A SPANISH PUEBLO RECTANGULAR FLAT ROOFED PEN-TILE STRUCTURE WITH PARAPETS ON THREE SIDES RESIDENCE DIVIDED INTO TWO UNITS. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. X Contributing
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI# 53750	NMCRIS # 152221
Address of Property: 402 DON GASPAR AVENUE	

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Mid-Nineteenth Cent. Style/Miesian	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Vernacular
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Queen Anne
☐ Colonial Revival	☐ New Mexico Ve	☐ Ranch Rambler
☐ Victorian Revival/Folk	☐ Modernism	☐ Southwest Vernacular
☐ Gothic	☐ Mission School/Prairie Style	☐ Spanish-Pueblo Revival
Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☒ No

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it Contributing ☐ Contributing ☒ Non-contributing

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

DOWNTOWN/EASTSIDE PIPER DOWNTOWN

MPDF SR# MPDF theme

DF Name

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations: Date: 02.08.23

Name: GASPAR CAPITOL

National Register eligibility criteria: ☒ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Is the property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an AROUND FORMER STATE CAPITOL

B. Agency Determination: Date:

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undetermined district?

C. Agency Determination: Date:

National Register evaluation: ☐ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undetermined district?

Remarks:

HCPI # 5375	NMCRIS # 15222
Address of Property: 402 DON GASPAR AVENUE	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Brick	☐ Metal:	☒ Stucco
☐ Adobe	☐ Corrugated	☐ Tile: Clay
☐ Composition	☐ Masonry:	☐ Vinyl or Aluminum
☐ Board	☐ Simulated	☐ Siding
☐ Concrete:	☐ Metal: Structural	☐ Wood: Board
☐ Block	☐ Siding	☐ &Batten
☐ Concrete: Cast	☐ Metal: V-Crimp	☐ Wood: Horizontal
☐ Stone	☐ Stone: Random	☐ Siding
☒ Concrete:	☐ Ashlar	☐ Wood: Jacal
☐ Earth	☐ Stone: Random	☐ Wood: Log
☐ Plaster	☐ Coursed	☐ Wood: Shingle
☐ Other describe:	☐ Stone: River	☐ Wood: Tongue
☐ Concrete: Pre-cast	☐ Rock	and Groove
☐ Stone	☐ Stone: Rock	
☐ Curtain Wall	☐ Faced	
☒ Stone	☐ Stone: Tabular	

B. Number of Stories: ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation Materials: ☐ Not Able ☐ None ☐ At Grade ☐ Raised ☐ Other, describe:

☒ Concrete: Poured	☐ CMU	☐ Stone	

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Features:	☐ Butterfly	☒ Flat	☒ Parapet	☐ Cross Gable	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
☐ Other, describe:	☐ Barrel	☒ Low	☐ Medium	☐ Steep					
☐ Asphalt	☐ Composition	☐ Metal:	☐ Corrugated	☐ Metal: Pressed	☐ Metal: Standing Seam	☐ Metal: V-Crimp	☐ Tile: Metal	☐ Tile: Terra Cotta	☐ Wood: Shingle
☐ Roll	☐ Composition	☐ Shingle							
☐ Shingle	☐ Other, describe:								

E. Chimney Construction Material:

☐ N/A	☐ Number Interior: 2	☐ Number Exterior: 2	☐ Adobe	☐ Stone	☒ Stucco	☐ Terra Cotta Tile
☒ Brick	☐ Metal Flue	☐ Other, describe			

F. Porches Type: Other Details

☐ N/A	☒ Incised	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo
☐ Other, describe:					

ENTRY PORTALS

HCPI# 53750 | NMCRIS # 152221

Address of Property: 402 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 4

Type: ☐ Doorways ☒ Two-leaf

Style: ☐ One-leaf ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French ☒ Panel ☐ Other, describe:

Components: Panels/Lights and configuration 2/4

Number 6 ☐ Transom ☐ Sidelights - number and configuration

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Other, describe ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Windows: 15

Window Openings	Window Material	Glazing	
☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane: Horizontal	☐ Curtain Wall
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Vertical	☐ Palladian Motif
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 4 Pane Vertical	☐ Picture Window
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe:	☐ Other, describe:
☐ Pivot		☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐ Sliding				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PEN-TILE CONSTRUCTION

J. Associated Properties

Discuss: YES, DETACHED GARAGE

Are associated properties eligible for listing? YES

K. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012, MATTHEW J. BARBOUR, ARCHEOLOGICAL DATA PLAN, IN NMCRIS

L. Attachments

Please indicate which items are attached:

☒ Site Plan (required)

☒ Photos (required)

☒ Map or aerial photo (required if not submitted with nomination)

☒ Continuation sheet (Word document)

☐ Additional documentation for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

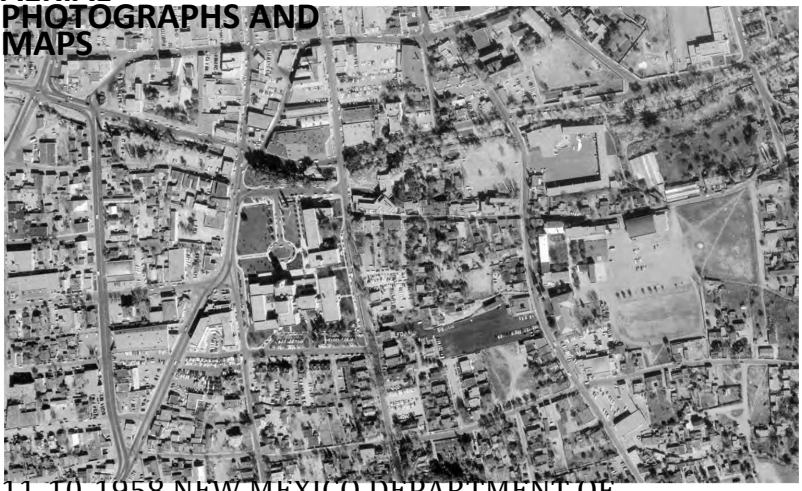
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

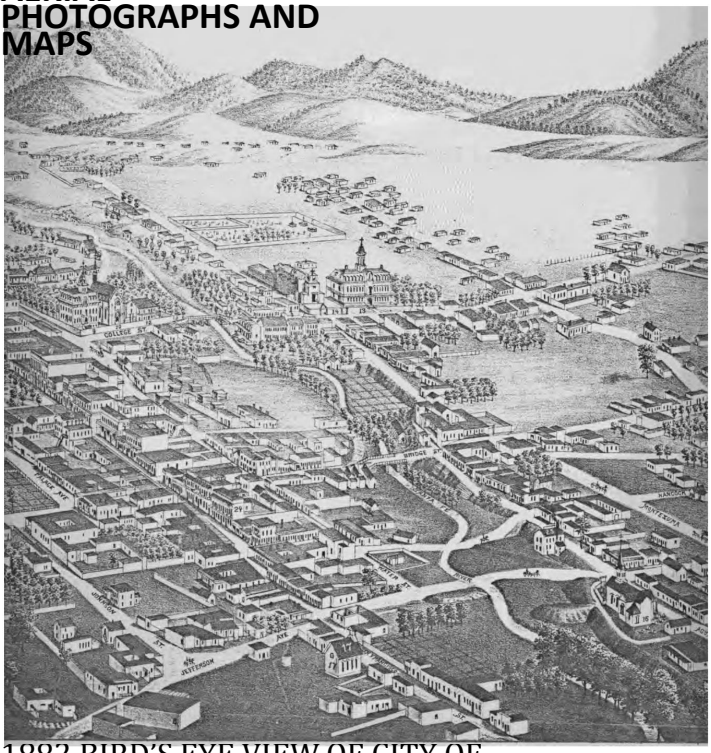
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

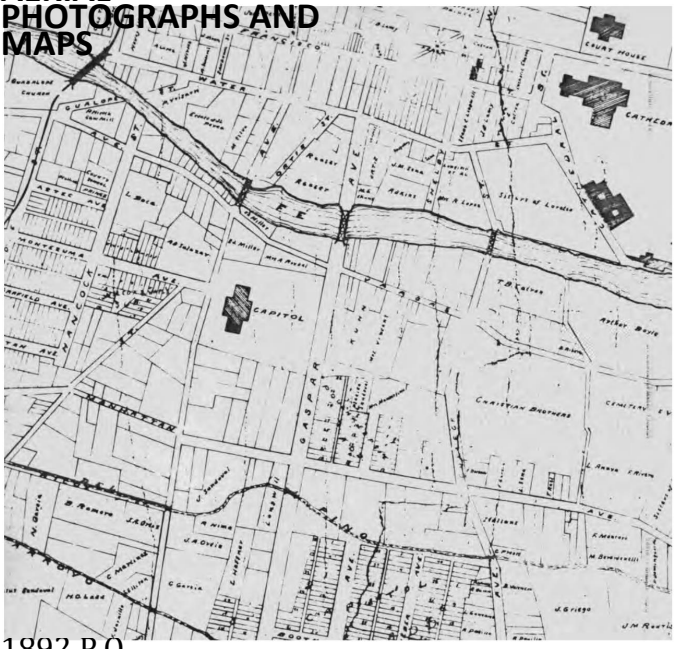
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

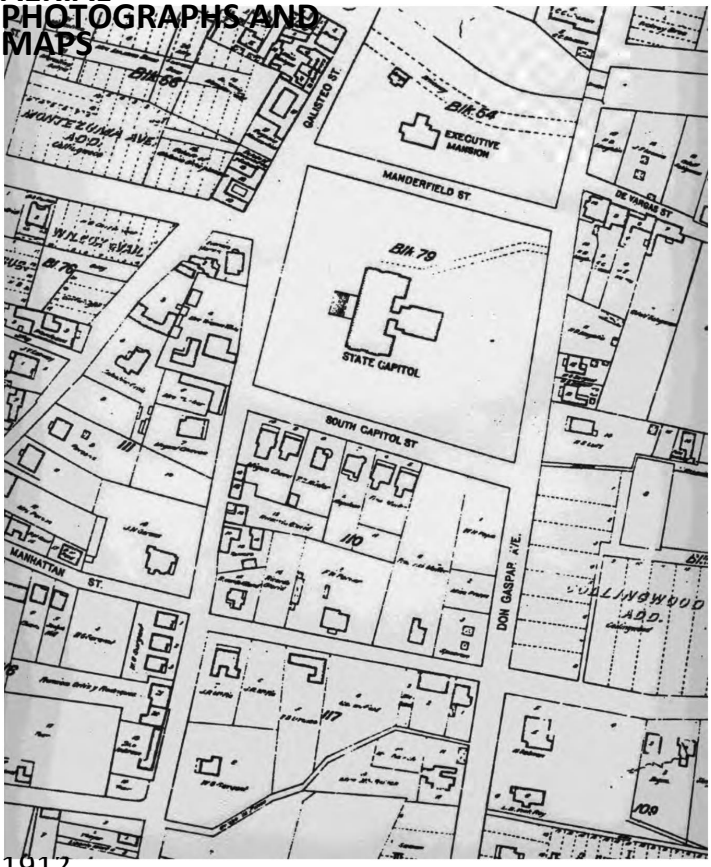
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

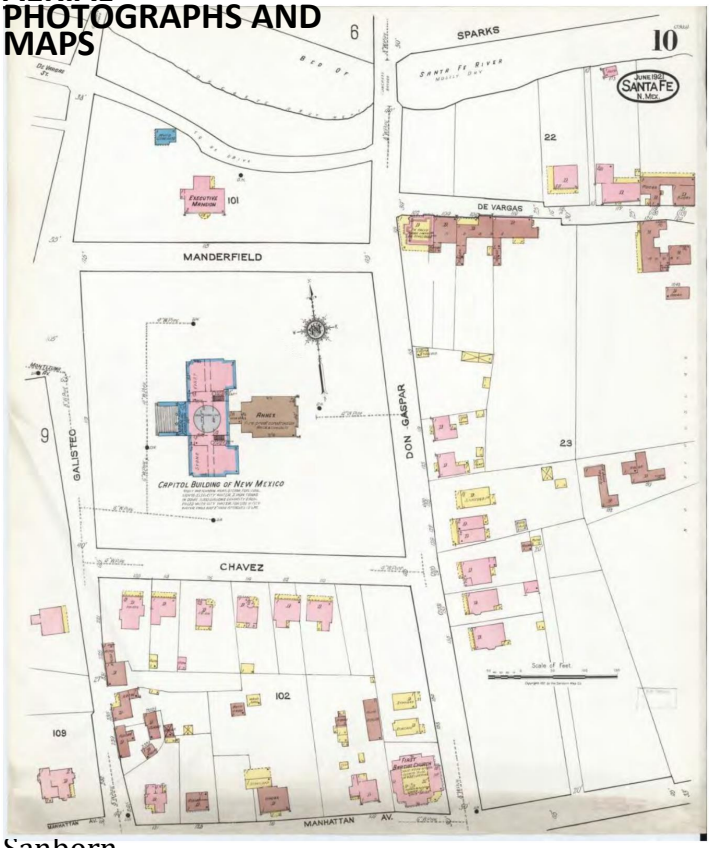
AERIAL PHOTOGRAPHS AND MAPS



1912
KINGS MAP

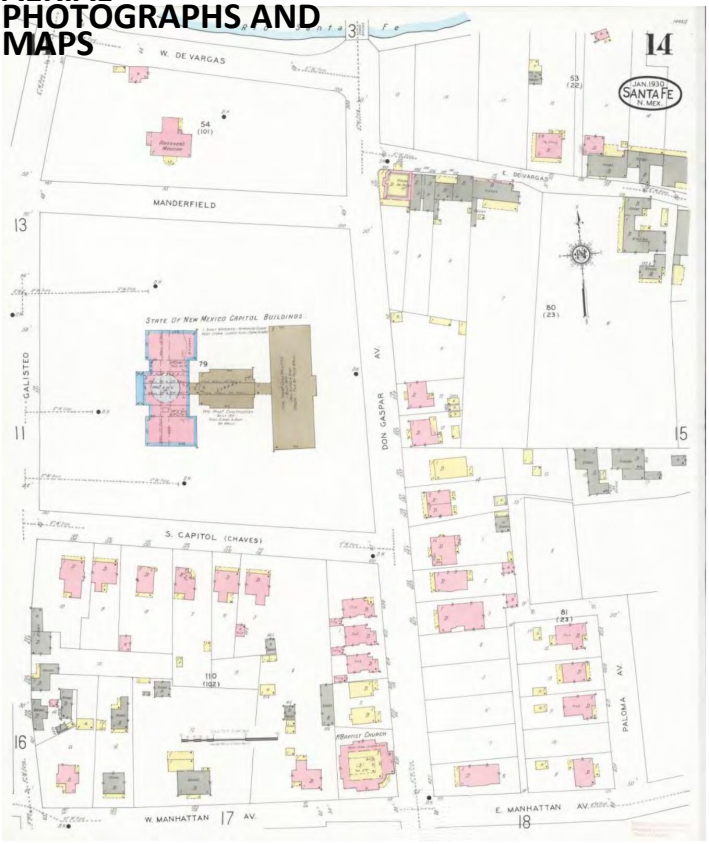
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

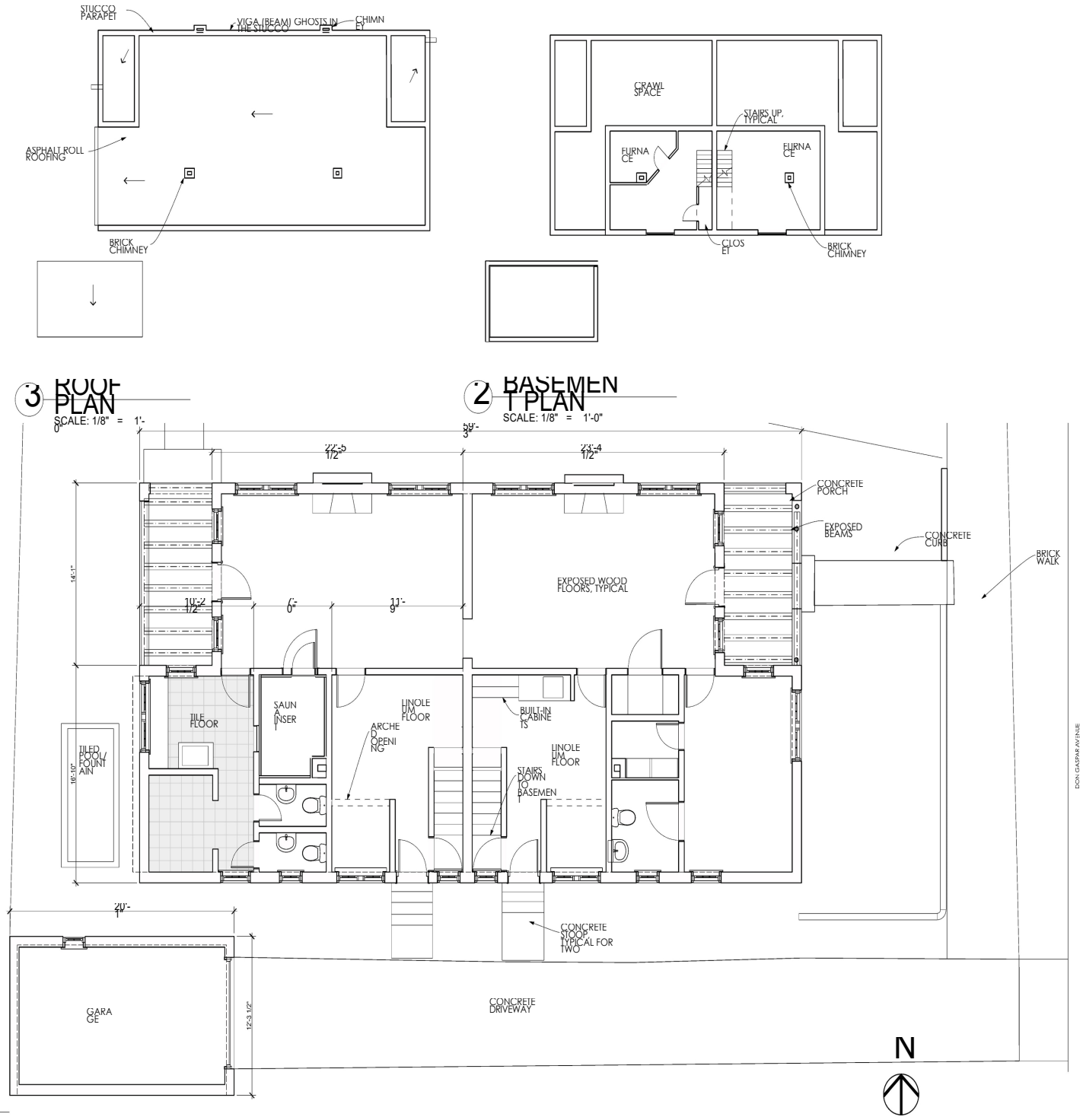


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

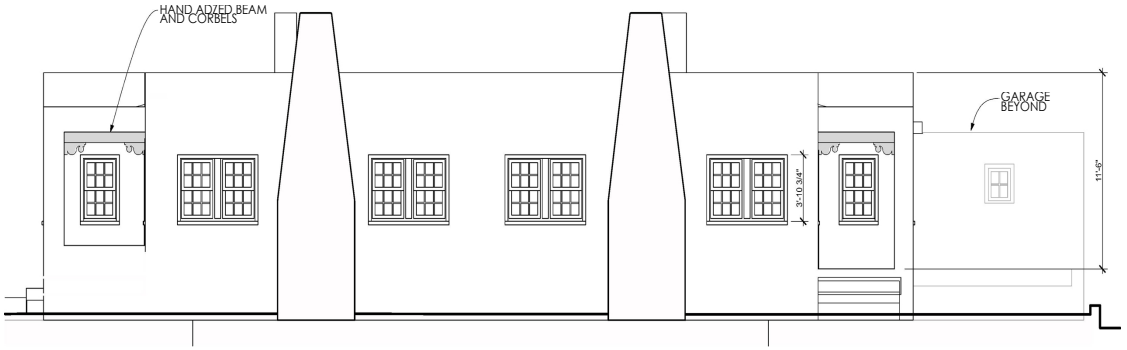
Date: 2

FLOOR PLANS

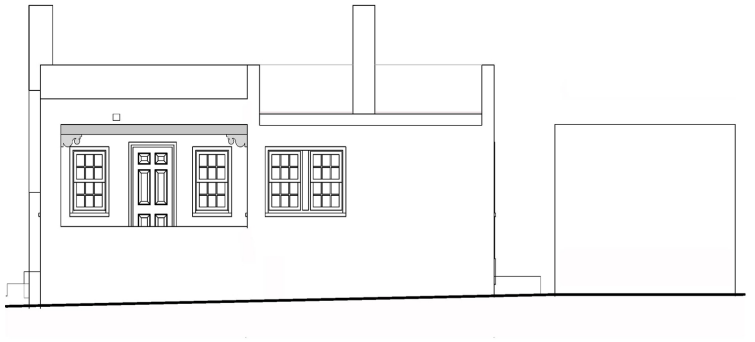
A 1.1

Plotted On: 7/8/12

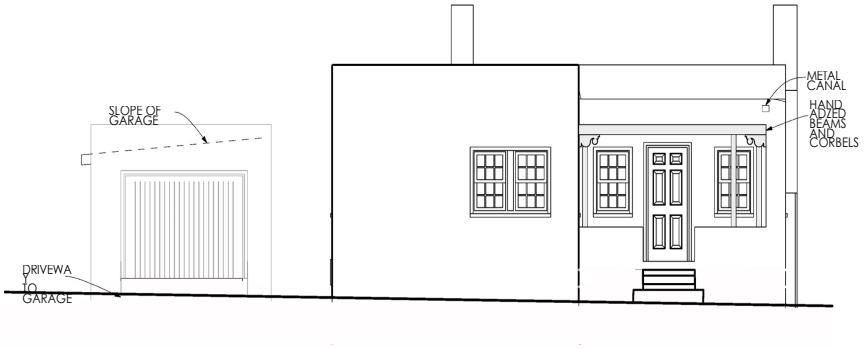
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



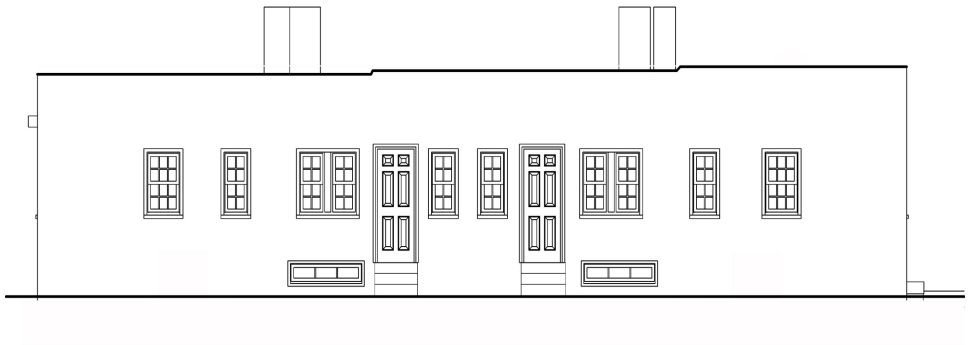
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



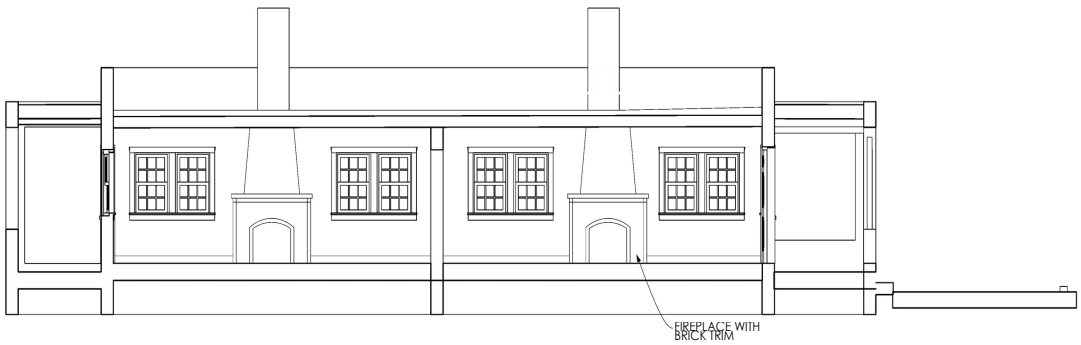
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DIMENSIONS AS NOTED.

Date: 7/8/12
Plotted On: 7/8/12

BUILDING ELEVATIONS

A 1.2

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/402 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI ID: NMCRIS # 152221 Don Gaspar Casitas Survey Date: 1/30/23	Agency Number: Other # ☐ Update
NAME OF PROPERTY: Name: Survey Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE: Category: ☒ Building ☐ Structure ☐ Object ☐ District ☐ Site	
Subcategory: ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear	
LAND STATUS: ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.)	
Other: Federal	

2. LOCATION

STREET ADDRESS: 406 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE	UTM Coordinates: Map datum: NAD83 Zone: N: USGS Quad
If no street address, describe how to locate the property:	Name Assessor Code:
SETTING	Parcel # Local
Category: ☐ Suburban ☐ Rural ☐ Village	**Subcategory:** Reference # ☐ industrial ☐ residential ☒ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL	**CURRENT CONDITION:** ☐ intact ☐ altered ☒ other Deteriorated
CURRENT FUNCTION: STATE OFFICE BUILDING	Describe: NO STRUCTURAL ISSUES BUT NEEDS UPKEEP
CONSTRUCTION DATE: 1930 ☒ Known ☐ Estimated SANBORN INS. MAPS	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BRIEF DESCRIPTION OF PROPERTY: REVIVAL STYLE SINGLE-STORY	**PROPERTY:** THIS IS A SPANISH PUEBLO RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930. WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒ continuation
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI #	NMCRIS #
Address of Property: 406 DON GASPAR AVENUE	152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Art Deco	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Art Moderne/Streamline Style	☐ Vernacular
☐ Classical Revival/Neo-Classical	☐ Colonial Revival	☐ Ranch/Rambler
☐ Colonial Revival	☐ Mission Revival/California Mission	☐ Southwest Vernacular
☐ Gothic	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Other, describe:	☐ Neo-Eclectic	☐ Territorial Revival
☐ Victorian	☐ Pueblo Deco	
	☐ Pueblo Revival	
	☐ Prairie School/Prairie Style	

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☐ No ☒ Unknown

Is the property a contributing resource in a National Register District? ☐ Yes ☐ No ☒ Unknown

If not individually listed, is the property contributing to a National Register District? ☒ Yes ☐ No

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR#

☒ Contributing ☐ non-contributing

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recommendations: Date: 02.08.23

Recommended as eligible ☐ not eligible ☐ not sure

National Register ☐ eligible ☐ not eligible ☐ undetermined

eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: ARCHITECTURE, TYPE, PERIOD AND METHOD OF CONSTRUCTION, COMMUNITY PLANNING AND DEVELOPMENT

Is the property within a historic district? ☐ Yes ☐ No

Could it be a contributing resource to a National Register District? ☒ Yes ☐ No

Name of district: DOWNTOWN AND EASTSIDE RESIDENTIAL DISTRICT

Remarks: ADJOINS FORMER STATE CAPITOL

B. Agency Determination: Date:

National Register eligibility: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance:

Could it be contributing to an unlisted district? ☐ Yes ☐ No

Name of district:

Remarks:

C. SHPO Determination: Date:

National Register eligibility: ☐ eligible ☐ not eligible ☐ undetermined

National Register evaluation criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance:

Could it be contributing to an unlisted district? ☐ Yes ☐ No

Name of district:

Remarks:

HCPI # 53813		**NMCRIS #** 15222	
Address of Property:	406 DON GASPAR AVENUE		

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Ashlar	☐ Metal:	☒ Stucco
☐ Brick	☐ Corrugated	☐ Tile: Clay
☐ Composition	☐ Masonry:	☐ Vinyl or Aluminum
☐ Board	☐ Simulated	☐ Siding
☐ Concrete:	☐ Metal: Structural	☐ Wood: Board
☐ Block	☐ Siding	☐ &Batten
☐ Concrete: Cast	☐ Metal: V-Crimp	☐ Wood: Horizontal
☐ Stone	☐ Stone: Random	☐ Siding
☒ Concrete:	☐ Ashlar	☐ Wood: Jacal
☐ Earth Poured	Stone: Random	Wood: Log
☐ Other describe:	Coursed	Wood: Shingle
	Stone: River	Wood: Tongue
	Rock	and Groove
	Stone: Rock	
	Faced	
	Stone: Tabular	

B. Number of Stories

☐ Curtain Wall	☐ 1 ½	☐ 2	☐ 2 ½	☐ Other, describe:	
☒ 1				BASEMENT	

C. Foundation Materials:

☐ N/A	☐ Not visible	☐ None	☐ At Grade	☐ Raised	☐ Other, describe:
	☒ Concrete: Poured		CMU	Stone	

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Feature s:	☐ Eave	☒ Parapet				
	☐ Barrel y	☐ Butterfly	☐ Cross Gable	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
	☐ Other describe:	☒ Flat					
	☐ Low	☒ Medium	☐ Steep				
☐ Aspha	☐ Metal:	☐ Tile:					
☒ Composition Roll	☐ Corrugated	☐ Metal					
☐ Composition Shingle	☐ Metal: Pressed	☐ Tile: Terra Cotta					
☐ Other describe:	☐ Metal: Standing Seam	Wood: Shingle					
	Metal: V-Crimp						

E. Chimney Construction Material:

☐ N/A	☐ Number Interior: 1	Number Exterior: 1	☐ Adobe	☐ Stone	☒ Terra Cotta
☒ Brick	☐ Metal Flue	☐ Other, describe	☒ Stucco	☐ Tile	

F. Porches

☐ N/A	☒ Incise	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo	

Other Details describe: TWO PORTALS, ONE WITH SHED ROOF

HCPI # | **NMCRIS #** 152221

Address of Property: 406 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 2

Type: ☒ Single Door ☐ Double Door ☐ Other, describe:

Style: ☒ Single Leaf ☐ Double Leaf ☐ Diagonal Panels ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French

Components: ☐ Panels/Lights and configuration 2/4 ☐ Transom Number 6 ☐ Sidelights - number and configuration

Material: ☐ Aluminum ☒ Wood ☐ Metal ☐ Fiberglass ☐ Vinyl ☐ Steel ☐ Other, describe

Depth of Reveal: 3"

Notes:

H. Window Openings

Number of Window Openings: 15

Window Openings

☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane Horizontal
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Horizontal
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 3 Pane Vertical
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe: TRIPLE
☐ Pivot		☐ Other, describe: HOPPERS IN BASEMENT 3/1	

Glazing: ☐ Curtain Wall ☐ Glass Block ☐ Palladian Motif ☐ Picture Window ☐ Store Front or display ☐ Other, describe:

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Describe: DETACHED SINGLE CAR GARAGE

Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012, AND MATTHEW J BARBOUR, ARCHEOLOGICAL DATA PLAN , NMCRIS

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- Additional detail forms for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
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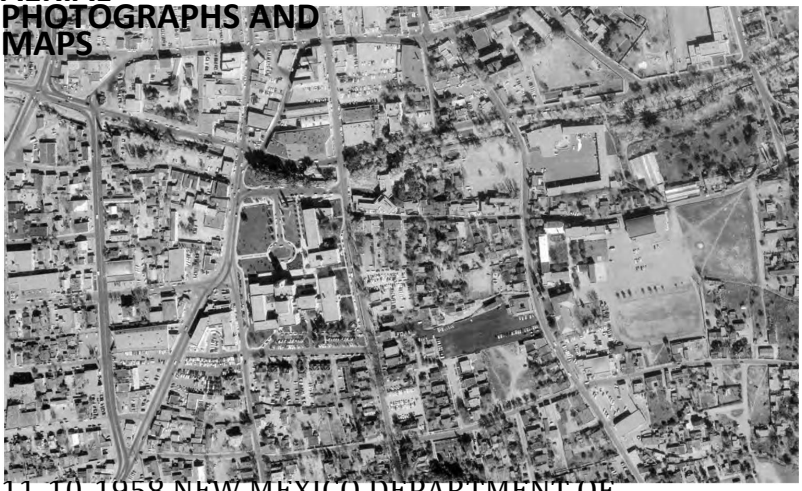
AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
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AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

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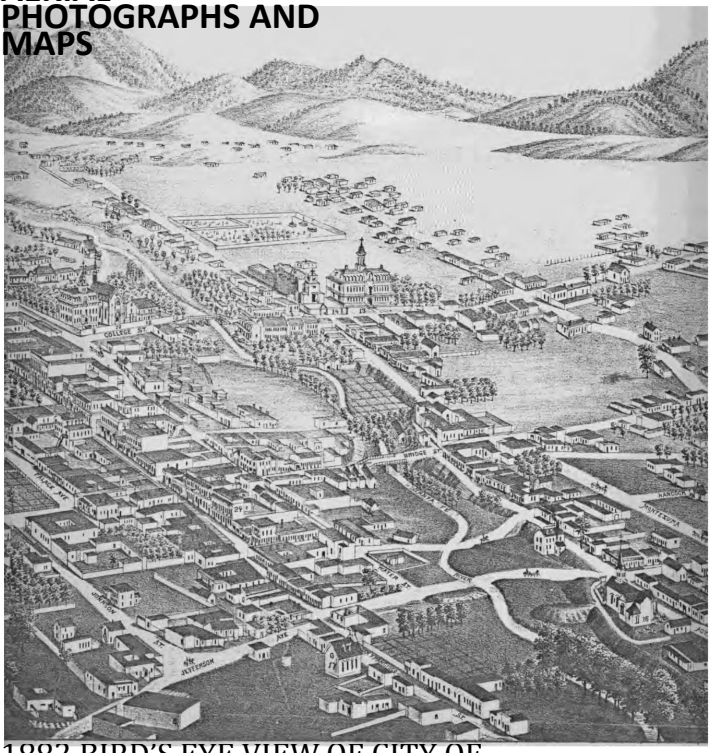
AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

HABS REPORT
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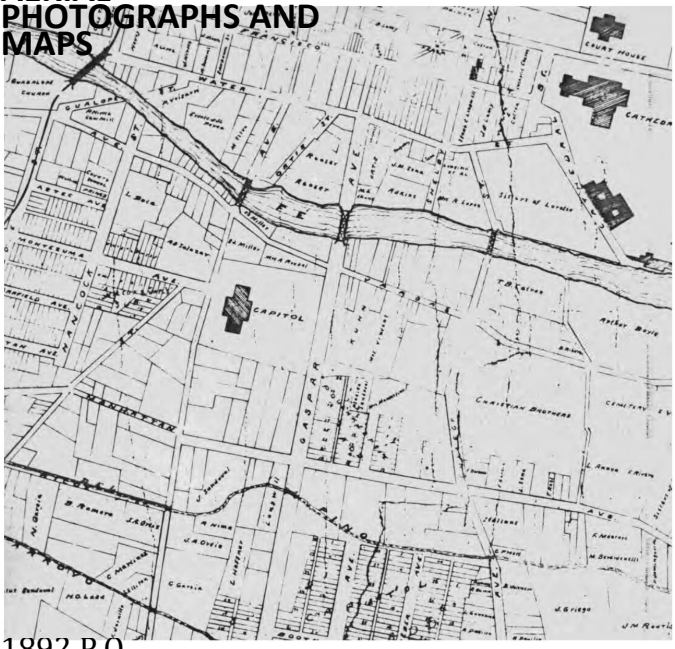
AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

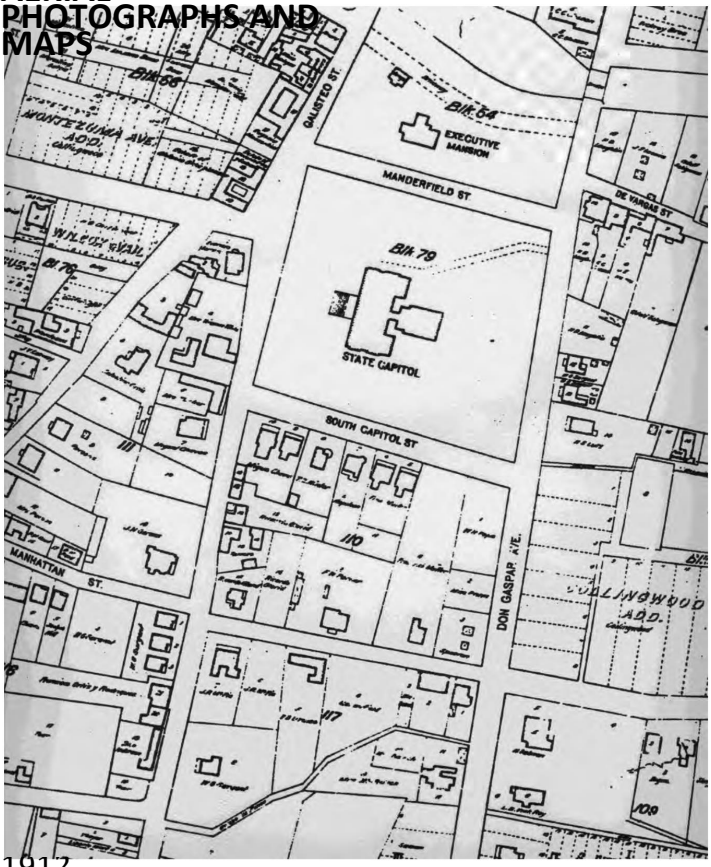
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

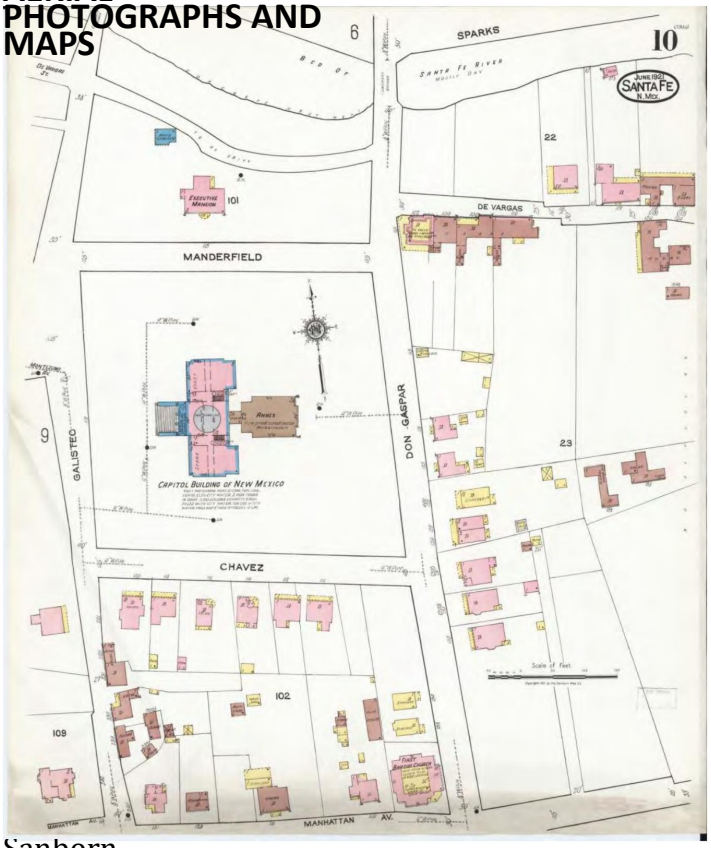
AERIAL PHOTOGRAPHS AND MAPS



1912
KINGS MAP

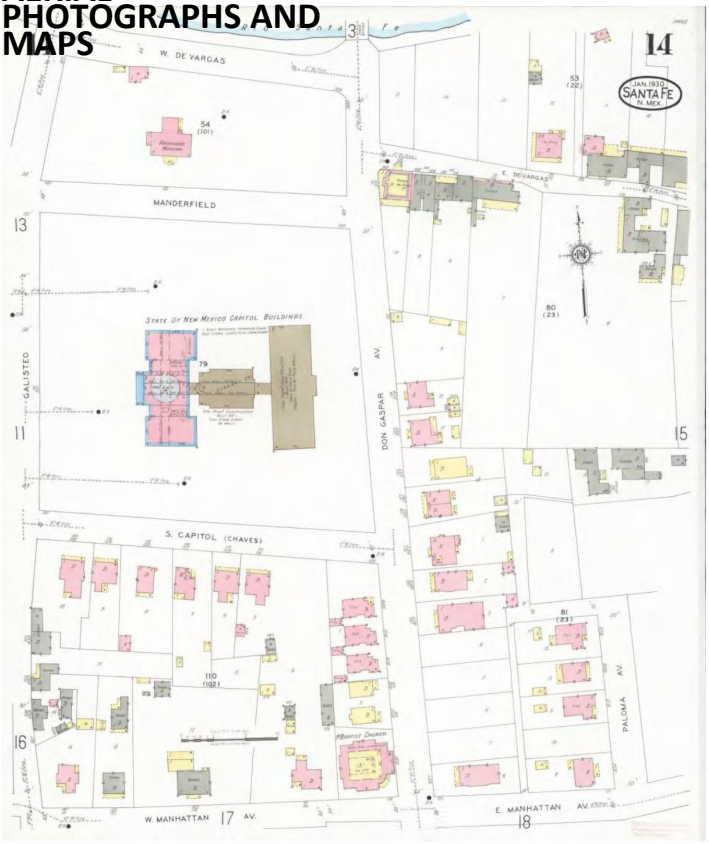
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

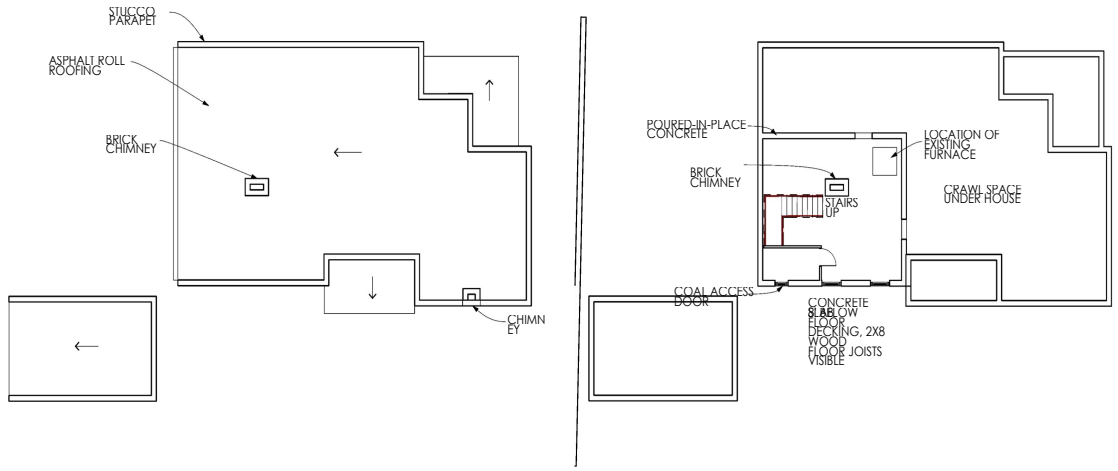


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS

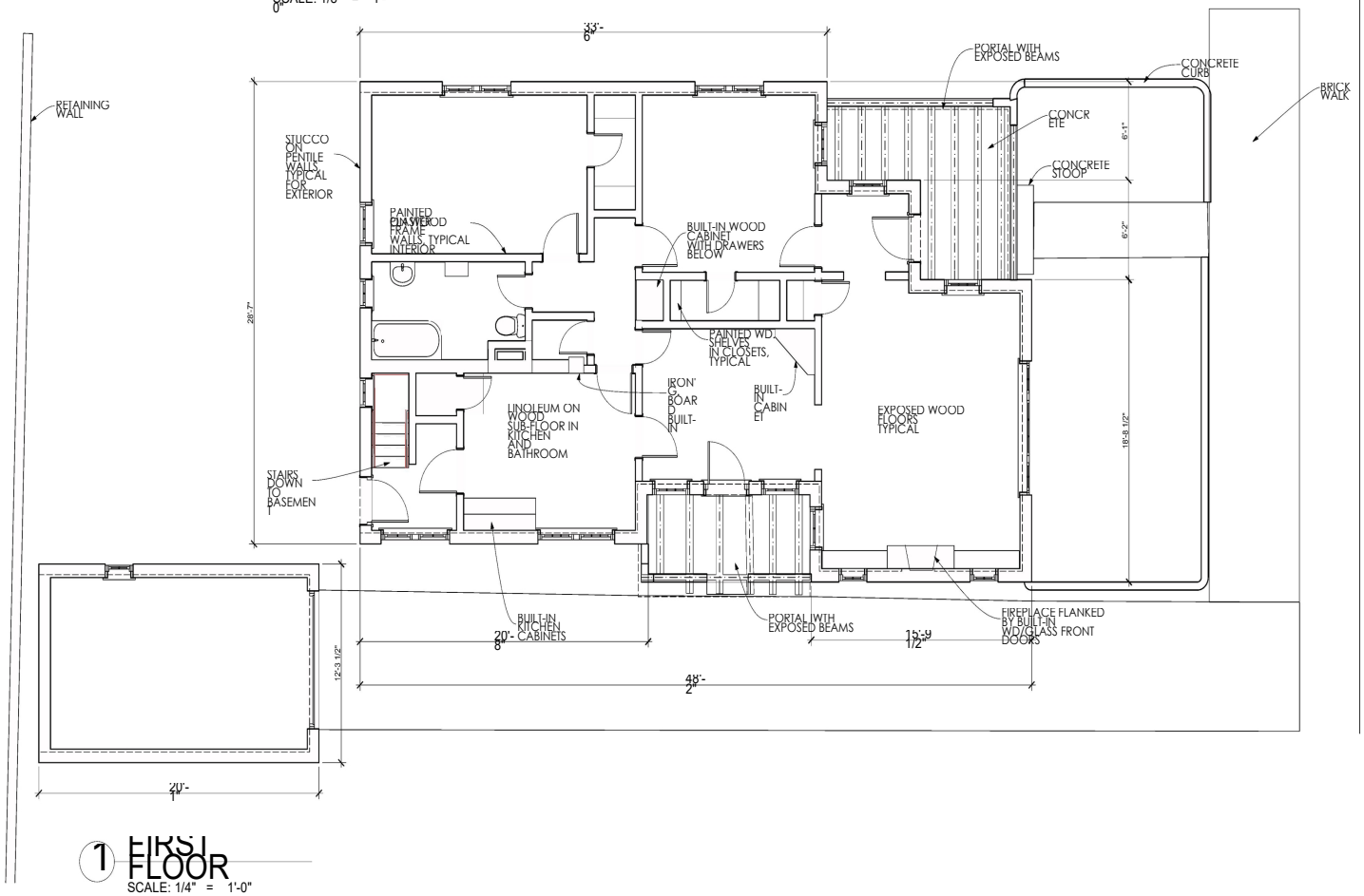


Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

N

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505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL DIMENSIONS SCALED

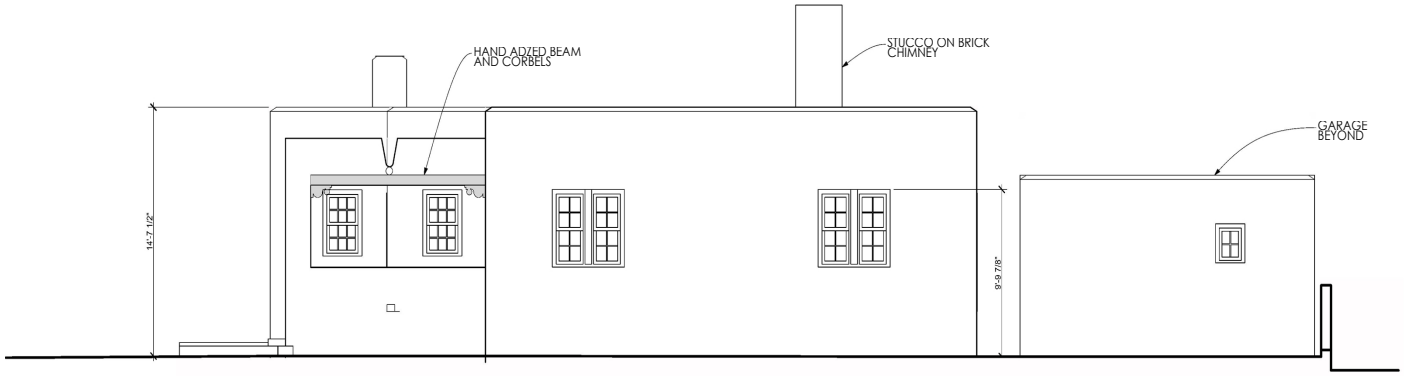
Date: 7/2012

FLOOR PLANS

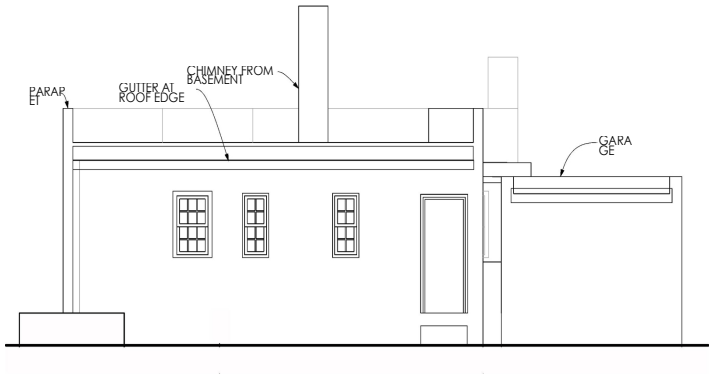
A 1.1

Plotted On: 7/2012

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



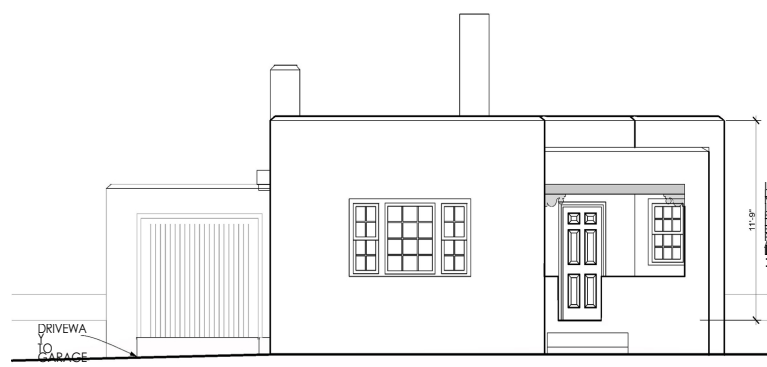
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI ID#: NMCRIS # 152221 Survey Name: Don Gaspar Casitas Survey Date: 2023	Agency Number: Other ID#:
NAME OF PROPERTY: Historic Name: Don Gaspar Casitas	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information:	GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY CATEGORY: Category: ☒ Building(s) ☐ Structure ☐ Object ☐ District ☐ Site	Subcategory: ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear
LAND STATUS: ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) ☐ Federal	

2. LOCATION

STREET ADDRESS: 410 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE Cross Streets: Don Gaspar & Cordova Describe how to locate the property:	UTM Coordinates: Zone: Map datum: NAD83 N: USGS Quad Name: USGS Quad Code: Assessor Parcel #
SETTING: Category: ☐ Suburban ☐ Rural ☐ Village	Subcategory: ☐ commercial ☐ industrial ☐ residential ☐ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING **CONSTRUCTION DATE:** ☒ Known 1930 ☐ Estimated SANBORN MAP ☐ Unknown	**CURRENT CONDITION:** ☐ intact ☐ altered ☒ other ☐ deteriorated ☐ ruins STRUCTURAL ISSUES BUT FINISHES NEED **ARCHITECT/BUILDER:** LAURENCE HOWLAND SIBLEY PRINCE BARTO 1955)
BRIEF DESCRIPTION OF PROPERTY: ☒ continuation REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES, A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR.	THIS IS A TERRITORIAL
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53814 | **NMCRIS #** 152221

Address of Property: 410 DON GASPAR AVENUE

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Territorial	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Spanish Colonial Revival Style/Mission	☐ Vernacular
☐ Classical Revival/Neo-Classical Revival	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Ranchero
☐ Colonial Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Victorian	☐ Pueblo Revival	☐ Spanish-Pueblo Revival
☐ Gothic	☐ Modernism/Modern School/Prairie Style	☒ Territorial Revival

Other, describe:

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☐ No ☒

Is the property individually listed in the National Register? Yes ☐ No ☒ Unknown ☐

Is the property individually listed in the State Register? Yes ☐ No ☒ Unknown ☐

Is the property part of a Register District? Yes ☐ No ☒

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Yes ☒ No ☐ Unknown

☒ Contributing ☐ Non-contributing

MPDF theme

District Name: DOWNTOWN/EASTSIDE HIST.

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Survey/Recordation Data: Is this property listed in a Survey or Recordation Form? ☒ Yes ☐ No Date: 02.08.23

Name of Survey/Recordation: DOWNTOWN/EASTSIDE HISTORIC DISTRICT

Is the property eligible, not eligible, or not sure for listing in the National Register? ☐ eligible ☐ not eligible ☒ not sure

Is the property eligible, not eligible, or not sure for listing in the State Register? ☐ eligible ☐ not eligible ☐ not sure

Applicable eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ state ☐ national consideration:

Area of significance: ARCHITECTURE, PERIOD AND METHOD OF CONSTRUCTION subarea:

Level of significance: ☐ local ☐ state ☐ national

Is this property similar to other nearby properties? ☐ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT

Would it be contributing to an identified district? ☐ Yes ☐ No

B. Agency Determination: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

Applicable eligibility criteria: ☒ a ☐ b ☐ c ☐ d ☐ criteria consideration:

National Register eligibility: ☐ local ☐ state ☒ national subarea:

Level of significance: ☐ Yes ☐ No

Area of significance:

C. SHPO Determination: Would it be contributing to an identified district? Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

Applicable eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

National Register eligibility: ☐ local ☐ state ☐ national subarea:

Would it be contributing to an identified district? ☐ Yes ☐ No

Remarks:

HCPI# 5881	NMCRIS # 152221
Address of Property: 410 DON GASPAR AVENUE	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Asphalt	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Vinyl	☐ Clay
☐ Composition	☐ Simulated	☐ Vinyl or Aluminum Siding
☐ Board	☐ Metal: Structural Siding	☐ Wood: Board & Batten
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Horizontal Siding
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Jacal
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Tongue and Groove
☐ Earth	☐ Stone: River Rock	☐ Wood: Log
☐ Other describe:	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Concrete: Pre-cast Curtain Wall	☐ Stone: Tabular	

B. Number of Stories

☒ 1	☐ 1 ½	☐ 2	☐ 2 ½	☐ Other, describe:

C. Foundation Materials:

☐ N/A	☒ Not visible	☐ None	☐ At Grade	☐ Raised
☐ Concrete: Poured	☐ Concrete: CMU	☐ Stone	☐ Other, describe:	

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Feature Barrel	☐ Eave	☒ Parapet	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
☐ Other, describe:	☐ Butterfly	☒ Flat	☐ Cross Gable	☐ Steep			
☐ Asphalt	☒ Composition Roll	☐ Composition Shingle	☐ Metal: Pressed	☐ Metal: Standing Seam	☐ Metal: V-Crimp	☐ Tile: Metal	☐ Tile: Terra Cotta
☐ Other, describe:	☐ Shingle	☐ Shingle	☐ Wood: Shingle				

E. Chimney Construction Material:

☐ N/A	☐ Number Interior 1	☐ Number Exterior 1	☐ Adobe	☐ Stone	☒ Stucco
☐ Brick	☐ Metal Flue	☐ Other, describe	☐ Terra Cotta Tile		

F. Porches

☐ N/A	☒ Incised	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo

Other Details, describe: TWO PORTALS

HCPI # 5381 | **NMCRIS #** 152221

Address of Property: 410 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 3

Type: ☐ Single leaf ☒ Double leaf ☐ Other, describe:

Style: ☒ Panels ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French

Components: Panels/Lights and configuration 2/4

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Window Openings: 15

Window Openings:

☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane Horizontal	☐ Curtain Wall
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Horizontal	☐ Palladian Motif
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 3 Pane Vertical	☐ Picture Window
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe:	☐ Other, describe:
☐ Pivot		☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐ Sliding				

Glazing:

Depth of Reveal: 3"

Notes: TERRITORIAL REVIVAL TRIM

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Describe: DETACHED GARAGE

Are associated properties eligible for listing?

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012; MATTHEW BARBOUR ARCHEOLOGICAL DATA PLAN

9. Attachments

Please indicate which items are attached:

☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Additional sheets (Word document), if applicable
☐ Continuation sheets for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
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AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

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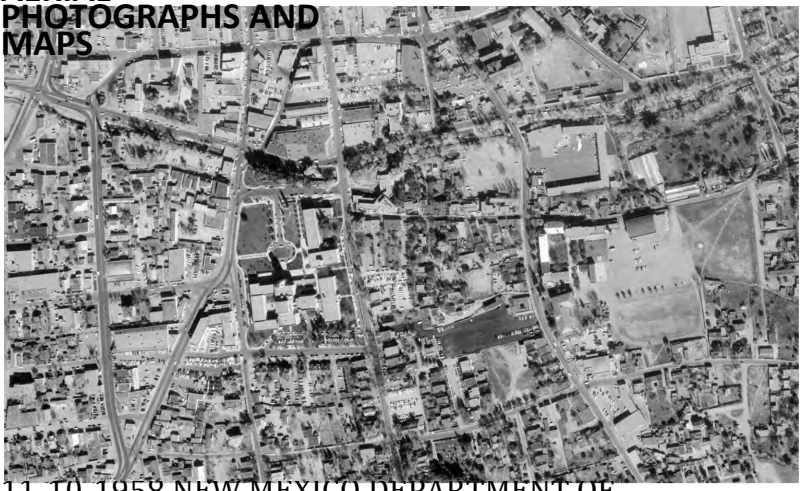

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06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

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6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

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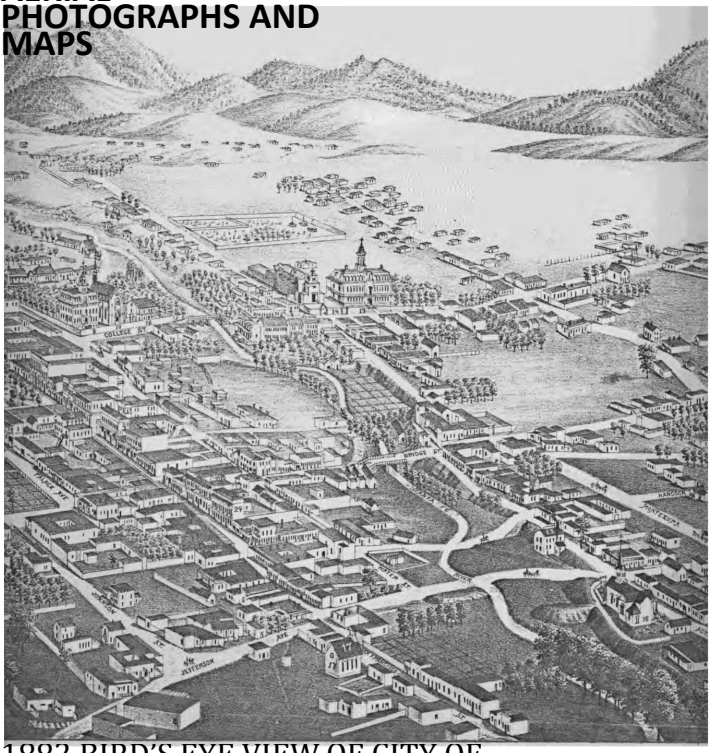

1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

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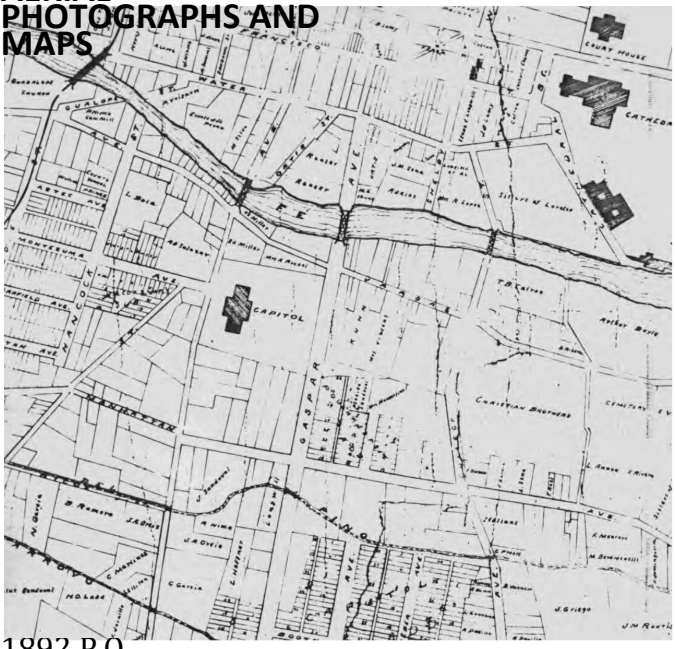
1885-86
HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



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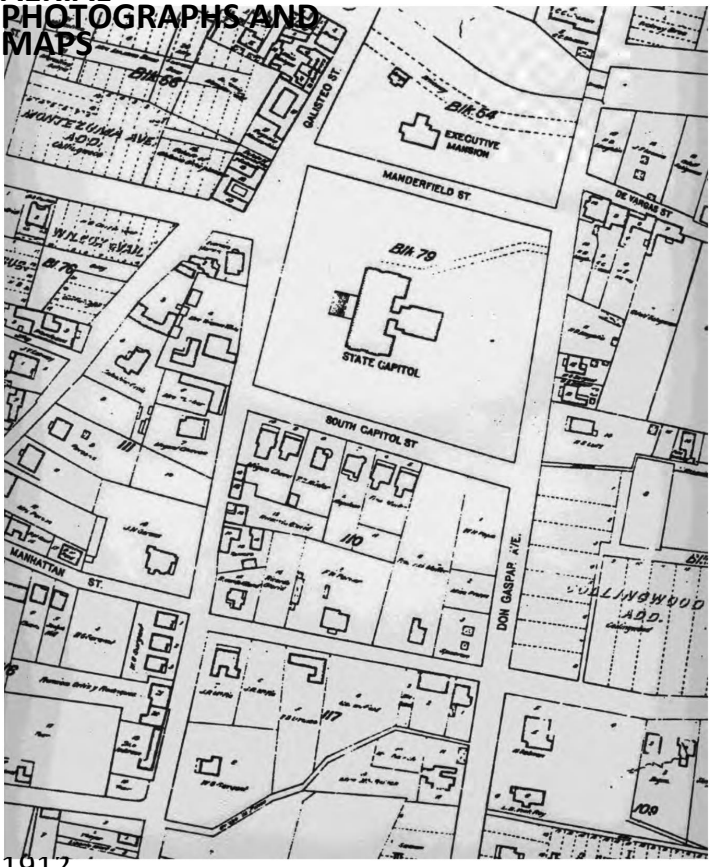

1912
KINGS MAP

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402, 406, 410, 414 DON GASPAR AVENUE

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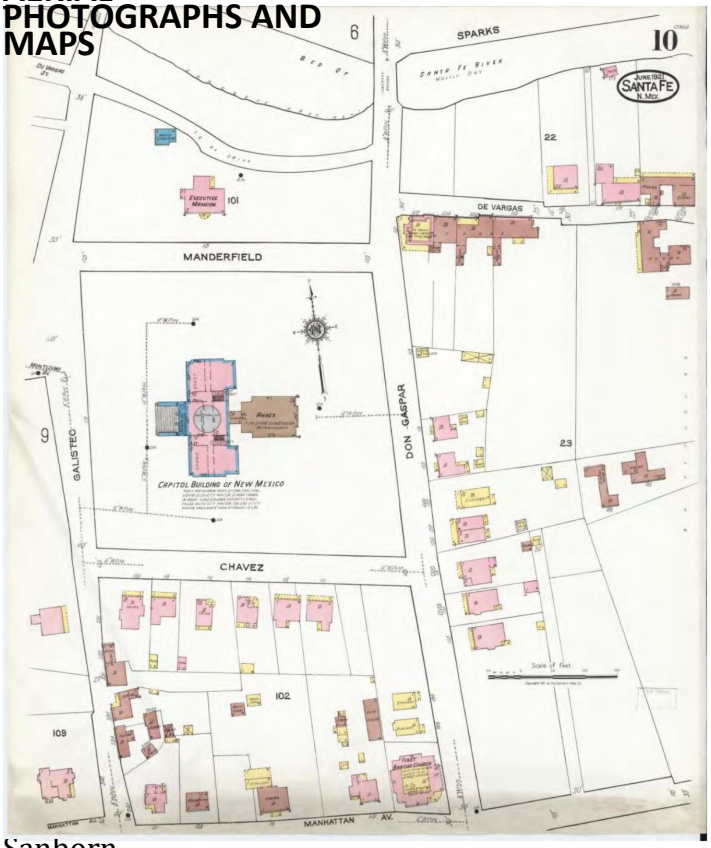
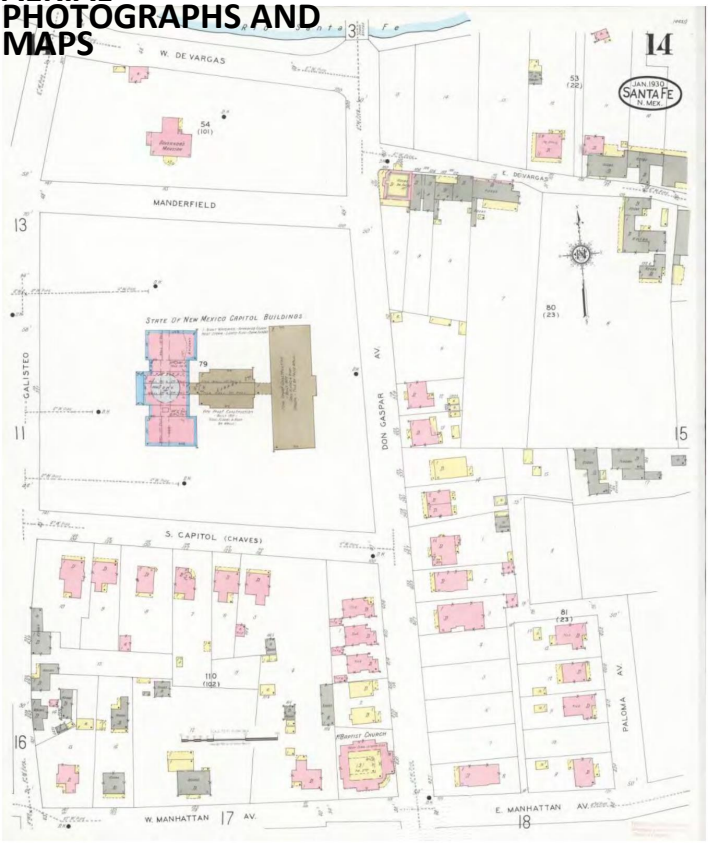
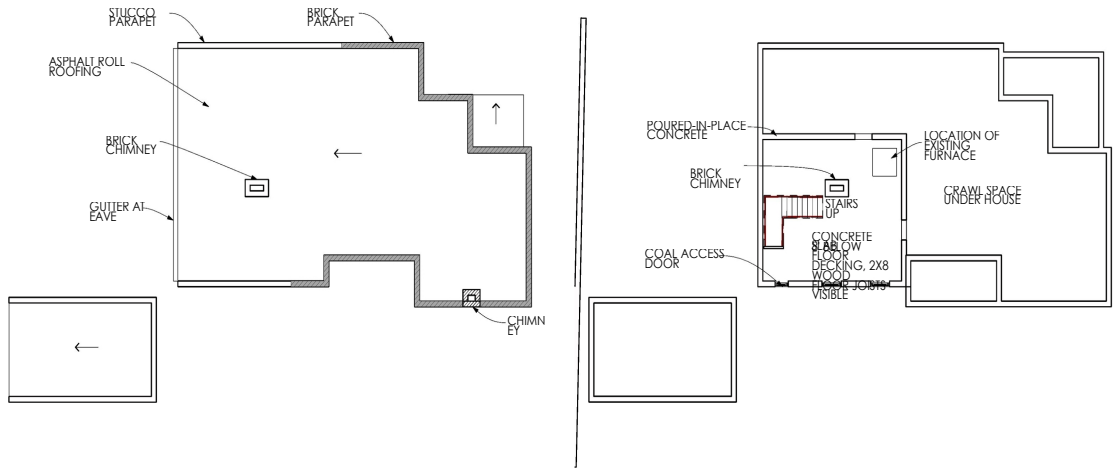


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



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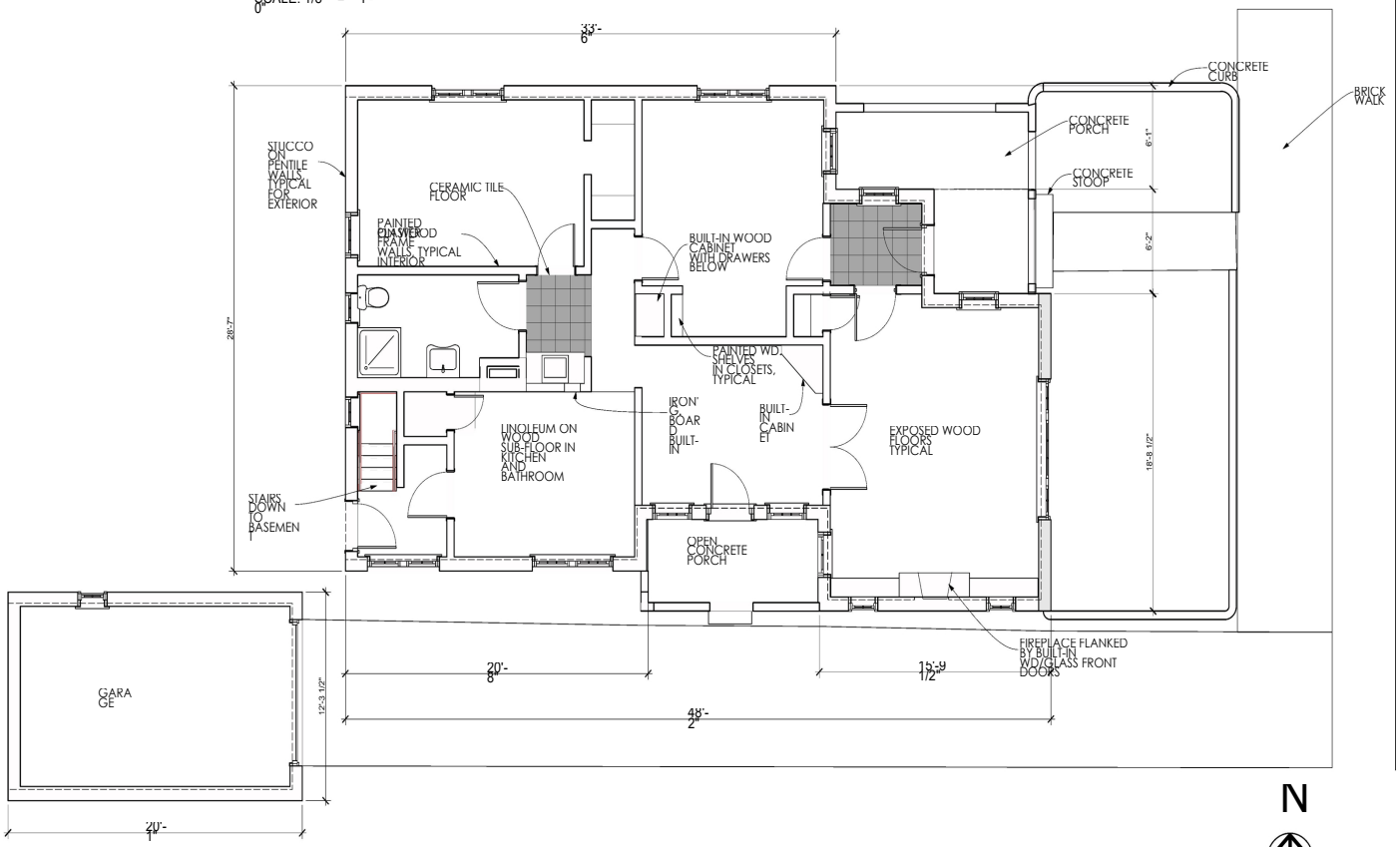

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS AND SCALES

Date: 2
Plotted On: 7/12

A 1.1
FLOOR PLANS

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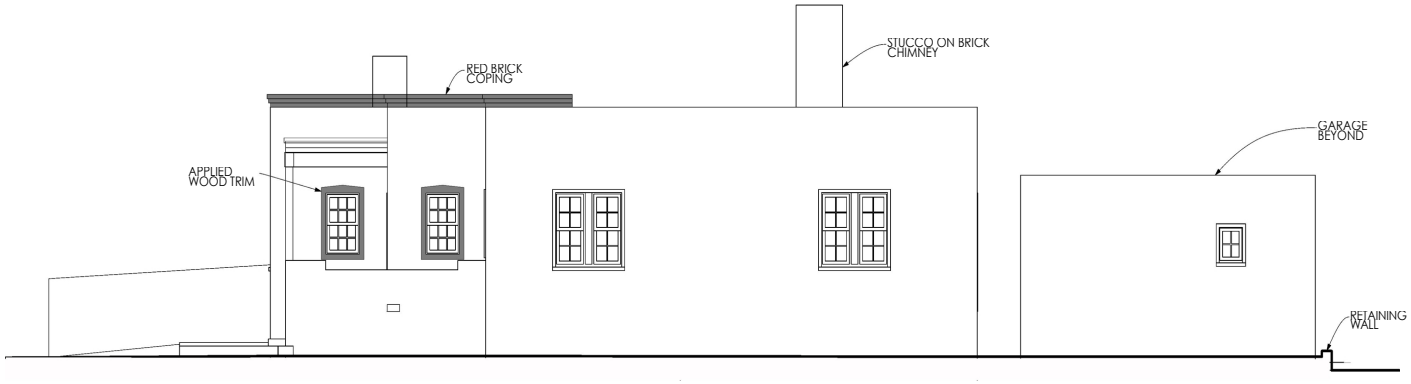
505-988-3313 WWW.GBASANTAFE.COM

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
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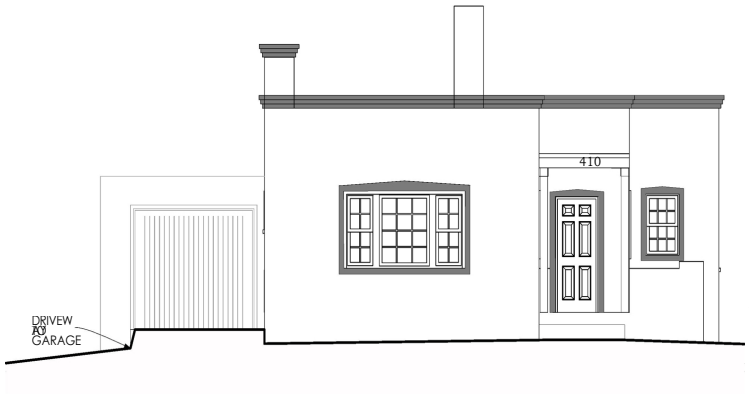

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL LABELED SCALES

Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gasper.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI #: 152221 NMCRIS #: 152221 Don Gaspar Casitas Survey Date: 5/30/2013 Survey Name: Re-survey Acreage: 0.23	Agency Number: Other #: Update
NAME OF PROPERTY: Don Gaspar Casitas Historic Name: Other Name/Site #:	OWNER and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
PROPERTY CONTACT and contact information:	GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY Category: X Building(s) Structure Object District Site Subcategory: Acequia/Historic Irrigation Ditch Road/Trail Other Linear	
LANDS X State Tribal Federal Other	Local Private Other (land grant, tribal, etc.)

2. LOCATION

STREET ADDRESS: 414 DON GASPAR AVENUE CITY: SANTA FE If no street address, describe how to locate the property: COUNTY: SANTA FE	UTM Coordinates: Zone: Map datum: NAD 83 USGS Quad Name: N: USGS Quad Code:
Assessor Parcel #	
SETTING Category: Suburban Rural Village Urban	Subcategory: Residential Commercial Industrial Public-Quasi-Public Religious Educational Agricultural Recreational X

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL CURRENT FUNCTION: STATE OFFICE BUILDING	CURRENT CONDITION: intact altered X other Describe: STRUCTURAL ISSUES BUT HOUSES NEED WORK
CONSTRUCTION DATE: 1930 X Known Estimated SANBORN BASIS: MAP/PERMIT X Other	ARCHITECT/BUILDER: FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
PHOTOS: Photo Log X Photocopied DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES, A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR.	X continuation
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI#: 53815	NMCRIS #
Address of Property: 414 DON GASPAR AVENUE	152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Mid-National Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Ranch Ame
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ New Mexico Ve	☐ Spanish-Pueblo Revival
☐ Victorian Revival/Folk	☐ Modernism	☒ Territorial Revival
☐ Gothic	School/Prairie Style	

Other, describe:

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☒ No

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☐ No ☐ Unknow

Is the property part of a Register District? ☒ Yes ☐ No ☐ Non-contributing

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Yes ☒ No ☐ Unknown ☒ Contributing

District Name: DOWNTOWN/EASTSIDE HIST. MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Property Documentation Form: Date: 02.08.23

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☐ No

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ a ☐ state ☐ national ☐ consideration:

Level of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION

Area of significance: ☐ Yes ☐ No

Is this property similar to other nearby properties? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Could it be contributing to an undefined district? ☐ Yes ☒ No

Determination: Date:

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ local ☐ state ☐ national ☐ consideration:

Level of significance: subarea:

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undefined district?

C. Determination: Date:

Agency Remarks:

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ local ☐ state ☐ national ☐ consideration:

Level of significance: subarea:

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undefined district?

Remarks:

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Metal: Simulated	☐ Vinyl or Aluminum Siding
☐ Composition Board	☐ Metal: Structural Siding	☐ Wood: Board &Batten
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Horizontal Siding
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Jacal
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Tongue and Groove
☐ Other, describe: Concrete: Pre-Cast Curtain Wall	☐ Stone: River Rock	☐ Wood: Shingle
	☐ Stone: Rock Faced	☐ Other, describe:
	☐ Stone: Tabular	

B. Number of Stories: ☐ ½ ☐ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☒ Other, describe: BASEMENT

C. Foundation Materials: ☐ Not Visible ☐ Poured Concrete: ☐ CMU ☐ Stone ☐ None ☐ At Grade ☐ Raised ☐ Other, describe:

Notes:

D. Roof Shapes: ☐ N/A ☐ Features: ☐ Butterfly ☒ Eaves ☐ Flat ☒ Parapets ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other ☐ Barrel ☐ None

Pitch descriptions: ☒ Low ☐ Medium ☐ Steep

Materials: ☐ Asphalt ☒ Composition Roll ☐ Composition Shingle ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Clay ☐ Terra Cotta ☐ Wood: Shingle ☐ Other, describe:

E. Chimney Construction: Number Interior: 1 Number Exterior: 1

Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

Type: ☒ N/A ☐ Incised ☐ Partial ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe: TWO PORTALS, ONE WITH SHED ROOF, LOW WALLS AT PORTAL

HCPI # 5381 | NMCRIS # 152221

Address of Property: 414 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 4

Type: ☐ Doorways ☒ Two-leaf

Style: ☐ One-leaf ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French ☐ Other, describe: ☒ Panel

Components: Panels/Lights and configuration 2/4

Number 6

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Other, describe

Sidelights - number and configuration ☐ ☐ Transom ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Windows: 15

Window Opening Type: ☐ Awning ☐ Casement ☐ Double Hung ☐ Fixed ☒ Hopper ☐ Louver ☐ Pivot ☐ Sliding ☐ Single Hung

Material: ☐ Anodized Aluminum ☐ Bare Aluminum ☐ Steel ☐ Vinyl ☒ Wood ☐ Other, describe:

Glazing: ☐ 1/1 ☒ 2/2 ☐ 3/1 ☐ 4/4 ☒ 6/6 ☐ 9/9 ☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1

Glazing: ☐ 2 Pane Horizontal ☐ 2 Pane Vertical ☐ 3 Pane Vertical ☐ Combination, describe: ☒ Grouped, describe: 1 ☐ Other, describe:

Glazing: ☐ Curtain Wall ☐ Glass Block ☐ Palladian Motif ☐ Picture Window ☐ Store Front or display ☐ Other, describe:

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Discuss: YES, DETACHED SINGLE CAR GARAGE

Are associated properties eligible for listing? NO

K. Documents Available

Documents and Drawings: ☒ Yes ☐ No

Describe Documents and Drawings: ARCHEOLOGICAL DATA PLAN, JULY 2012: MATTHEW BARBOUR,

L. Attachments

Please indicate which items are attached:

☒ Site Plan (required)

☒ Photos (required)

☒ Map (required)

☒ Continuation sheet (Word document), if necessary

☐ Additional detail forms for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

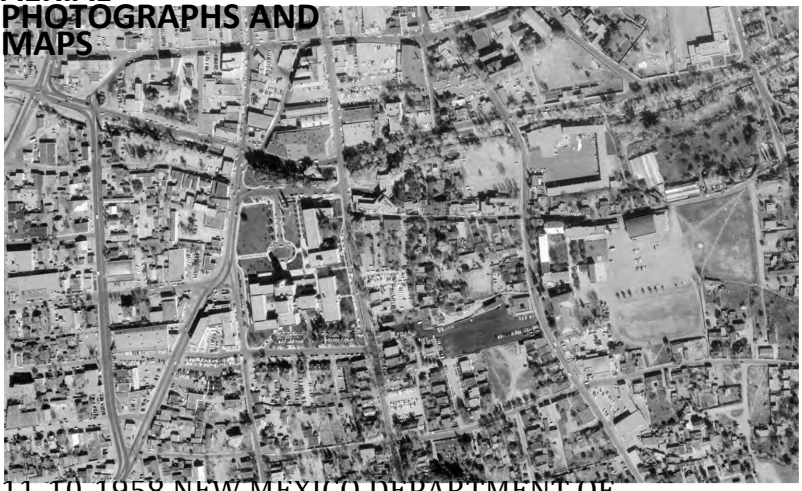
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

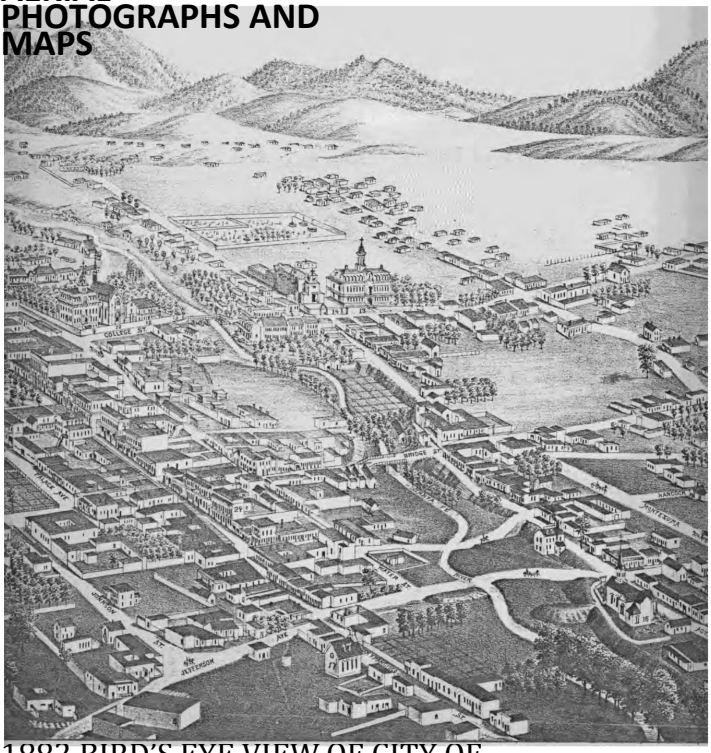
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

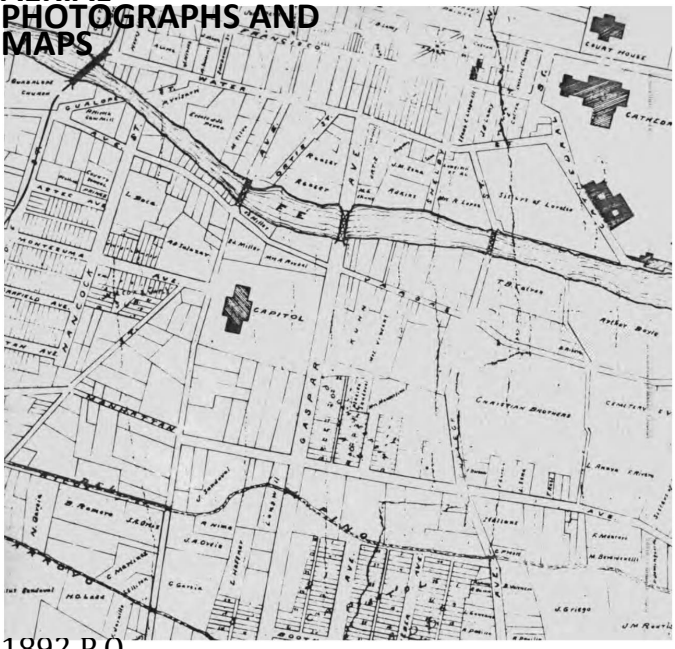
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

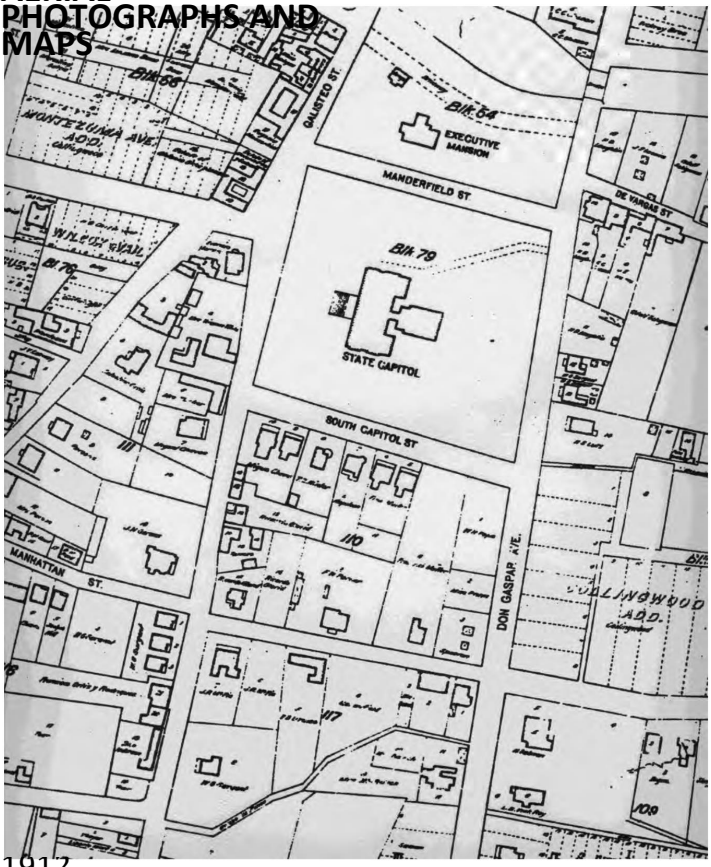
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

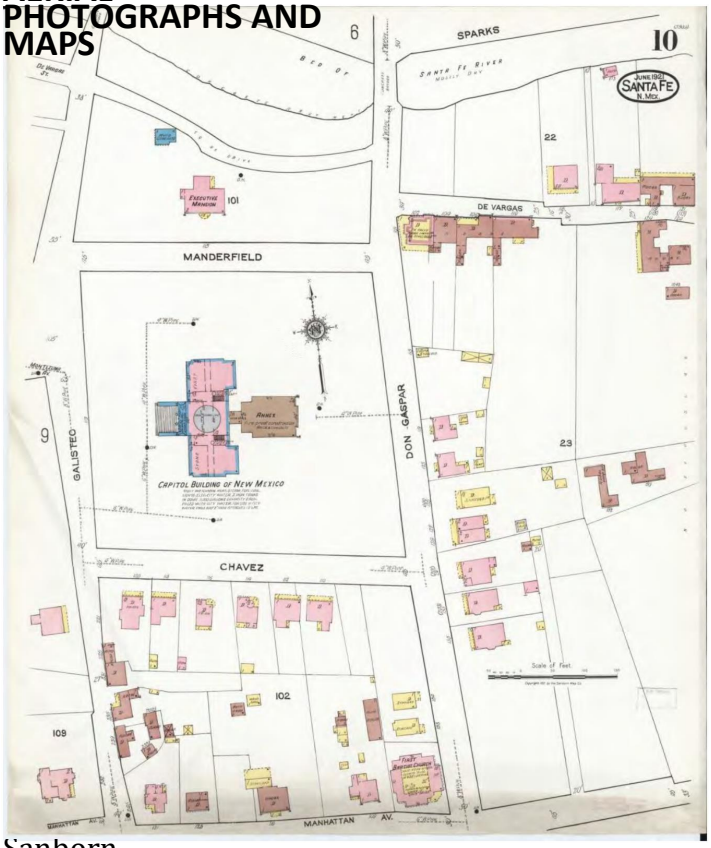
AERIAL PHOTOGRAPHS AND MAPS



1912
KINGS MAP

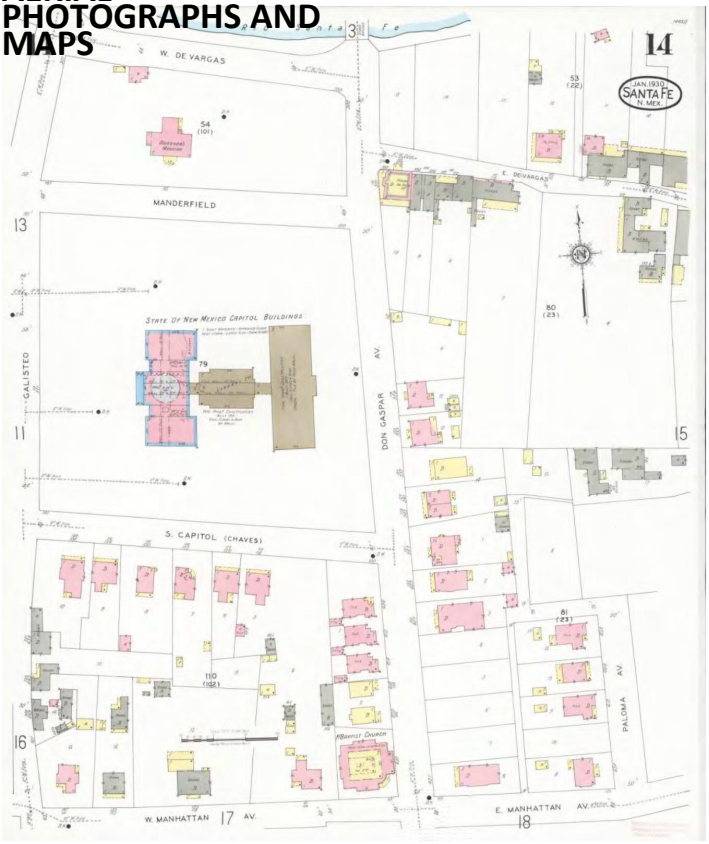
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

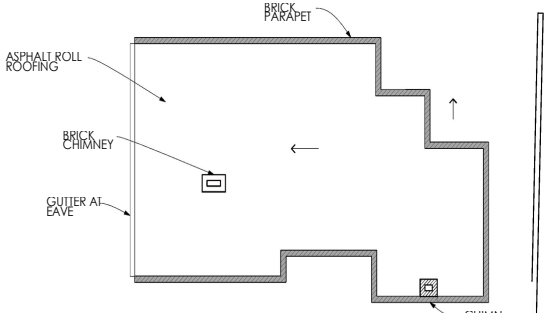


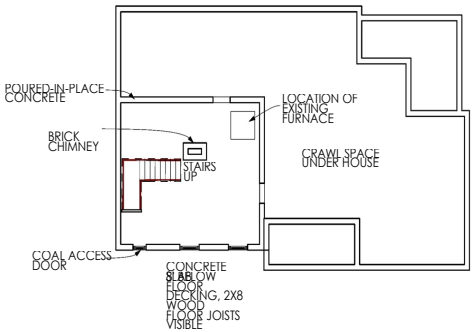
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



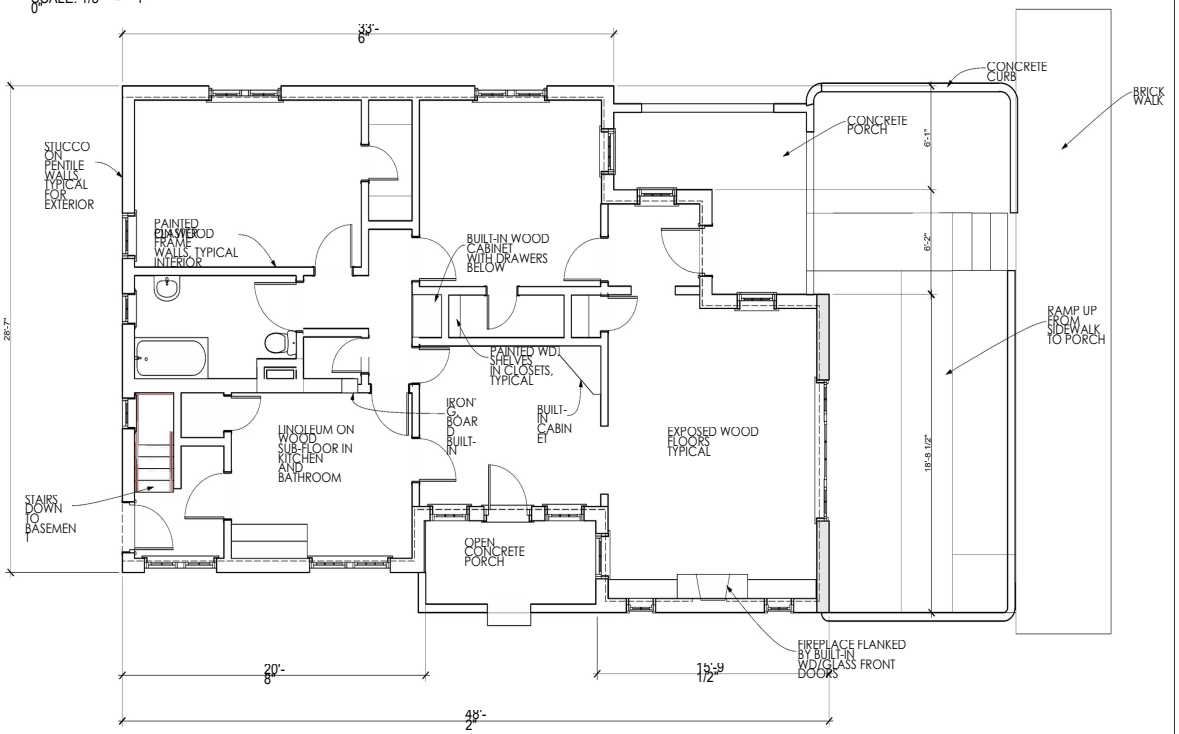
Sanborn map, 1930





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

GAYLA BECHTOL ARCHITECT
505-988-3310 WWW.GBASANTAFE.COM

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS

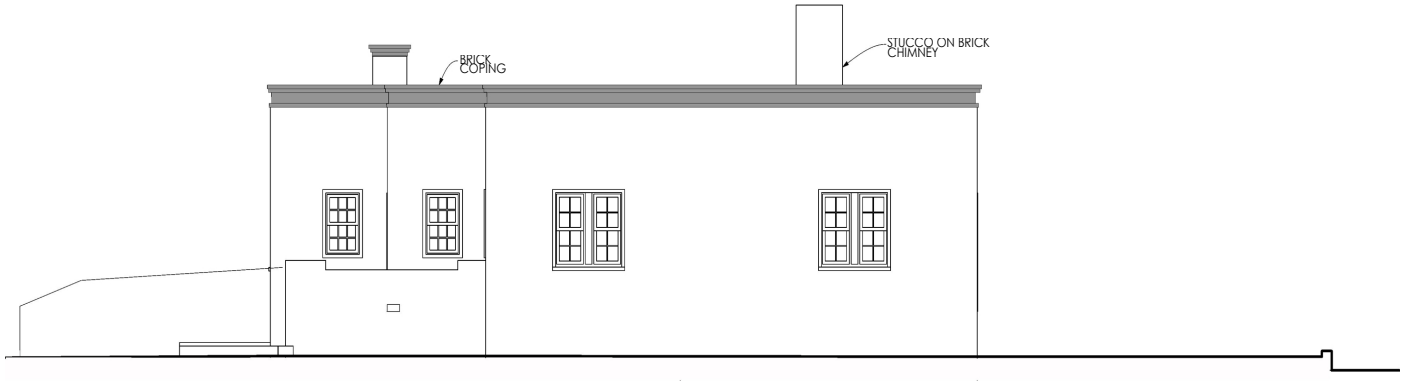
Date: 7/9/12
Scale: 1/4" = 1'-0"
Sheet: 2

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ATTACHING ALL LABELED SCALES!

Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/414 Don Gaspar.pln

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



402 DON GASPAR AVE,
NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



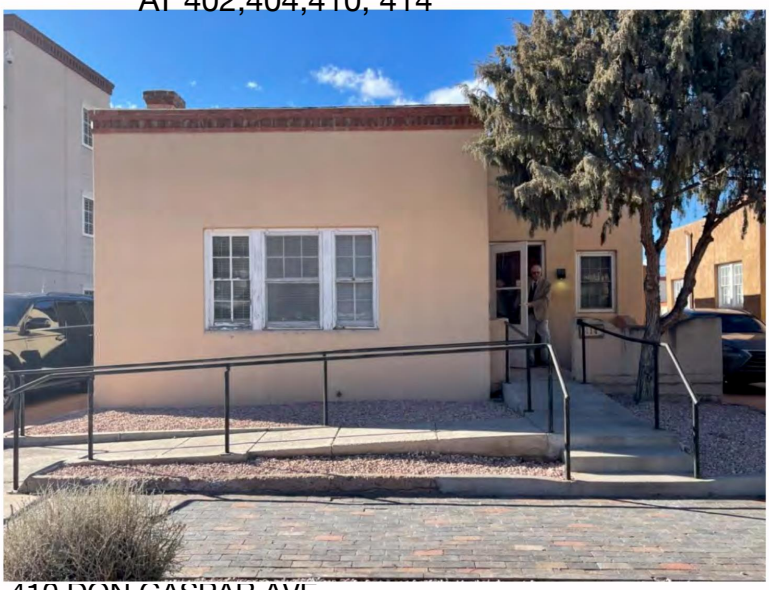
402 DON GASPAR AVE.
NORTHWEST ELEVATION

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



406 DON GASPAR AVE,
NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



410 DON GASPAR AVE,
EAST ELEVATION

414 DON GASPAR AVE,
EAST ELEVATION





402 Don Gaspar Ave –
East (Front) Façade



402 Don Gaspar Ave –
North Façade



402 Don Gaspar Ave –
West Façade



402 Don Gaspar Ave –
South Façade



402 Don Gaspar Ave –
Garage East Façade



402 Don Gaspar Ave –
Garage North Façade



402 Don Gaspar Ave –
Garage West Façade



402 Don Gaspar Ave –
Garage South Façade



406 Don Gaspar Ave
– East Façade



406 Don Gaspar Ave –
North Façade



406 Don Gaspar Ave –
West Facade



406 Don Gaspar Ave –
South Facade



406 Don Gaspar Ave – Garage East Façade



406 Don Gaspar Ave –
Garage North Facade



406 Don Gaspar Ave –
Garage West Façade



406 Don Gaspar Ave –
Garage South Façade



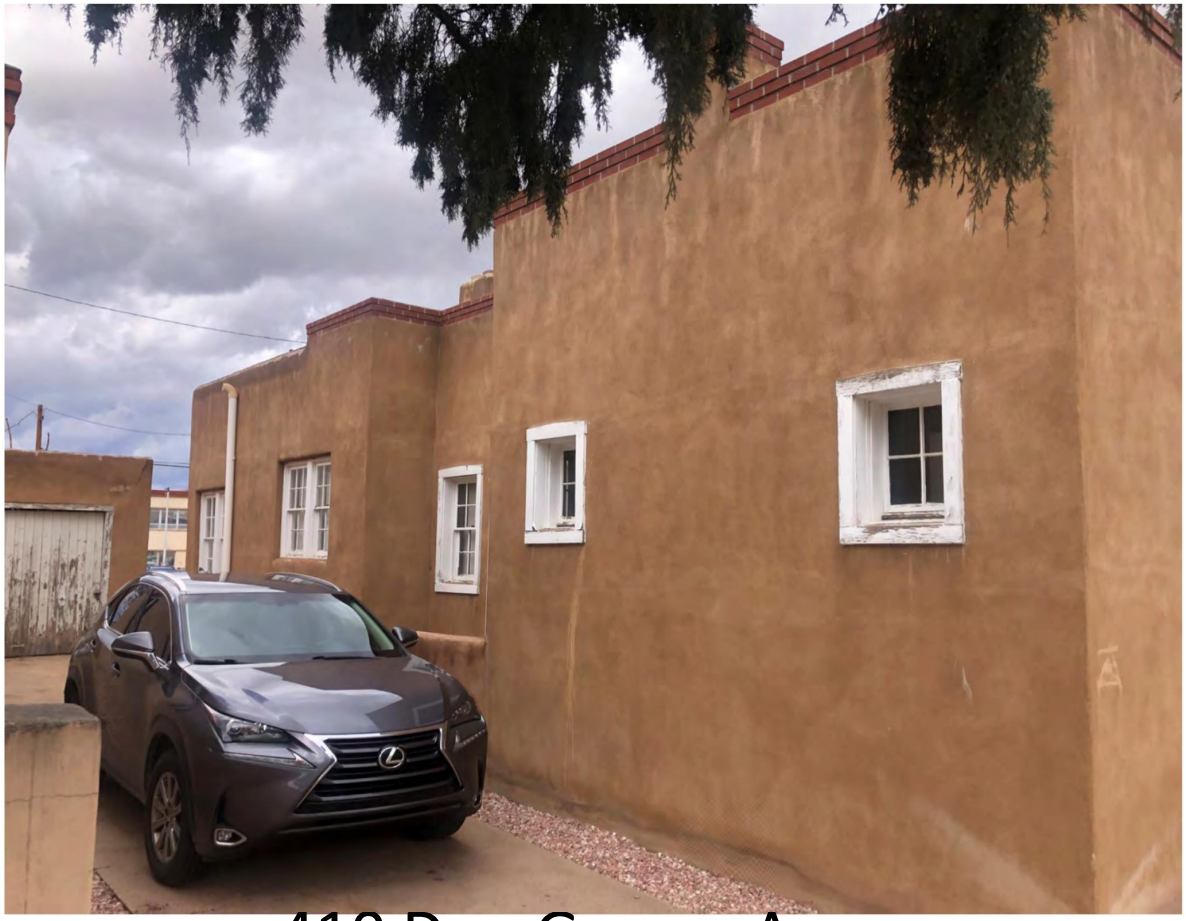
410 Don Gaspar Ave
– East Façade



410 Don Gaspar Ave – North Façade



410 Don Gaspar Ave –
West Facade



410 Don Gaspar Ave –
South Facade



410 Don Gaspar Ave –
Garage East Façade



410 Don Gaspar Ave –
Garage North Façade



410 Don Gaspar Ave –
Garage West Façade



410 Don Gaspar Ave –
Garage South Façade



414 Don Gaspar Ave – East Façade



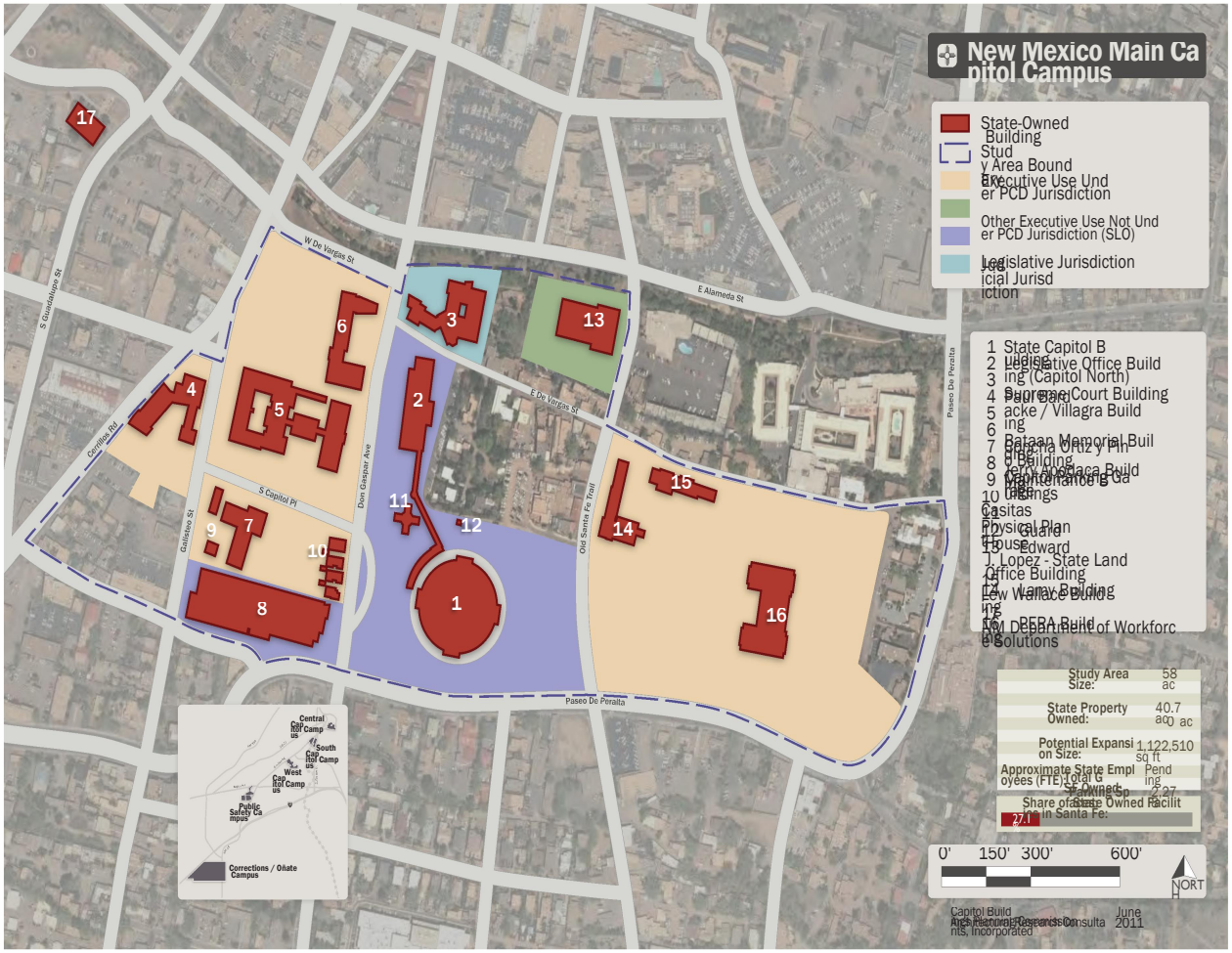
414 Don Gaspar Ave –
North Façade



414 Don Gaspar Ave –
West Façade



414 Don Gaspar Ave –
South Façade


New Mexico Main Capitol Campus
State-Owned Building
Study Area Bound
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bard
5 Jacke / Villagra Building
6 Bataan Memorial Building
7 Patricia Ortiz y Pino Building
8 Jerry Apodaca Building
9 Maintenance Garage
10 Casitas
11 Physical Plan
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lew Wallace Building
15 PERA Building
16 NM Department of Workforce Solutions
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 1,122,510 sq ft
Approximate State Employees (FTE): Total G Pending
Share of State Owned Facilities in Santa Fe: 27.0
0' 150' 300' 600'
NORTH
Capitol Building
Architectural Research Consultants, Incorporated
June 2011
W De Vargas St
E Alameda St
E De Vargas St
S Capitol Pl
Paseo De Peralta
Don Gaspar Ave
Old Santa Fe Trail
Galisteo St
Cerrillos Rd
S Guadalupe St
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus

State of New Mexico Executive Office Building Project
Historic Status Review Site Plan

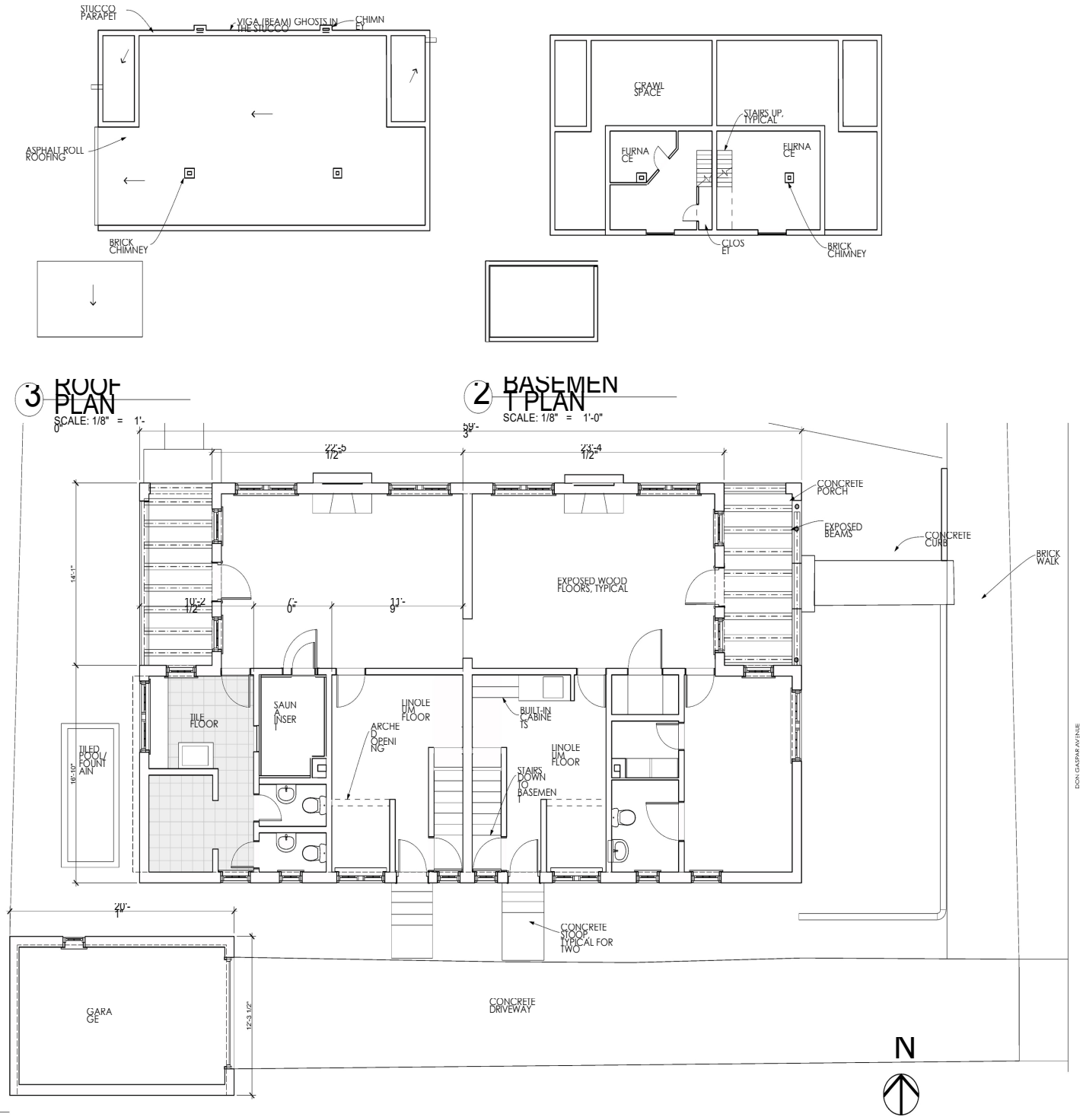


Not to scale.

Site Boundary

BUILDING KEY:

1. Motor Pool Building
   128 S. Capitol Street
2. Maintenance / Garage
   128 S. Capitol Street
3. Concha Ortiz y Pino Building
   130 S. Capitol Street
4. "Don Gaspar Casitas"
   402 Don Gaspar Avenue (casita & garage)
5. 406 Don Gaspar Avenue (casita & garage)
6. 410 Don Gaspar Avenue (casita & garage)
7. 414 Don Gaspar Avenue (casita only)



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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

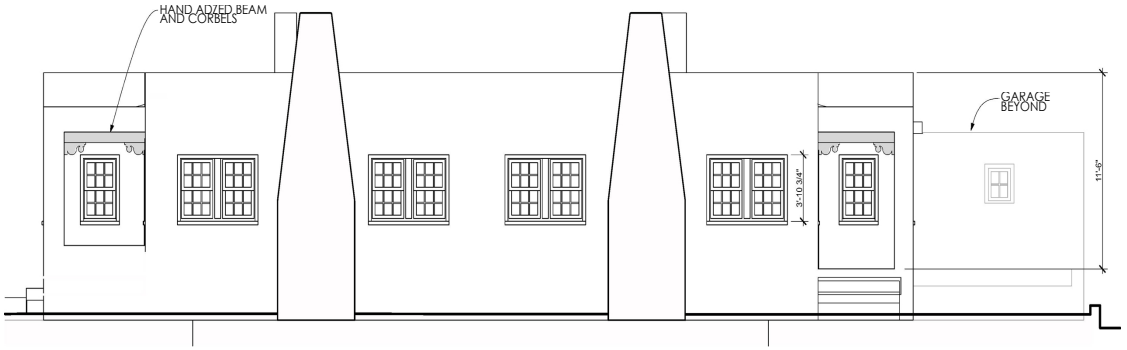
Date: 2

FLOOR PLANS

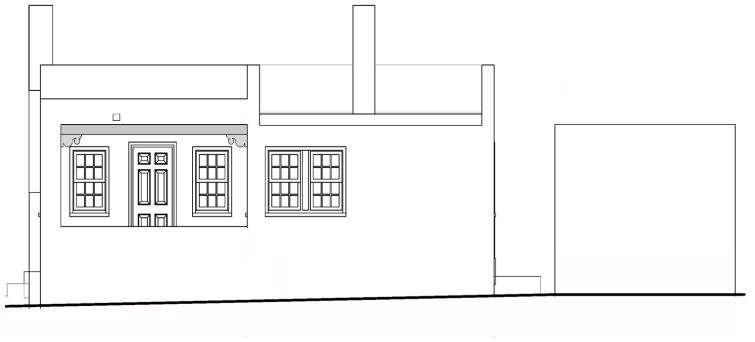
A 1.1

Plotted On: 7/8/12

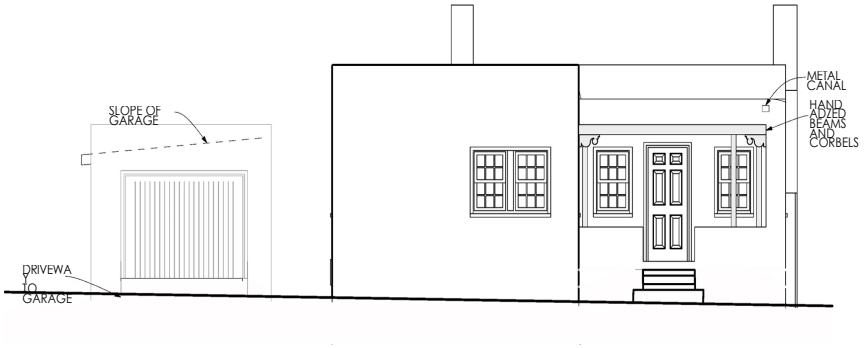
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



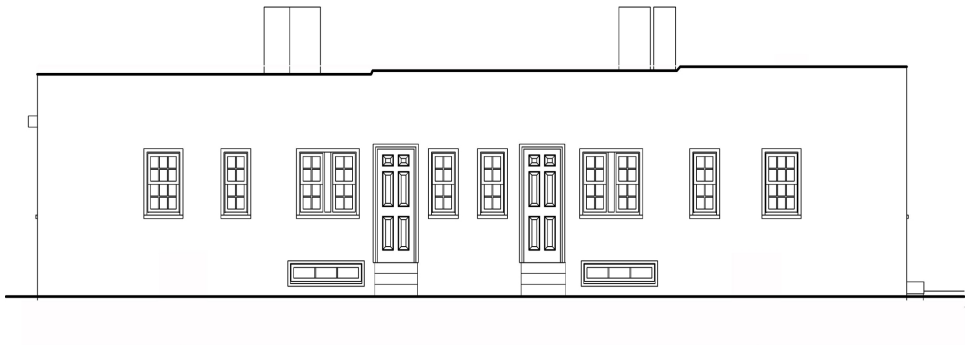
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



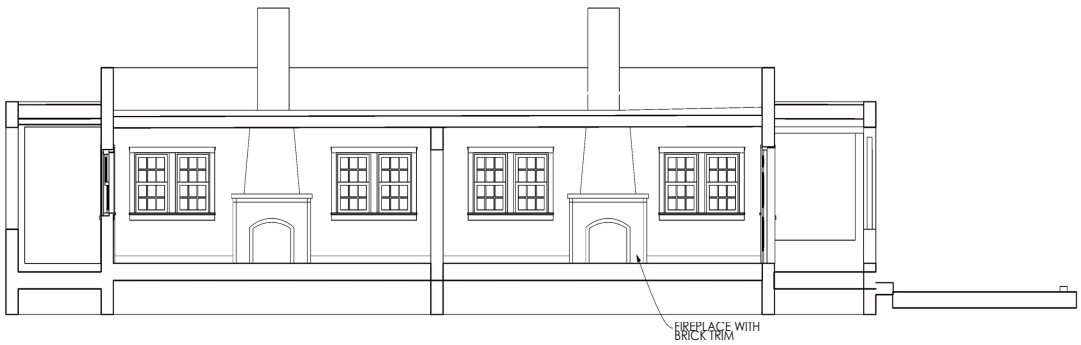
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DIMENSIONS AS NOTED.

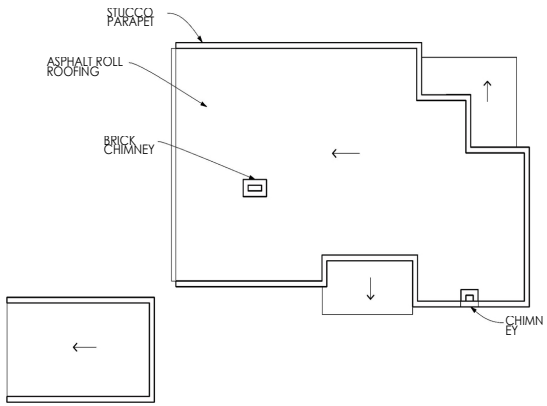
Date: 7/8/12
Sheet: 2

BUILDING ELEVATIONS

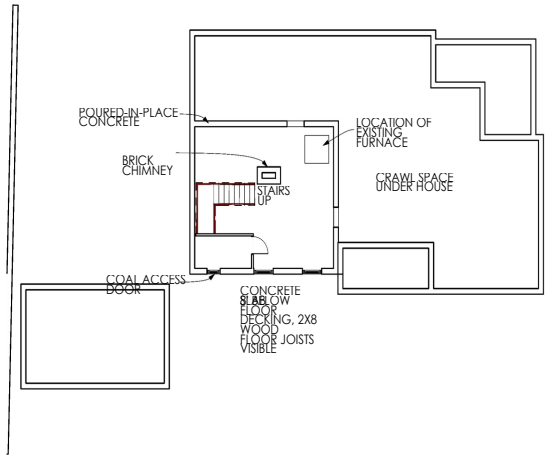
A 1.2

Plotted On: 7/8/12

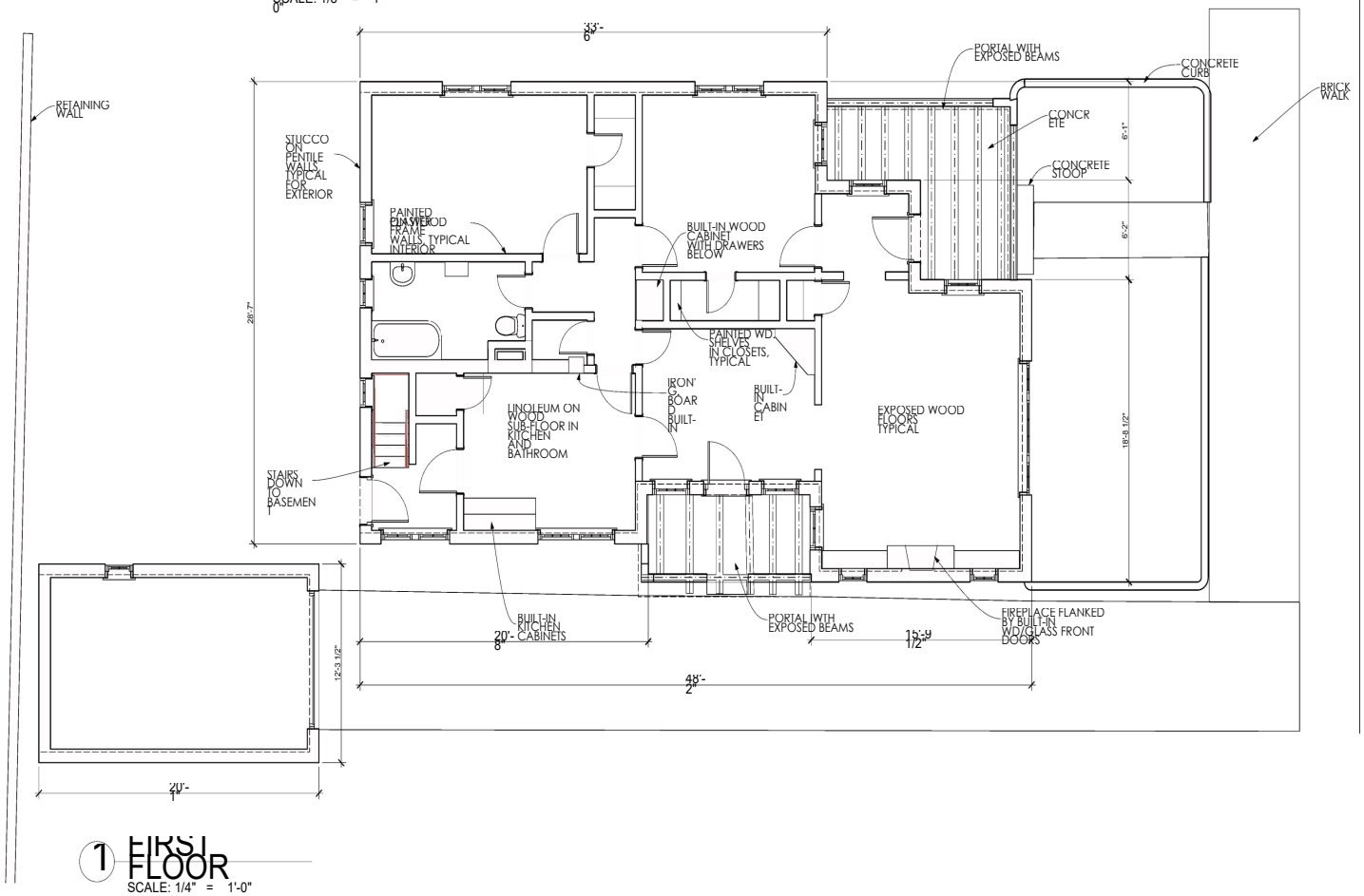
/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/402 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

N

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STATE OF NEW MEXICO

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL DIMENSIONS

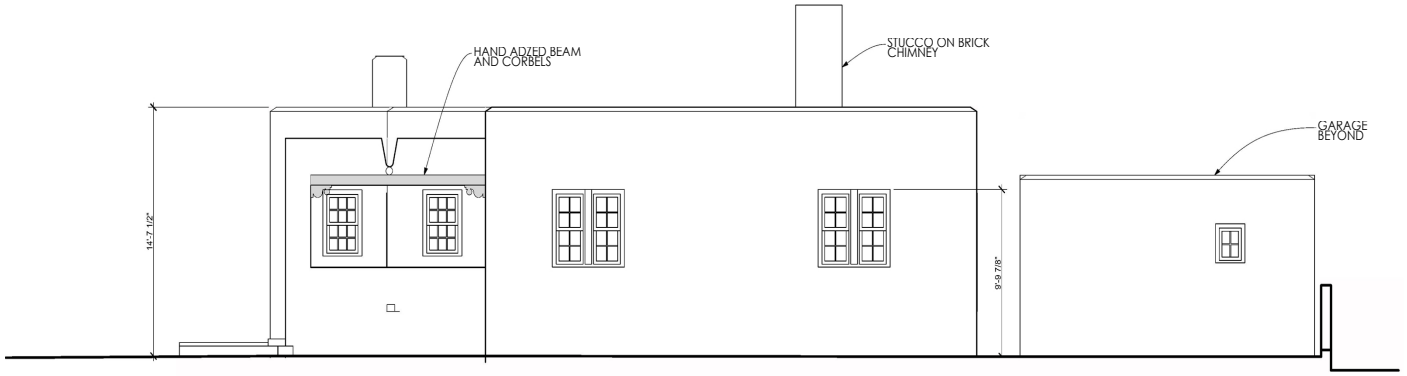
DATE: 2

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
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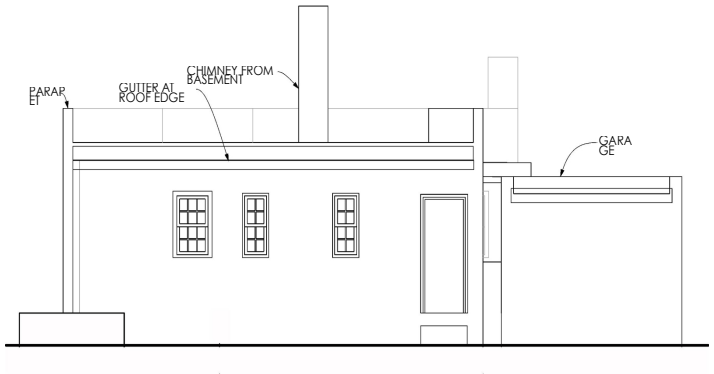


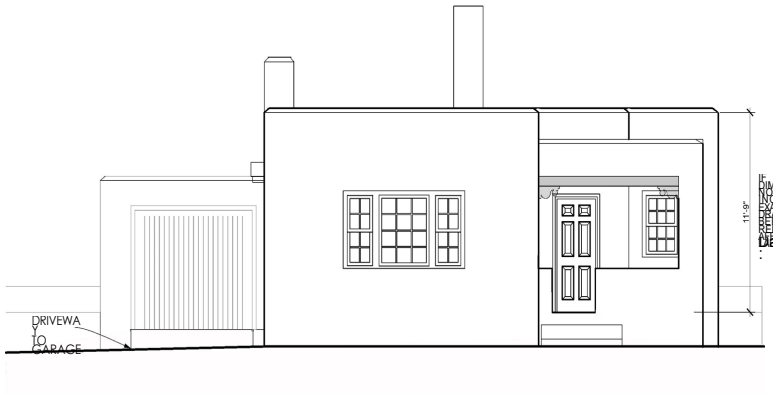
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS AND SCALES.

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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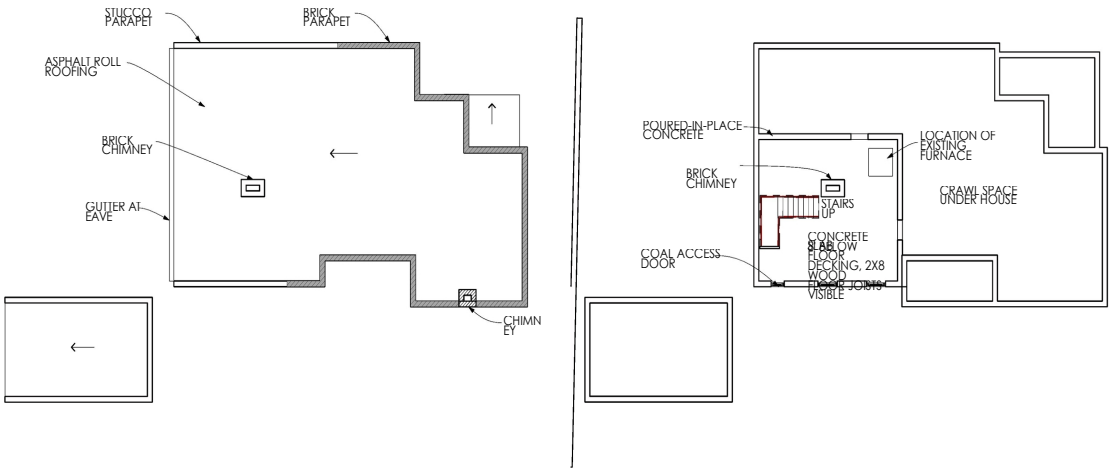
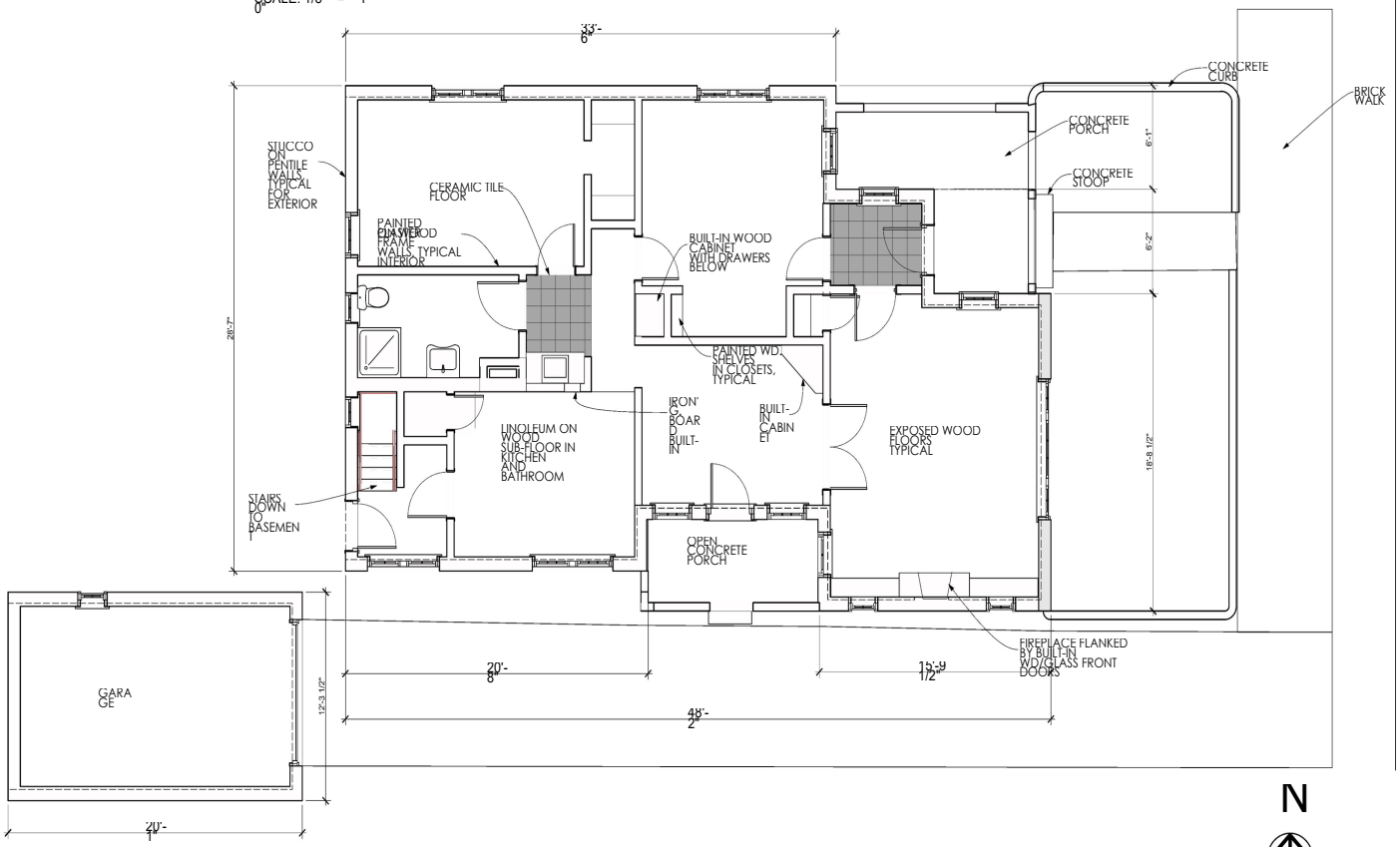


3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

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410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

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Issued Status
Date: 2

FLOOR PLANS

A 1.1

Plotted On: 7/12

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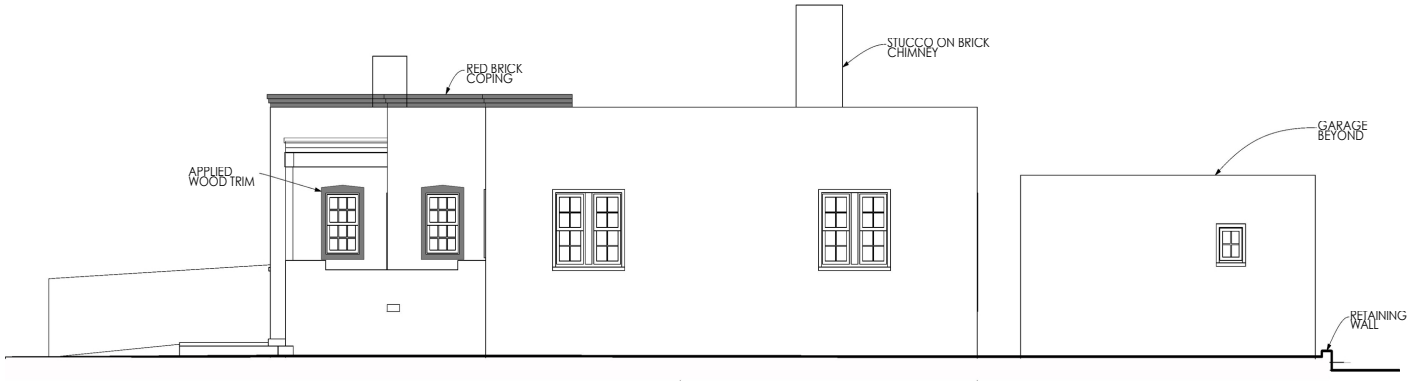


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



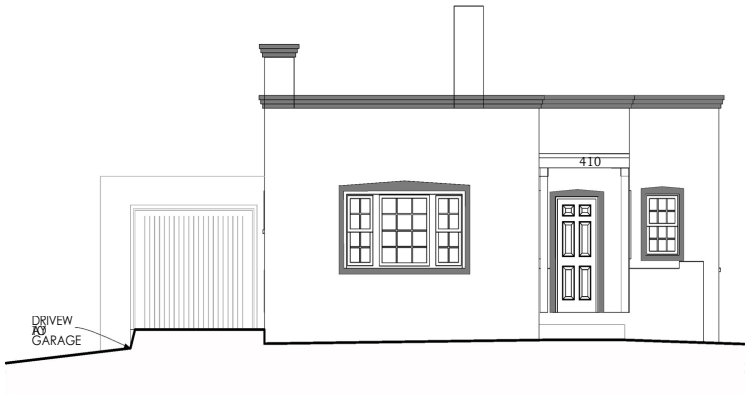
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL LABELED SCALES

Date: 2

BUILDING ELEVATIONS

A 1.2

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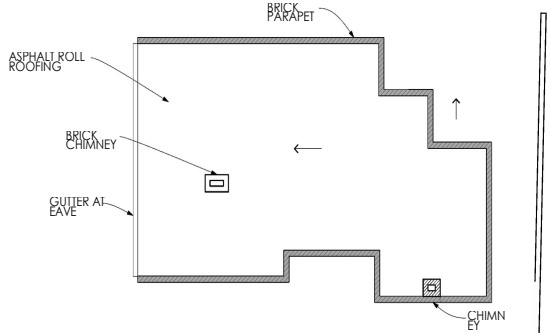

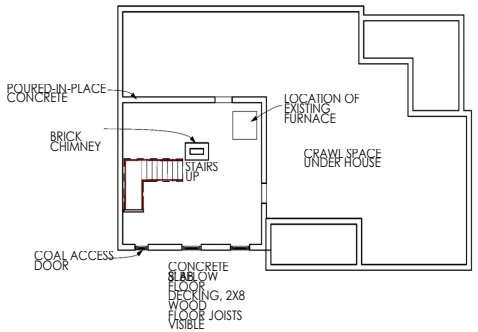

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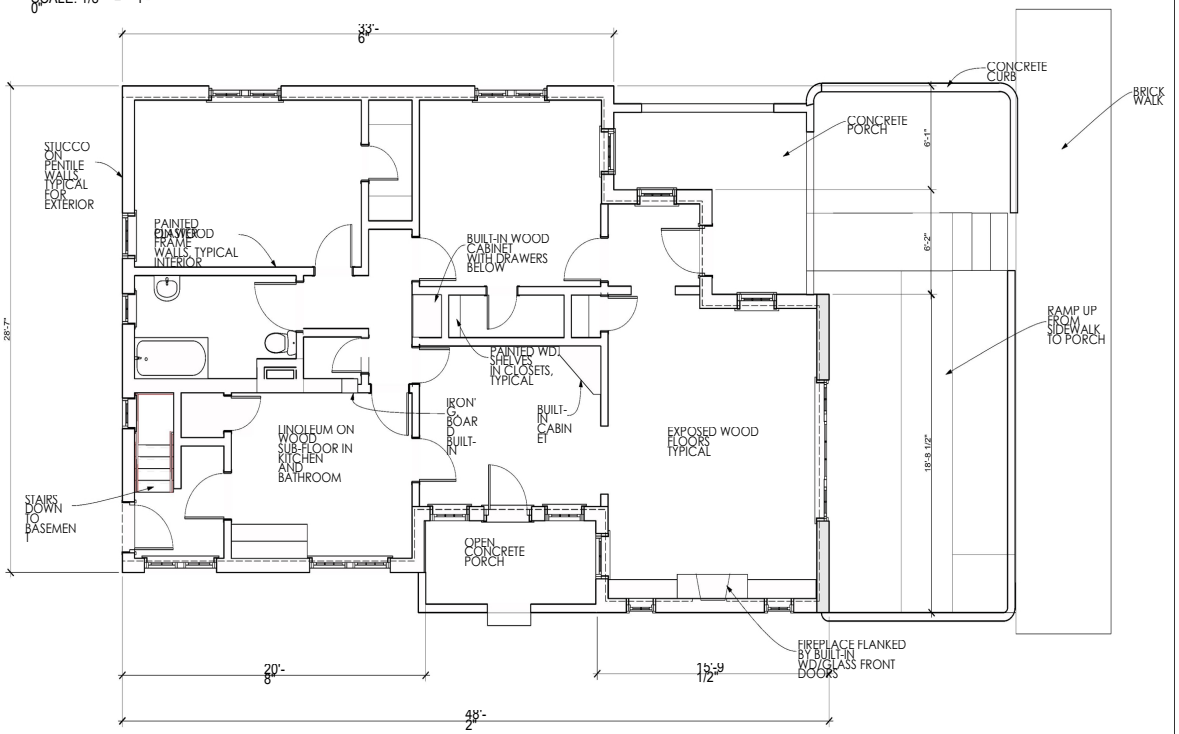

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1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

414 DON GASPAR AVE. SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

GAYLA BECHTOL ARCHITECT
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IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS NOT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS

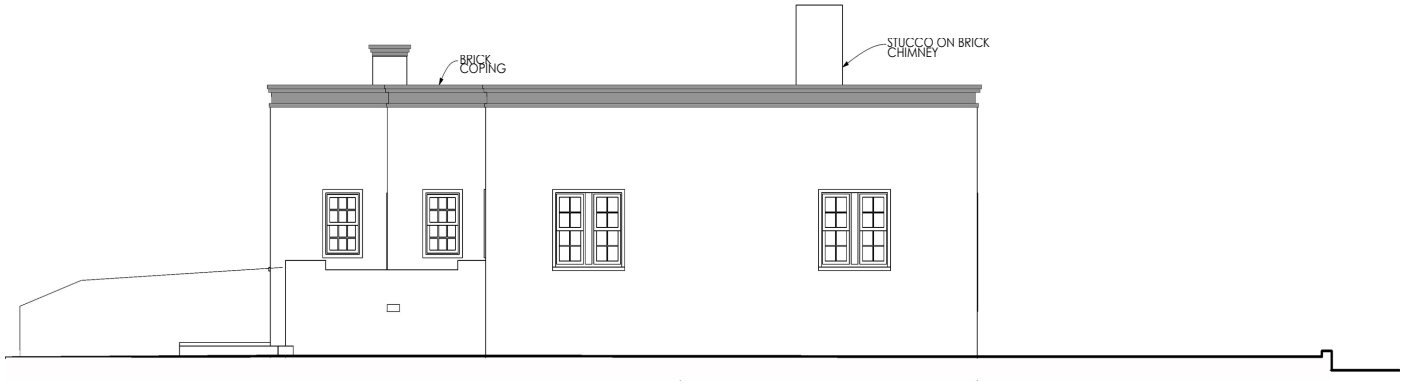
Date: 7/2012
Scale: 1/4" = 1'-0"

Plotted On: 7/2012

A 1.1

FLOOR PLANS

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
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SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
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414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS NOT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL RELATED SCALES

Date
2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/12

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City of Santa Fe, New Mexico

memo

DATE: May 9, 2023

TO: Historic Districts Review Board Members

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

---

Case # 2023-006704-HDRB

Address: 406 Don Gaspar Ave
Historic Status: Significant – Residence
Contributing – Garage
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**: 2012 Hearing Packet
2012 Minutes
2011 HABS report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

_x_ **Photographs**

_x_ **Other:** HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the single-family structure at 406 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The current request for historic status review of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose*

of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape. Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 406 Don Gaspar Ave was constructed of pentile with a stucco finish in the Spanish Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *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:*

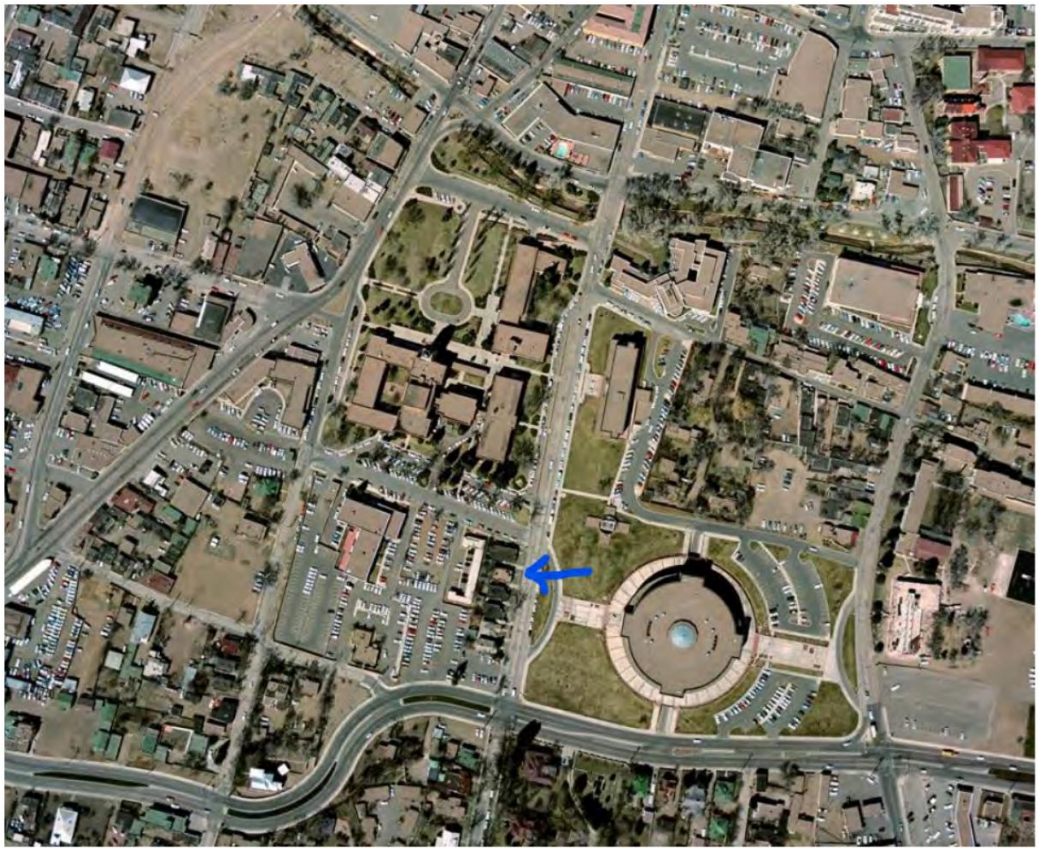
> *(A) for its association with events or persons that are important on a local, regional, national or global level; or*

(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.

The definition of a contributing structure is as follows: *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.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 406 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Spanish Pueblo Revival Style. This includes the use of stucco as well as wooden lintels with corbels on the portals on the east and south elevations. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as non-contributing.

The aerial from 1969 below illustrates how the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.



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 Significant Structure:

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

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

14-12 Contributing Structure:

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

14-12 Noncontributing Structure:

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

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.



Detail of Photo by Tyler Dingee, 1956 , Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA) 074146

HISTORIC AMERICAN BUILDING SURVEY

402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO

VOLUME I OF II

STATE OF NEW MEXICO
GENERAL SERVICES DEPARTMENT
PROPERTY CONTROL DIVISION

JULY 1, 2012

Gayla Bechtol Historic Architect Santa Fe, New Mexico

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NM



2012 photograph by Kellogg Johnson

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	Part II Architectural Information
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	Part II Architectural Information
	Part III. Sources of Information

VOLUME II: Photographs
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A. Photographs of Buildings
B. Negatives, Contact Sheets and Field Notes

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
EXECUTIVE SUMMARY

Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico

This report documents four buildings: 402, 406, 410 and 414 Don Gaspar Avenue, Santa Fe, New Mexico according to standards similar to the Historic American Building Survey/ Historic American Engineering Record Standards, Level II. The State of New Mexico, Historic Preservation Division is the curator of the documentation. This narrative, associated photographs and original plans comprise that historic survey. This report contains a reduced set of the drawings. For the complete full size set consult the archives at the Historic Preservation Division.

The objective of this survey is to document as well as possible the buildings as they are now together with the history of the area. Gayla Bechtol, Historic Architect was responsible for the research, documentation, measuring, drawing and photography.

This report treats the possible demolition of four houses located across the street from the New Mexico State Capitol. The buildings were built ca 1921-1930 and lie just outside of the historic Barrio Analco. They were built adjacent to the former State Capitol Building, now the Bataan Memorial Building by the former daughter-in-law of the Territorial Governor LeBaron Bradford Prince. Replacement of the former neighborhoods in this area started as early as the 1850's when the move of the Territorial Capitol across the river was first contemplated. These homes are remnants of the former diversity of the area around the Territorial Capitol Building.

Included in the Supplemental Documentation are documents and a recording of the tour given to the author by a local historian of her family and their roots in this neighborhood. Part of her family is the Ortiz of the Ortiz land grant of which this land was a part. Her great-grandfather was a New Mexico Territory treasurer, Antonio Ortiz y Salazar, whose house stood where the Journal North building is today at the corner of Cerrillos and Sandoval, just a few blocks from this site. For her the neighborhoods and houses that have been replaced over the years by large state office buildings are very real, and the families are still present, even if only by the name on the building.

This report is organized following the Outline Format as prescribed by the HABS guidelines. Each building is described separately but because most of their character and context is shared the historic context and sources of information are combined for brevity.

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
HISTORIC CONTEXT

In 1886 the Territorial Capitol opened and in 1907 the Governor's residence was moved from the Palace of the Governors on the Plaza to a site across the river near the Barrio Analco. In the 1882 Stoner's Birdseye View of Santa Fe the future site appears as a field except for the houses along the river forming a relatively continuous urban built fabric starting at College Street extending along the river on Agua Fria Street. The fields that the new capitol occupied were behind these houses.

Reading from an aerial photograph from ca. 1930 the area around the former State Capitol, now the Bataan Memorial Building, is still spotted with orchards and houses although fewer and fewer fields. There is a gas station visible at the corner of Cerrillos and Montezuma Rd.

In 1930 the car was changing the landscape. The houses in question for this report are in place with their garages. Trees surround the capitol building. Many of the houses immediately surrounding the capitol are pitched roof, bungalow houses. The houses in this study appear to be some of the smaller houses in the neighborhood other than the much finer grained adobe houses also adjacent to the capitol building.

This area is adjacent to the Don Gaspar Historic District. The eastern style houses share many of the characteristics of the houses built in the district. *See Don Gaspar Architectural Historic Survey, Prepared by Ellen Threinen Ittelsen and Linda Tigges, City of Santa Fe, 1983.* Closer to the river in the Barrio Analco the houses are flat roofed, more traditional vernacular buildings except for the multi-story governor's mansion which replaced some of these houses. On the east are some larger homes, orchards and then the institutional St. Michael's college buildings. Along Canyon Road are mostly fields.

In this block between Don Gaspar, Galisteo, South Capitol and Manhattan streets are differently scaled homes, physical evidence of the "socio-economic diversity" that lived side by side in this part of Santa Fe at this time or perhaps by this time. From the reading of the City Directories the occupants of these four houses were mostly middle class. In 1930 John Gaw Meem, a noted Santa Fe architect, was mid-career designing Pueblo Revival houses and Territorial Revival style institutional buildings.

The aerial photograph of 1969 shows a very different picture. Very soon after these houses were built the neighborhood began changing in character. The Villagra building was built in 1934 as the New Mexico Public Welfare building in the Territorial Revival style, and in 1936-37 the State Supreme Court was built on Don Gaspar. The Bataan Building and the State Department of Education were built in 1950 and in 1963 the new Capitol Building was built also in the Territorial Revival style. These buildings required replacement of parts of existing neighborhoods. Santa Fe was

growing dramatically to the south and west in a typical suburban-style development of post WWII America.

In 1982 this district is called the Capitol District and Civic Sites. "Like a university campus, the Capitol District is a realm of large institutional buildings set on lawns." *See Design and Preservation in Santa Fe: A Pluralistic Approach, National Park Service, Planning Department, City of Santa Fe, January 1977.*

In 1988 the Capitol Complex Historic Neighborhood is described as institutional in character with the construction of the Roundhouse. In addition the construction of Paseo de Peralta further separated these four remaining houses from the residential character contained in the Don Gaspar Historic district neighborhood. See *Santa Fe Historic Neighborhood Study, by Corinne P. Sze and Beverley Spears, with assistance by Boyd Pratt and Linda Tigges, City of Santa Fe, 1988.* Also in this study is a description of how this neighborhood went from primarily residential buildings and or fields to the present Capitol Complex.

This reflects the planning at least since the 1963-1980 Capitol plan, and also the current planning documents that describe the State's intention to acquire more property to consolidate the Capitol Complex in order to accommodate the needs of State Government.

HABS REPORT

402 DON GASPAR/ 102 S. CAPITOL
Santa Fe, NM

Location: Tract A of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential duplex structure in a simplified Pueblo Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.
2. Architect: None
3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b. 1919) owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. However in 1930-31 the first owner is listed as E.A Watts, the New Mexico State Treasurer. For

a complete listing from the Hudspeth's Santa Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.*
http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence, a spa, and lastly office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residences to spa, and offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once. Bathrooms were added, and the building was made as handicapped accessible as possible. The projecting vigas were removed after 1956. See 1956 photograph.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414). Each apartment has an entry, bathroom, kitchen and basement in addition to one bedroom that were considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920. Water and sewer utilities were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage was provided in every room. The basements have access doors for fuel.

The most distinguishing character and the reason for this survey is their location. They are across the street from the NM State Capitol. They are simple but well-made homes in a locally popular style.

2. Condition of fabric: This home has been maintained and is in good condition. The 102 S. Capitol address was more modified in the interior for the spa.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 59' x 30'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: Exposed wood log beams on hand adzed rectangular beams at the entries.

6. Chimneys: stucco over brick. There are two very tall rectangular chimneys for the former boiler/furnaces and one chimney for the fireplace in each apartment.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. The original screens in the garage have three visible colors of paint. The paint on the raw wood is dark green, the next color is light green and the top color is brown.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None except for the chimneys from the basement.

C. Description of Interior

1. Floor Plans: The layout of the rooms has the living rooms on one side and the bedroom/bathroom kitchen on the other side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the painted fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows. The vertical trim pieces are tapered.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges. Wood is painted fir plywood panels. Trim is wide.

b. Windows: Windows are trimmed with wide trim. Each room has at least one window, including the basement that has two. Many of the glass panes appear to be original.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. A short closet is over the stair in the kitchen.

The bathroom built-in is shown, and there is a medicine cabinet with an exposed light above.

The fireplace is plaster with painted brick outlines.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.

b. Lighting: In each room were ceiling fixtures/junction boxes. No original fixtures exist except possibly the sconces next to the fireplace.

c. Plumbing: Replaced.

d. Fire suppression: None.

e. Utilities: Provided by the City of Santa Fe

except for the heating fuel source.

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The streets were widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

406 DON GASPAR
Santa Fe, NM

Location: Tract B of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Pueblo Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps,1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.
2. Architect: None
3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. However in 1930-31 the first owner other than Mrs. Barto is listed as E.A Watts, the New Mexico State Treasurer. For a complete listing from the Hudspeth's

Santa Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used as office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: Exposed wood log beams on hand adzed rectangular beams at the entry and side portals.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Many of the glass panes appear to be original.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges with swing...Wood is stained fir plywood panels. Trim is wide. See section- showing elevation of trim. The interior hallway has been trimmed out to include the doors and cabinet.

b. Windows: Windows are trimmed as with wide trim as shown on section. Each room has at least one window, including the basement that has two.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. There is an ironing board built in. A short closet is over the stair in the kitchen.

The cabinet in the hallway contains two drawers and two doors that give access to shelves. The hardware for the doors are turning glass knobs. The drawers use a wire pull.

In the bathroom is a sink and tub from American Standard. The toilet is not original. The built-in is against the wall, and there is a medicine cabinet with an exposed light above.

In the room adjacent to the kitchen is a corner cabinet with glass uppers, also with glass knobs. The fireplace is plaster with slightly battered outlines for a more organic look. The fireplace has a wood mantel that extends over the fireplace and the two flanking cabinets with wood and glass doors. See the section.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys. Latching rosette fluted crystal door knobs on the glass/wood cabinets.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room with a large vent in the hallway. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.
The fireplace uses a butterfly damper.

b. Lighting: In each room were ceiling fixtures/junction

boxes. No original fixtures exist.

c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

410 DON GASPAR
Santa Fe, NM

Location: Tract C of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Territorial Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.

2. Architect: None

3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. The first owner listed other than Mrs. Barto is Mrs. George L. Lusk of unknown profession in 1944. For a complete listing from the Hudspeth's Santa Fe City

Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used to house office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once. The brick parapet and applied Territorial Revival trim added after 1956.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes. A brick parapet has been built over a portion of the walls.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: A porch was added to the entry after 1956 in the Territorial Revival style. The side stoop does not have a porch.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Original glass panes.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges with swing...Wood is stained fir plywood panels. Trim is wide. See section- showing elevation of trim. The interior hallway has been trimmed out to include the doors and cabinet.

b. Windows: Windows are trimmed as with wide trim as shown on section. Each room has at least one window, including the basement that has two.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. There is an ironing board built in. A short closet is over the stair in the kitchen.

The cabinet in the hallway contains two drawers and two doors that give access to shelves. The hardware for the doors are turning glass knobs. The drawers use a wire pull.

In the bathroom is a sink and tub from American Standard. The toilet is not original. The built-in is against the wall, and there is a medicine cabinet with an exposed light above.

In the room adjacent to the kitchen is a corner cabinet with glass uppers, also with glass knobs. The fireplace is plaster with slightly battered outlines for a more organic look. The fireplace has a wood mantel that extends over the fireplace and the two flanking cabinets with wood and glass doors. See the section.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys. Latching rosette fluted crystal door knobs on the glass/wood cabinets.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room with a large vent in the hallway. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.
The fireplace uses a butterfly damper.

b. Lighting: In each room were ceiling fixtures/junction boxes. No original fixtures exist.

c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

414 DON GASPAR
Santa Fe, NM

Location: Tract D of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Territorial Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.

2. Architect: Unknown

3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of who, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. The first owner other than Mrs. Barto is Gus Kahn in 1936, owner of Kahn's Shoe Store. For a complete listing from the Hudspeth's Santa Fe City Directories see

Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used as office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes. The brick parapet is on three sides of the house and is light orange and quite weathered on the south.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: No porches, only concrete stoops.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Original glass panes.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges with swing...Wood is stained fir plywood panels. Trim is wide. See section- showing elevation of trim. The interior hallway has been trimmed out to include the doors and cabinet.

b. Windows: Windows are trimmed as with wide trim as shown on section. Each room has at least one window, including the basement that has two.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. There is an ironing board built in. A short closet is over the stair in the kitchen.

The cabinet in the hallway contains two drawers and two doors that give access to shelves. The hardware for the doors are turning glass knobs. The drawers use a wire pull.

In the bathroom is a sink and tub from American Standard. The toilet is not original. The built-in is against the wall, and there is a medicine cabinet with an exposed light above.

In the room adjacent to the kitchen is a corner cabinet with glass uppers, also with glass knobs. The fireplace is plaster with slightly battered outlines for a more organic look. The fireplace has a wood mantel that extends over the fireplace and the two flanking cabinets with wood and glass doors. See the section.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys. Latching rosette fluted crystal door knobs on the glass/wood cabinets.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room with a large vent in the hallway. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.
The fireplace uses a butterfly damper.

b. Lighting: In each room were ceiling fixtures/junction

boxes. No original fixtures exist.

c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a brick sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol.

2. Outbuildings: The garage to this residence was previously demolished.

SOURCES OF INFORMATION



Part III. Sources of Information

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C. Aerial Photos and Maps
D. Interviews
E. List of Selected Sources
F. Likely Sources Not Yet Investigated
G. Supplemental Material

A. Arch. Drawings: The author has measured and drawn the houses. A reduced set is included in this report.

B. Early views:

Wesley Bradfield, 10-12-1919, View of State Capitol building
Unkown photographer, c. 1920, view of State Capitol building
Aaron B. Craycraft, c. 1920, View of State Capitol building
Photographer unkown, c. 1930, Aerial of Old State Capitol building
Tyler Dingee, 1956, Aerial, college Street Area
Dick Kent, 1967, View of State Capitol building

C. Aerial Photos and Maps

1882 Excerpt of Bird's eye view of City of Santa Fe by J.J. Stoner
1885-86 Excerpt of Hartmann Map of Santa Fe
1892 Excerpt of P.O. Gaynor Map of the City of Santa Fe
1912 Excerpt of King's Map of the City of Santa Fe
1935, 1948, 1949, 1981 Aerial views of the State Capitol area, Earth Data Analysis Center, UNM.
11-10-58, 6-27-69 Aerial views of the State Capitol area, Department of Transportation.

D. Interviews:

Margaret Josena Campos, May 22, 2012. Audio recording on DVD.
Bart Prince email from 6.26.12
Andy Prince interview, 6.26.12
Interview material included in the Supplemental Information.

E. Selected Sources:

Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.
http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

See Don Gaspar Architectural Historic Survey, Prepared by Ellen Threinen Ittelsen and Linda Tigges, City of Santa Fe, 1983.

Design and Preservation in Santa Fe: A Pluralistic Approach, National Park Service, Planning Department, City of Santa Fe, January 1977.

Santa Fe Historic Neighborhood Study, by Corinne P. Sze and Beverley Spears, with assistance by Boyd Pratt and Linda Tigges, City of Santa Fe, 1988

Building the Dream, A social History of Housing in America, Gwendolyn Wright MIT Press Cambridge Massachusetts, 1983

Santa Fe County Clerk, Santa Fe, New Mexico

F. Likely Sources Not Yet Investigated:

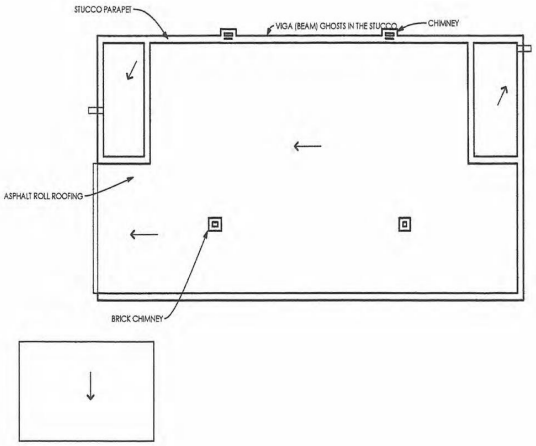
Museum of New Mexico Photo Archives: Given the proximity of the State Capitol I thought there would more photographs of these houses. According to Ms. Josena Campos the families who lived in these houses or close by have donated their photograph collections to the Archives but are cataloged by collection. Someone with more local knowledge, such as Ms. Campos, might be able to find more in the Photo Archives that have not been cataloged other than by collection.

Were the papers of Florence S. Barto saved by anyone? Does Big Jo Lumber Company have records of the supplies? Were bank loans used for the construction of the homes?

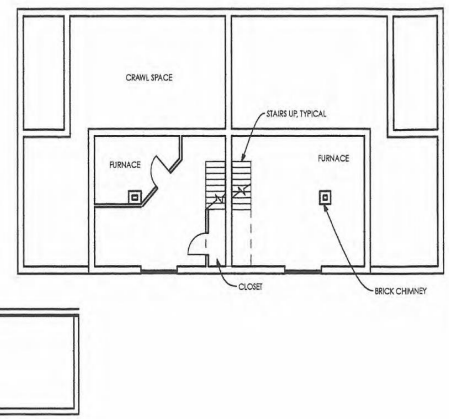
The County Assessor might have more information in their archives. After the properties were bought by the State the properties became tax-exempt and therefore historical records were not readily searchable.

G. Supplemental Material:

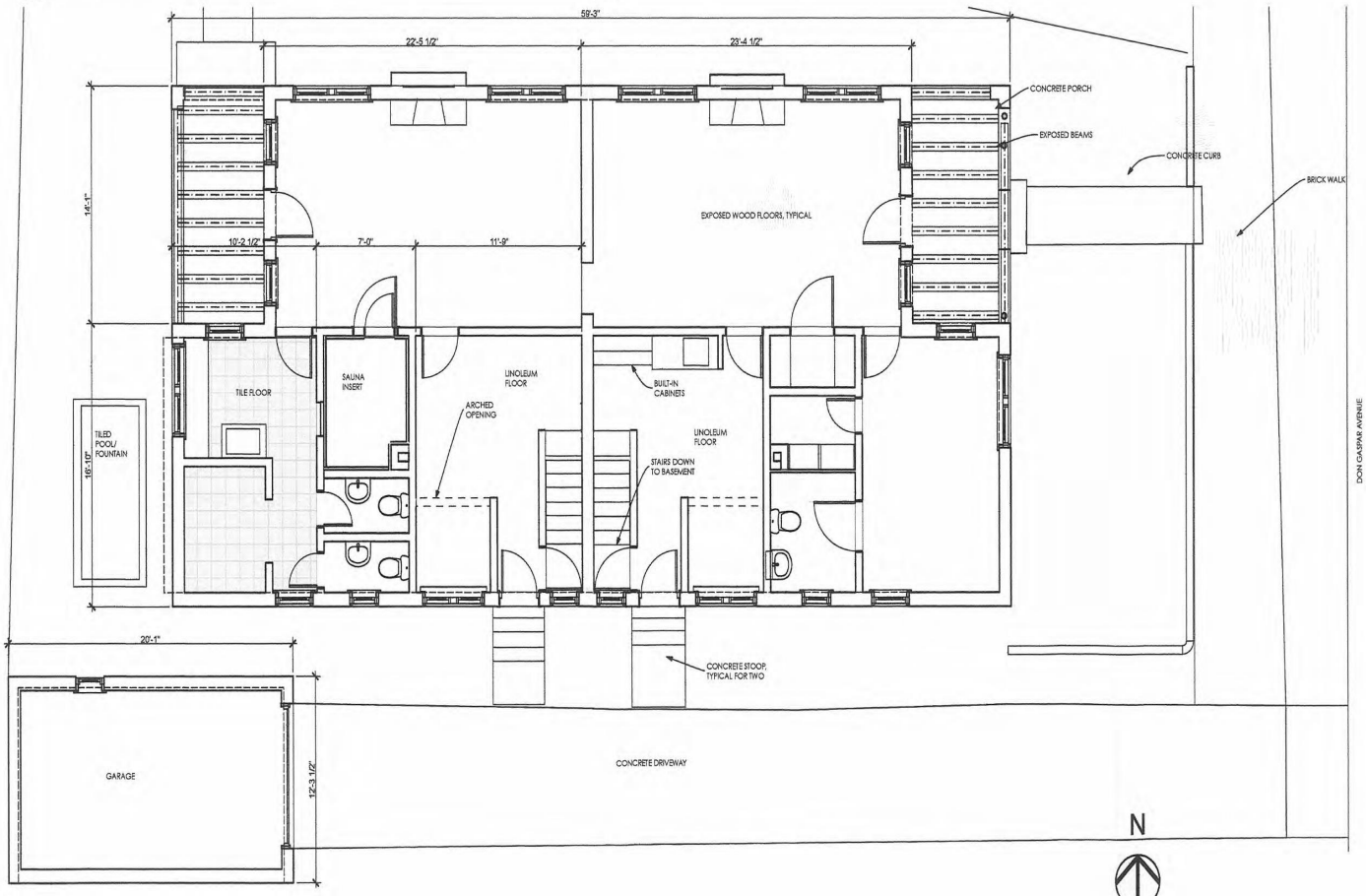
1. Notes from interviews with Margaret Josena Campos, Bart Prince and Andy Prince
2. Obituaries of Florence S. Barto, William Raymond Prince and New Mexico Office of the State Historian's essay on Le Baron Bradford Prince
3. Warranty Deeds and Plats, 1887-1999
4. Santa Fe county Assessor Property Record cards plus UPC map
5. List of occupants until 1960
6. Maps from Capitol Buildings Master Plan
7. Field Notes



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 6/27/12

A 1.1

FLOOR PLANS

Plotted On: 6/27/12

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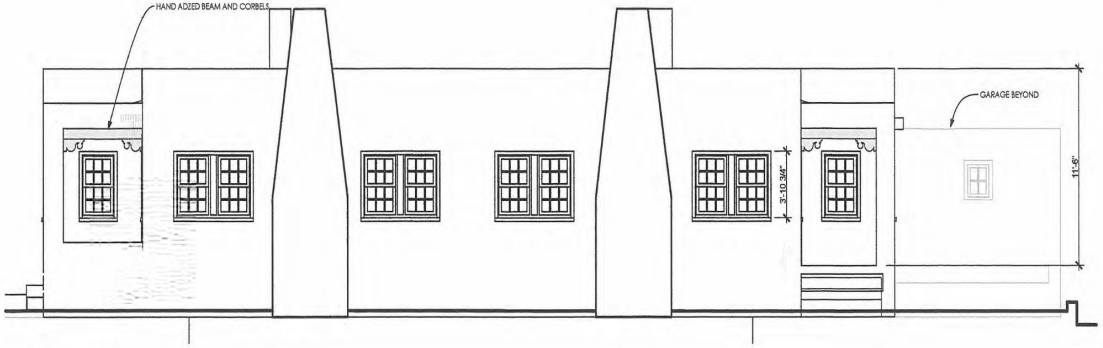

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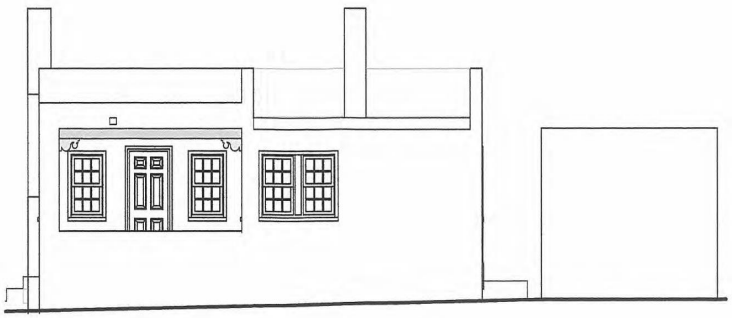

4 WEST ELEVATION
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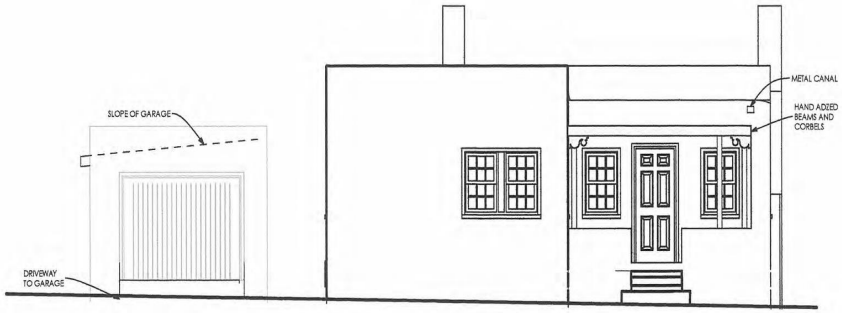
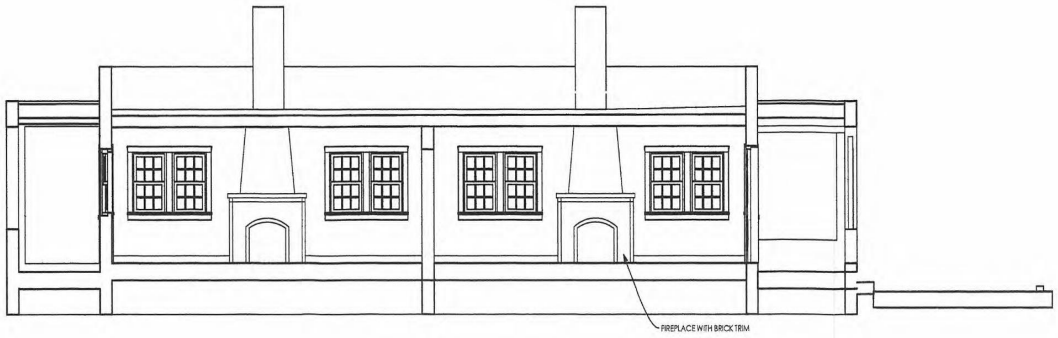


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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Date: 6/27/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 6/27/12

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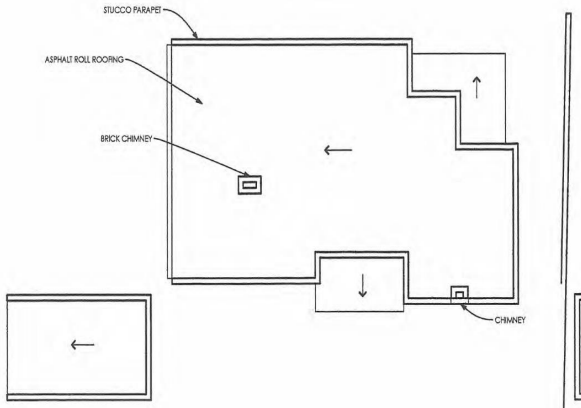

3 ROOF PLAN
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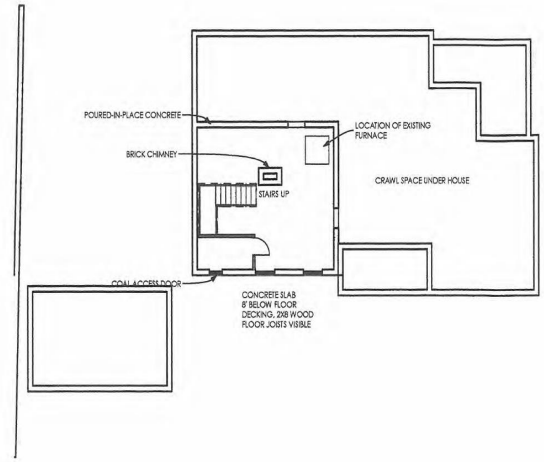

2 BASEMENT PLAN
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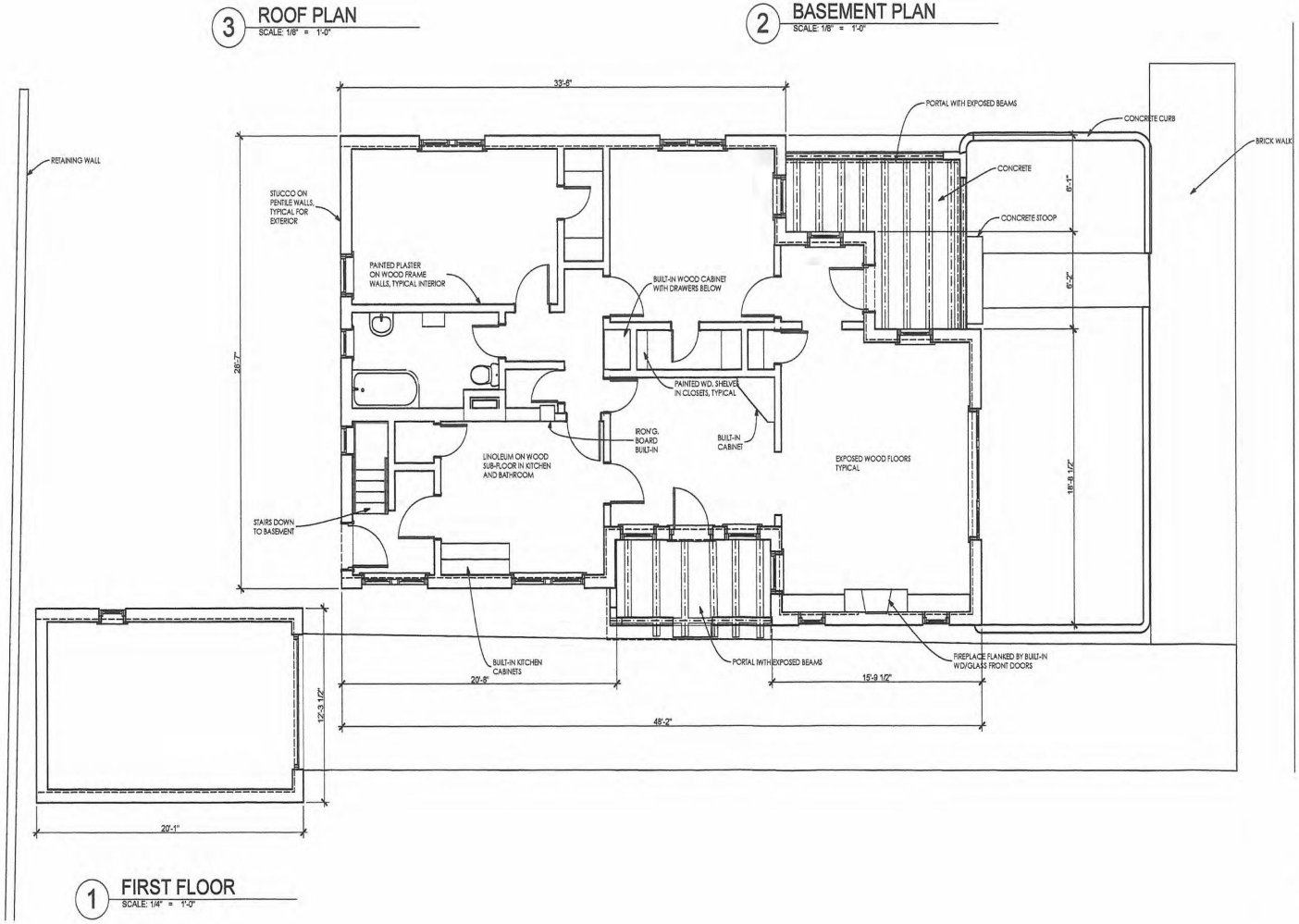

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

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Date: 6/27/12

A 1.1

Plotted On: 6/27/12

FLOOR PLANS

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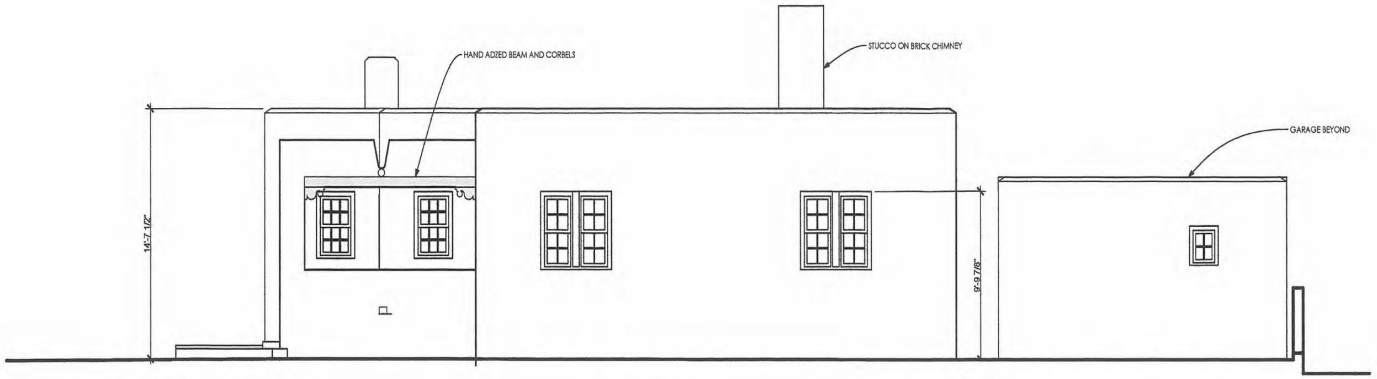

2 NORTH ELEVATION
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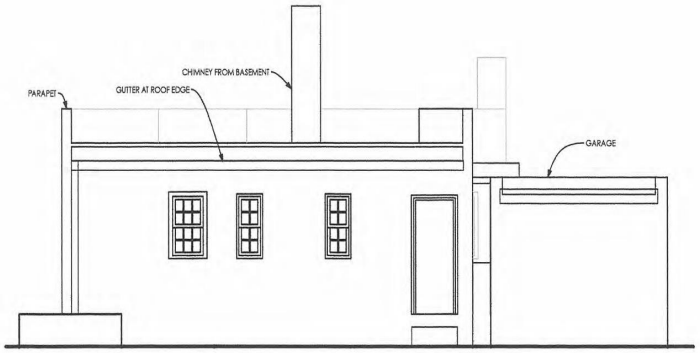


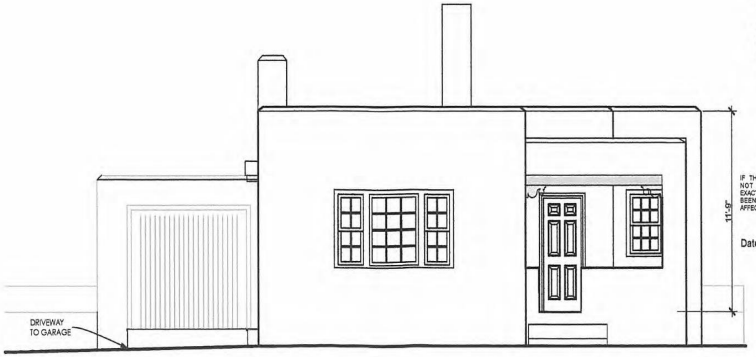
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Date: 6/27/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 6/27/12

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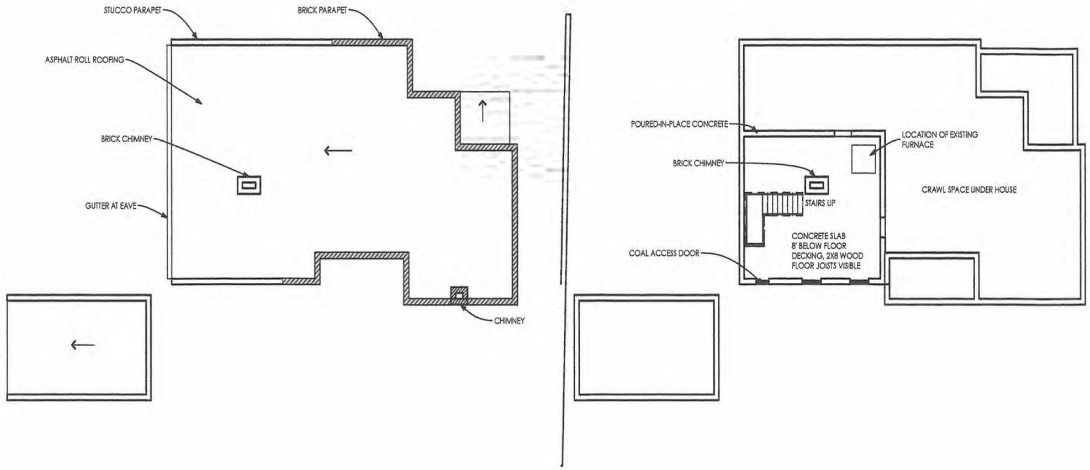
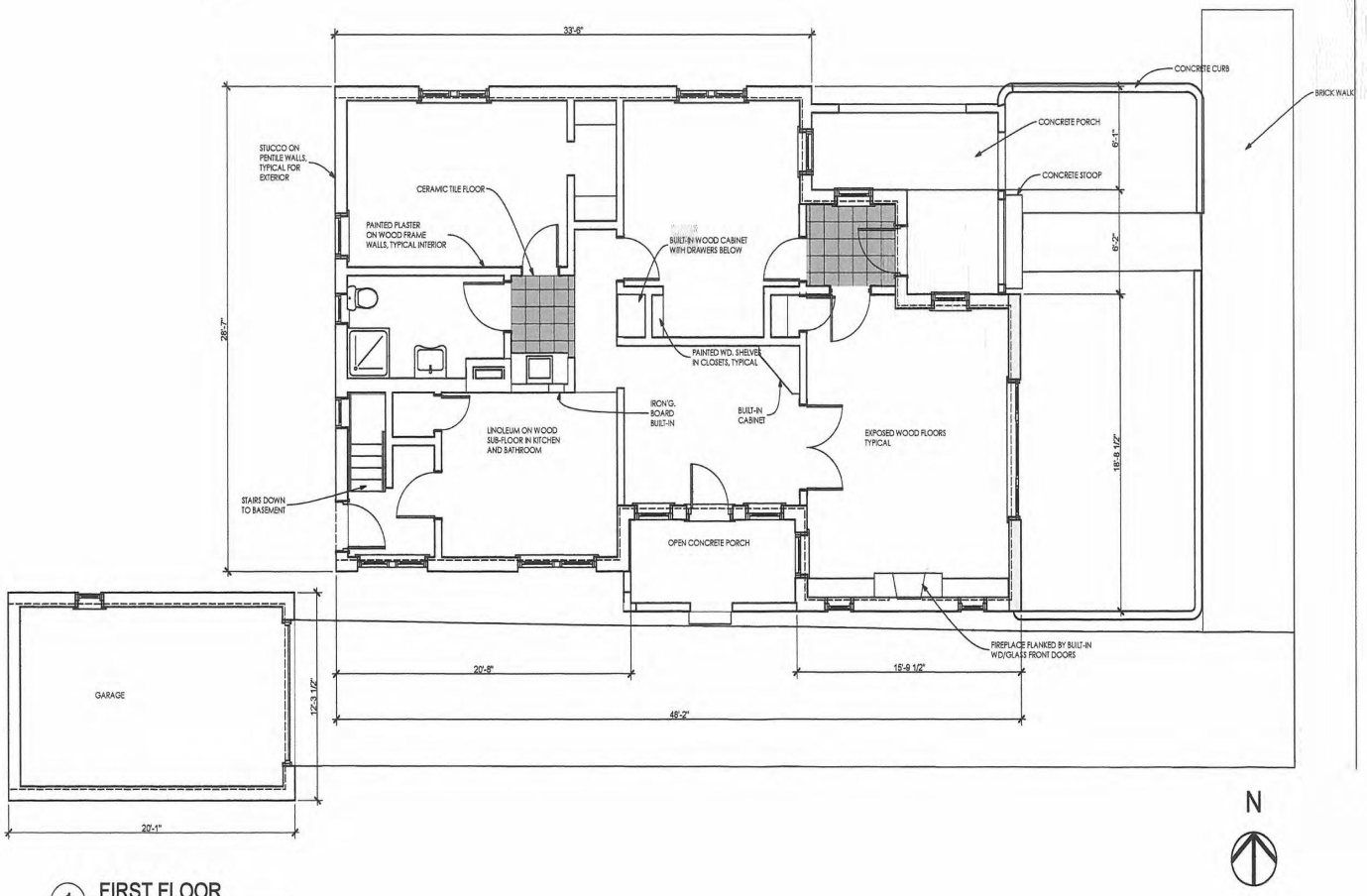


3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

GAYLA BECHTOL ARCHITECT
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410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

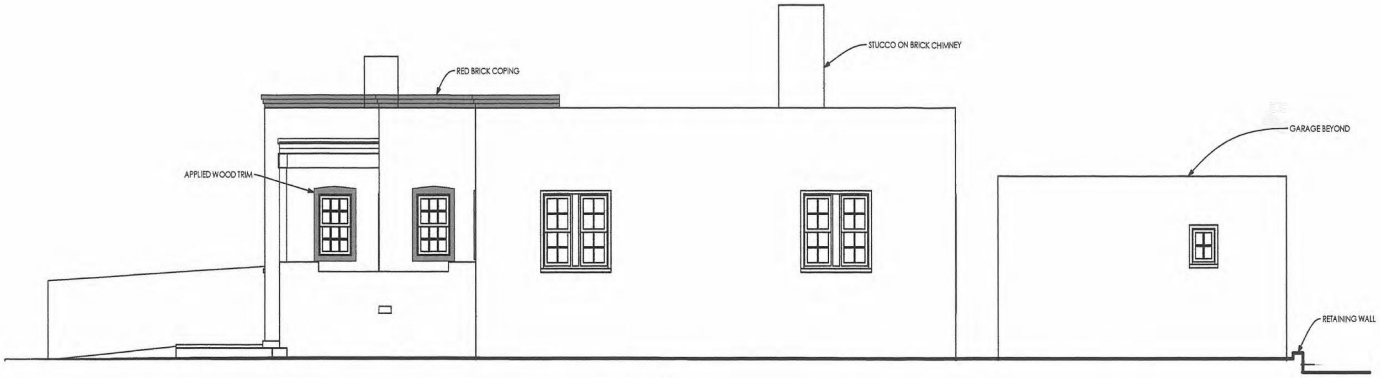
Date: 6/27/12

A 1.1

Plotted On: 6/27/12

FLOOR PLANS

/Adams/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



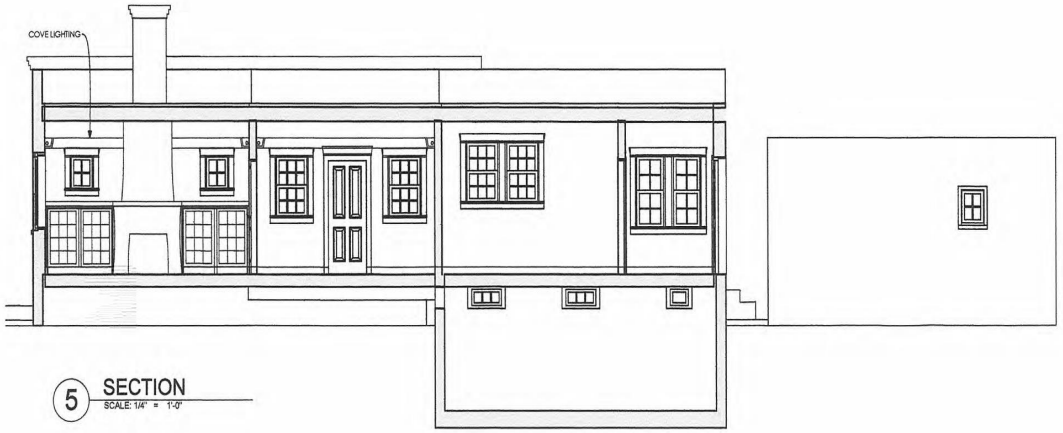
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Date: 6/27/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 6/27/12

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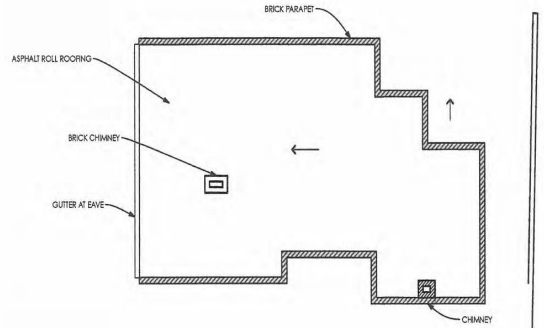

3 ROOF PLAN
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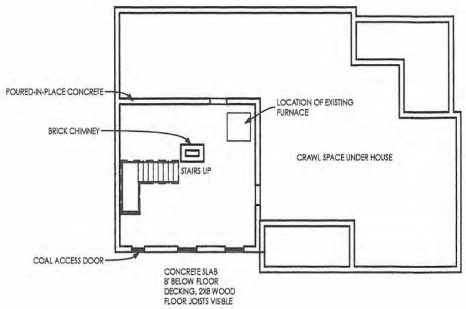

2 BASEMENT PLAN
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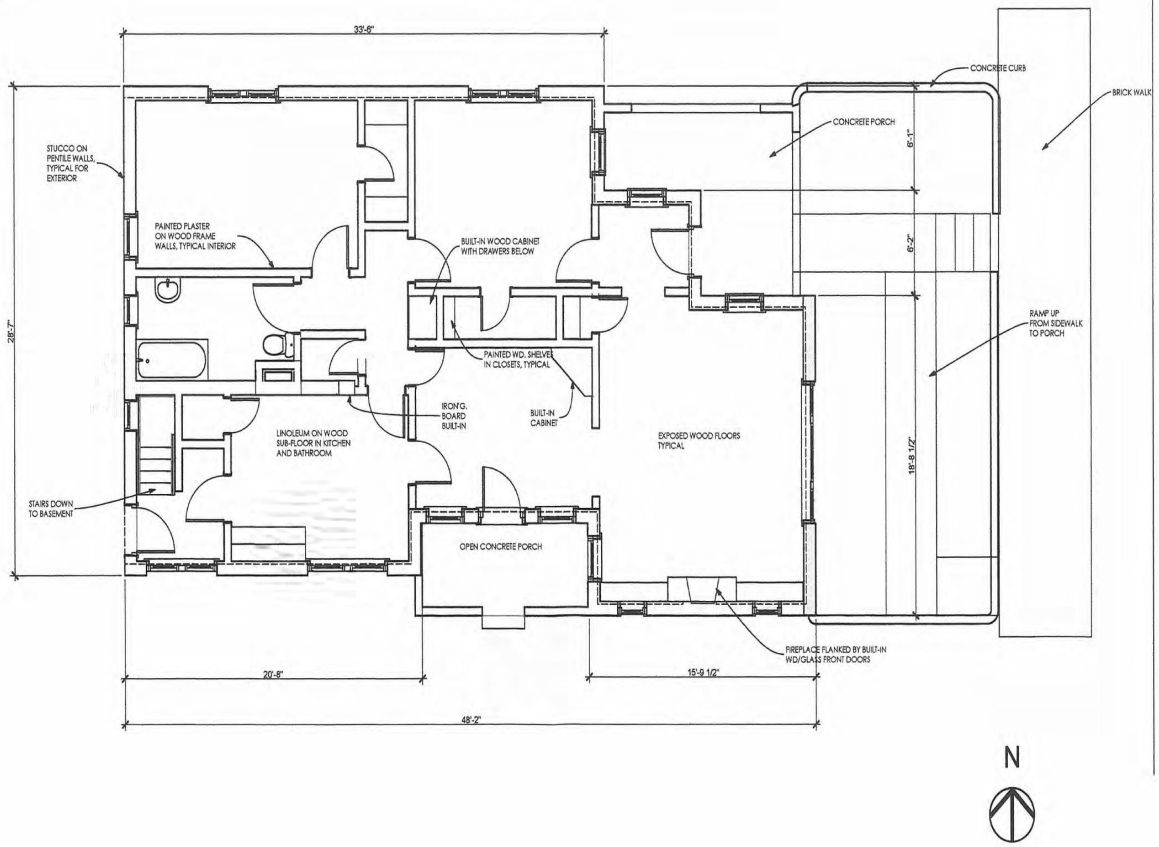

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

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STATE OF NEW MEXICO

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Date: 6/27/12

A 1.1

FLOOR PLANS

Plotted On: 6/27/12

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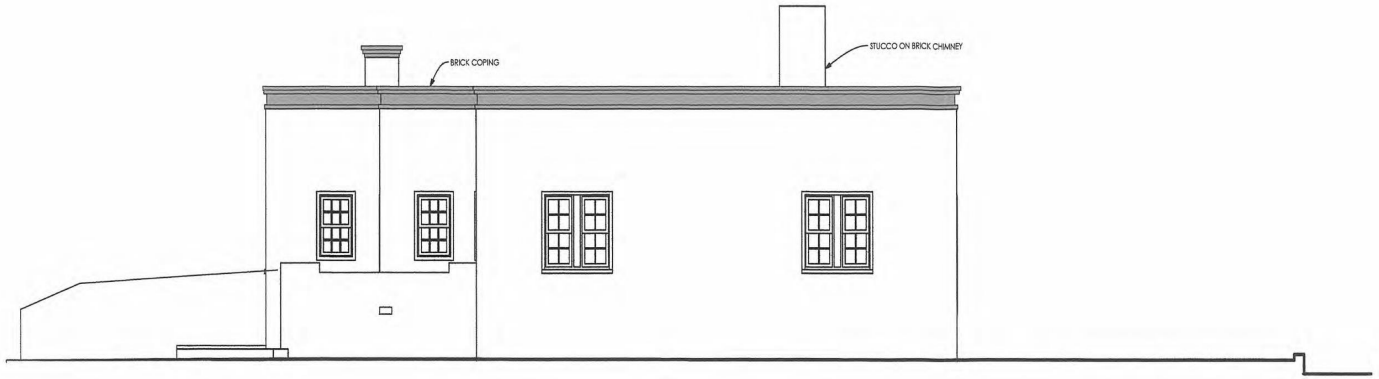
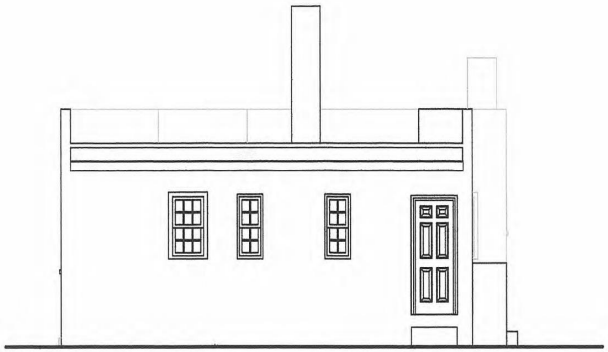


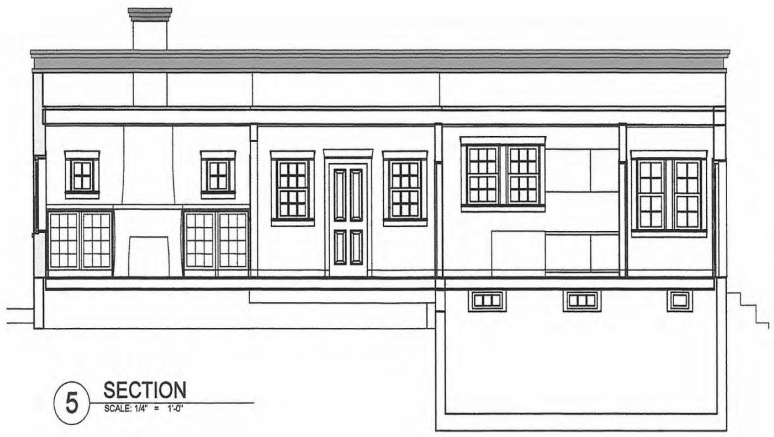
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
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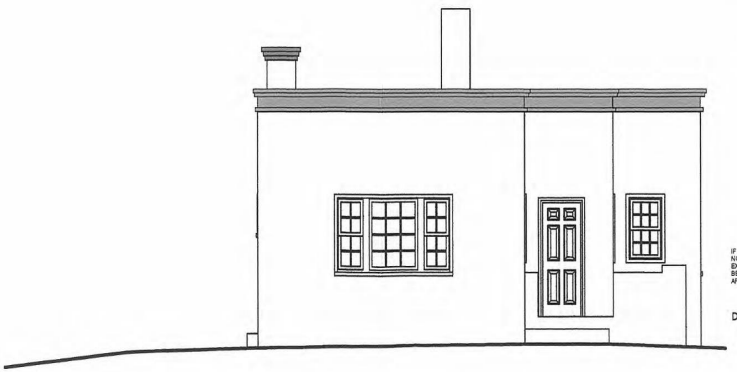

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Date: 6/27/12

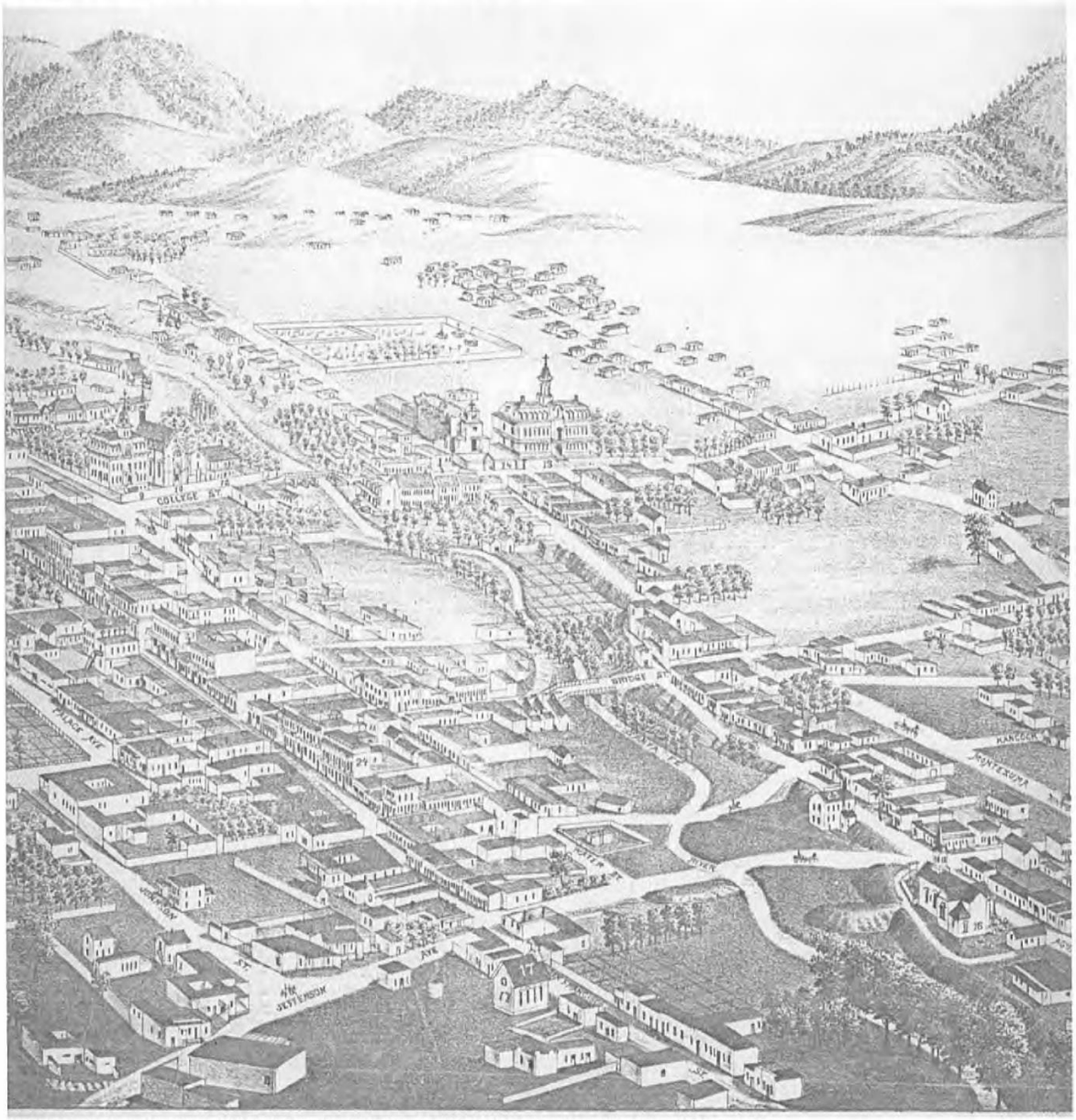
BUILDING ELEVATIONS

A 1.2

Plotted On: 6/27/12

Arkansas/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

AERIAL PHOTOGRAPHS AND MAPS



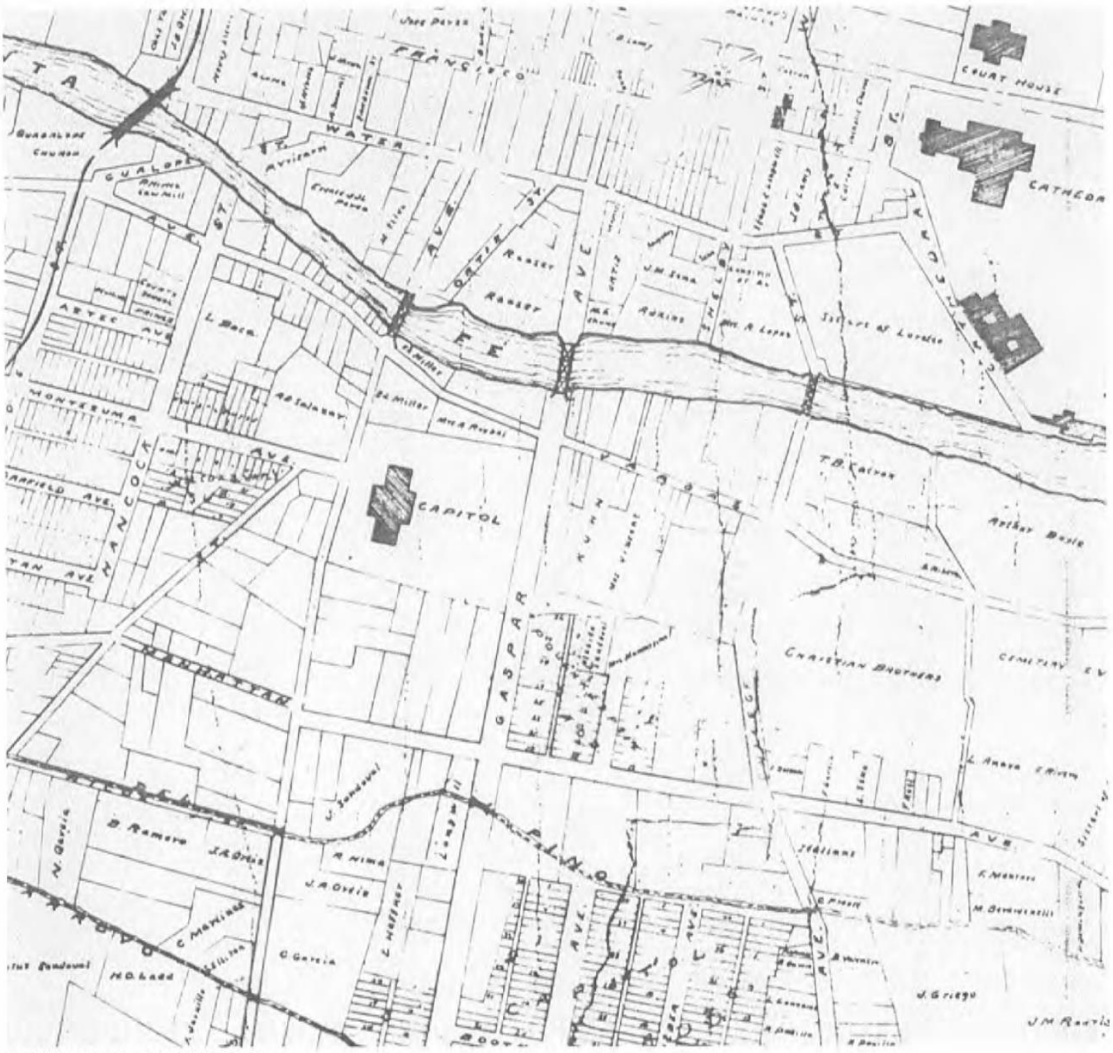
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



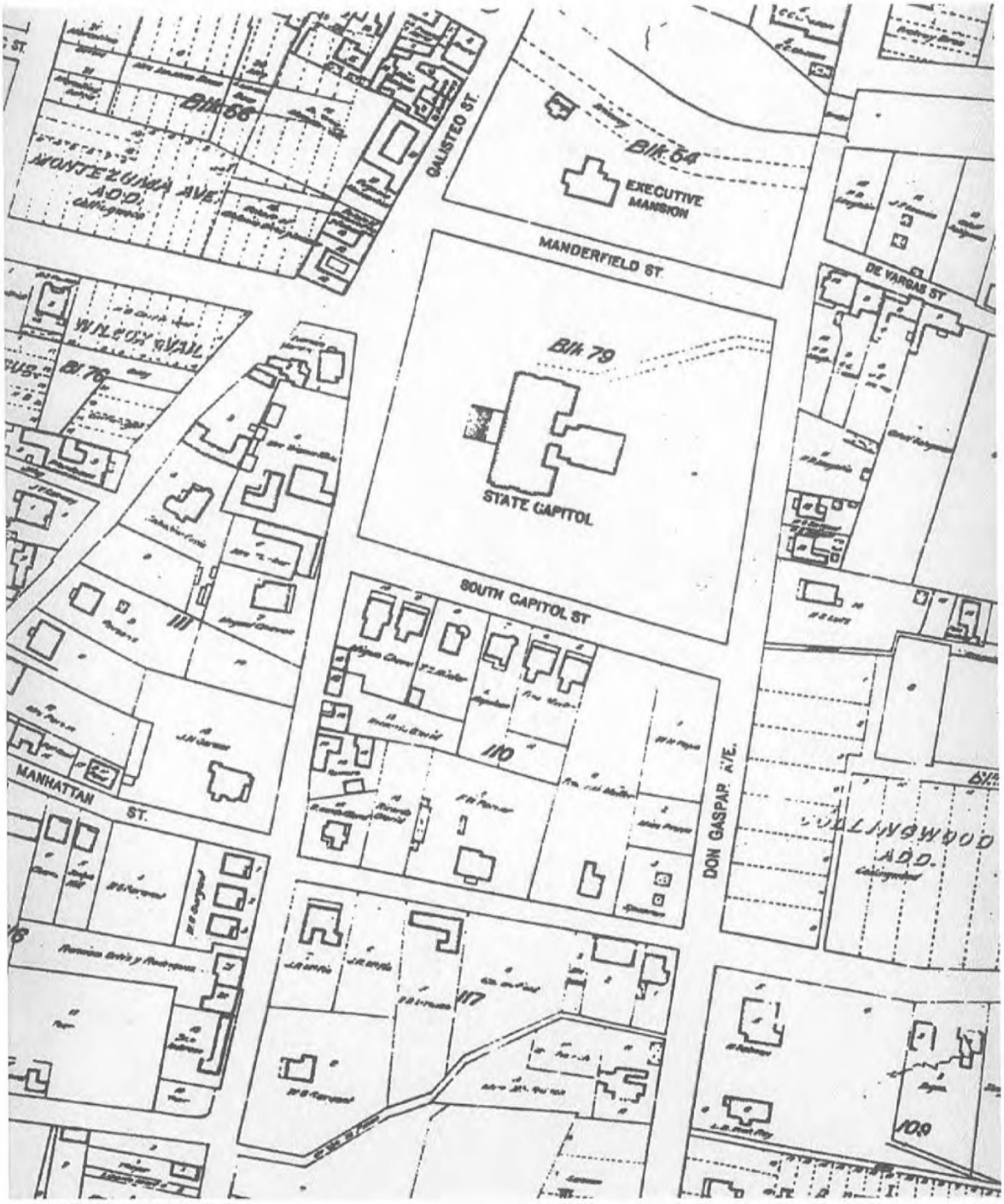
1885-86 HARTMANN

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



1912 KINGS MAP

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
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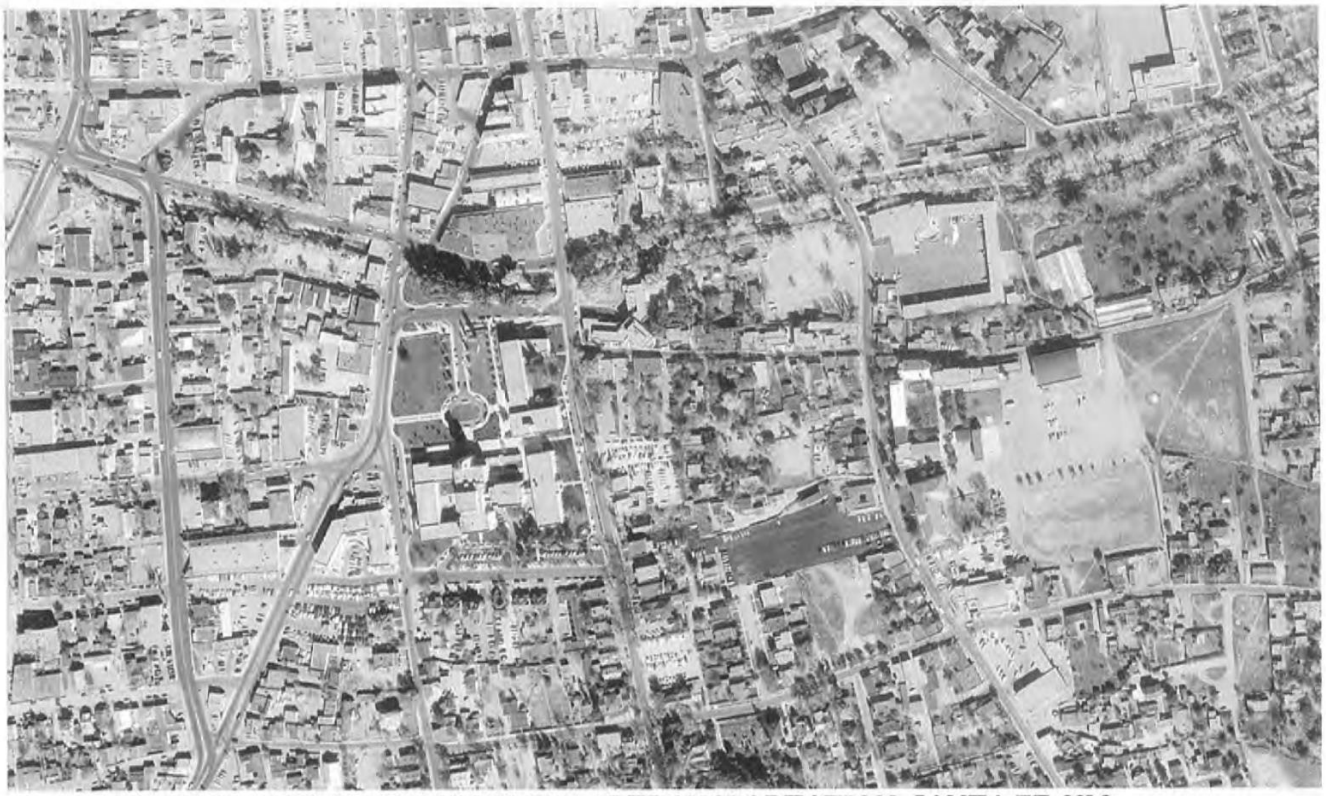
AERIAL PHOTOGRAPHS AND MAPS



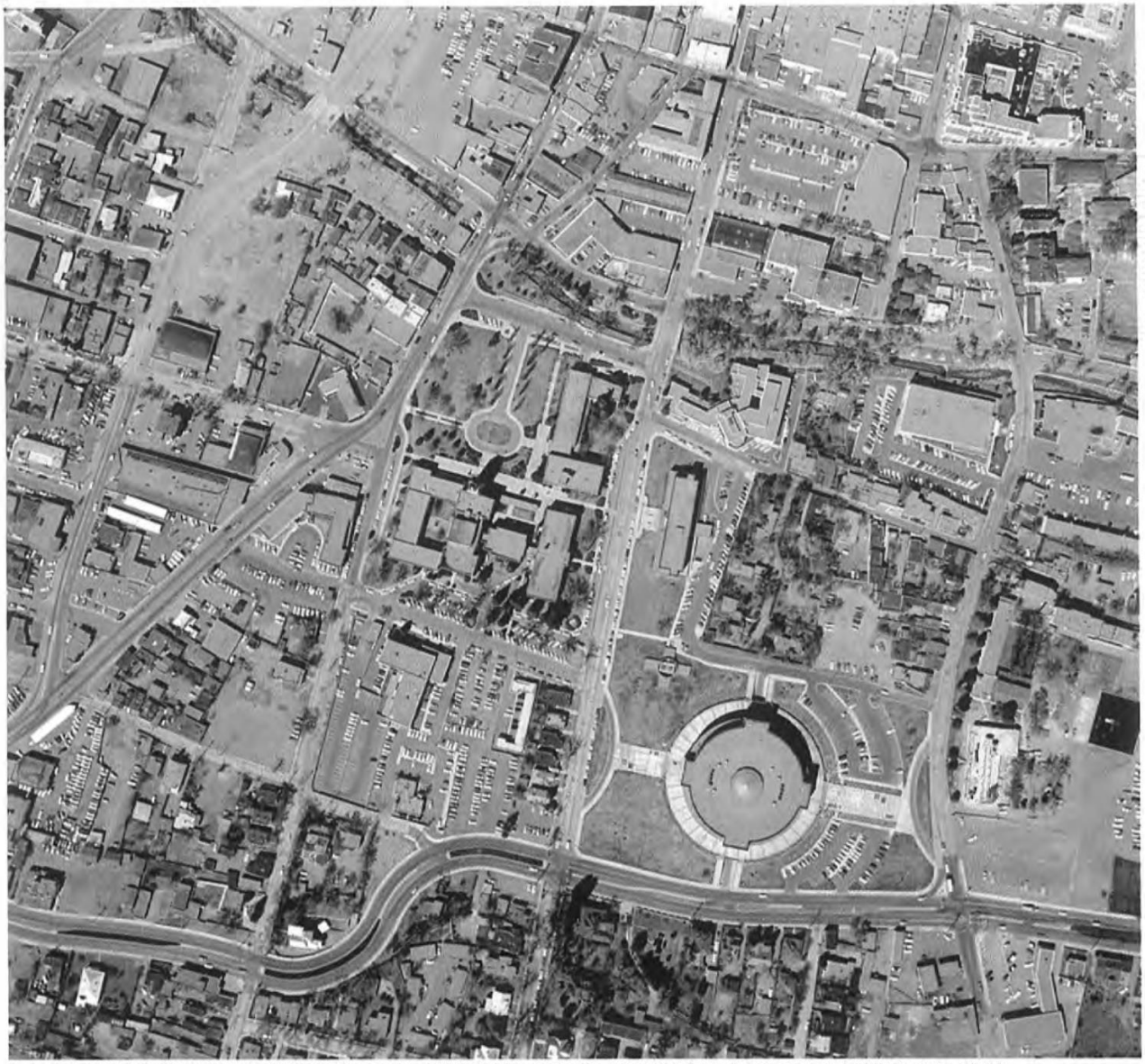
1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

EARLY VIEWS



PHOTO BY WESLEY BRADFIELD, 10-12-1919, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 51272

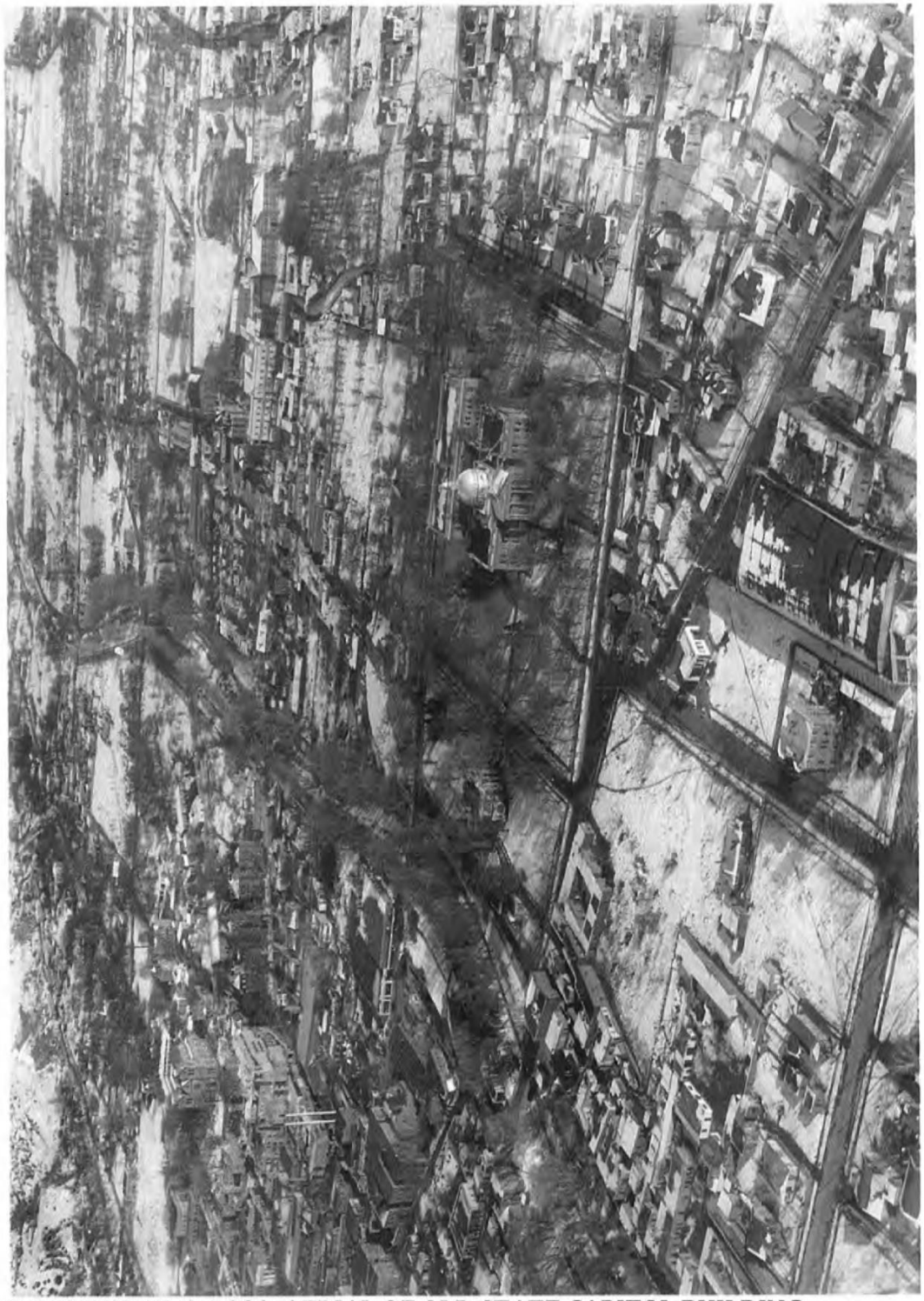


PHOTOGRAPHER UNKNOWN, C. 1920, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 16

EARLY VIEWS



PHOTO BY AARON B. CRAYCRAFT, C. 1920, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 10394



PHOTOGRAPHER UNKNOWN, C. 1930, AERIAL OF OLD STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 040671



EARLY VIEWS



CLOSE UP OF TYLER DINGEE PHOTOGRAPH, 1956, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 074146

EARLY VIEWS



PHOTO BY TYLER DINGEE, 1956, AERIAL, COLLEGE STREET AREA. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 074146

EARLY VIEWS



PHOTO BY DICK KENT 1967, VIEW OF STATE CAPITOL BUILDING. SANTA FE, NM, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 091176

EARLY VIEWS



CLOSE-UP OF PHOTO BY DICK KENT 1967, VIEW OF STATE CAPITOL BUILDING. SANTA FE, NM, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 091176



Detail of Photo by Tyler Dingee, 1956 , Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA) 074146

HISTORIC AMERICAN BUILDING SURVEY

402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO

VOLUME II OF II

STATE OF NEW MEXICO
GENERAL SERVICES DEPARTMENT
PROPERTY CONTROL DIVISION

JULY 1, 2012

Gayla Bechtol Historic Architect Santa Fe, New Mexico

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO
INDEX TO PHOTOGRAPHS

GAYLA BECHTOL, Architect
and KELLOGG JOHNSON, Photographer, APRIL 2012

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414 DON GASPAR AVENUE

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Contact Sheets, Negatives and Field Notes Included with original photographs at the State of New Mexico



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402-2 C-2



402-3 C-4



402-4 B-7



402-5 D-26



402-6 A-27



402-7 A-26



402-8 A-34



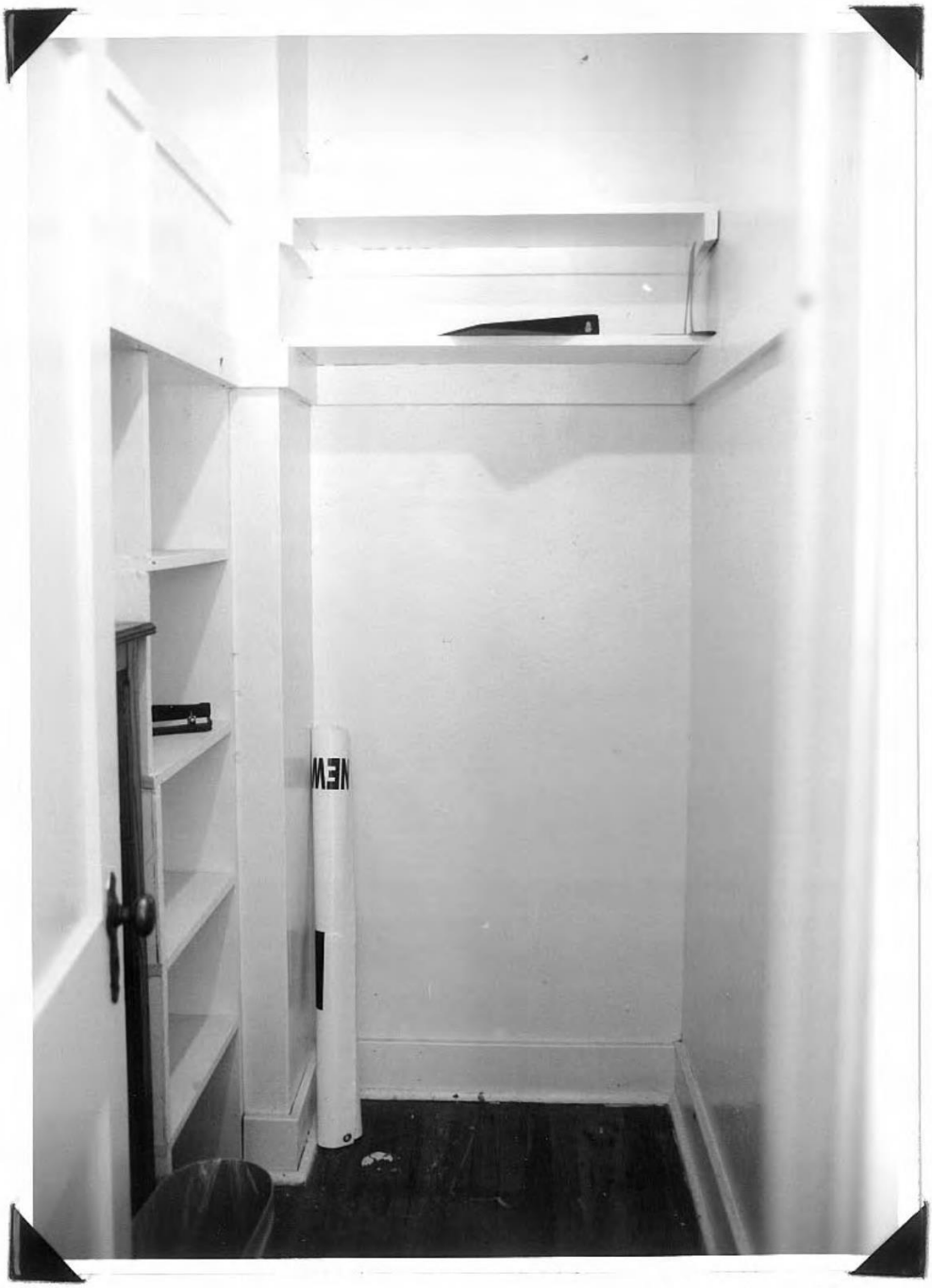
402-9 A-31



402-10 A-33



402-11 A-30



402-12 A-29



402-13 A-35



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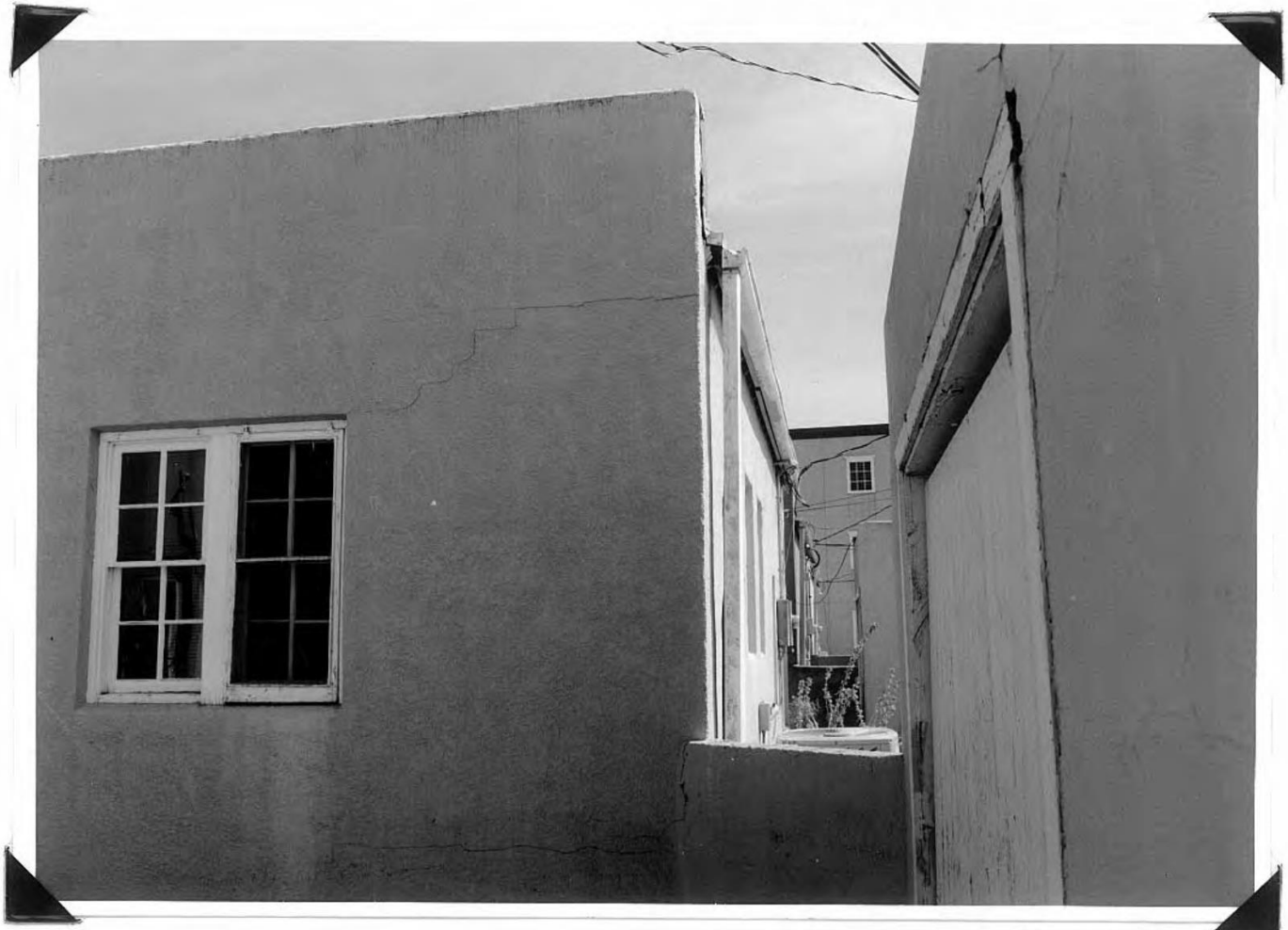

402-16 B-9



402-17 D-1



406-1 C-12



406-2 C-5



406-3 B-10



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406-13 C-18



406-14 C-32



406-15 C-19



406-16 C-25



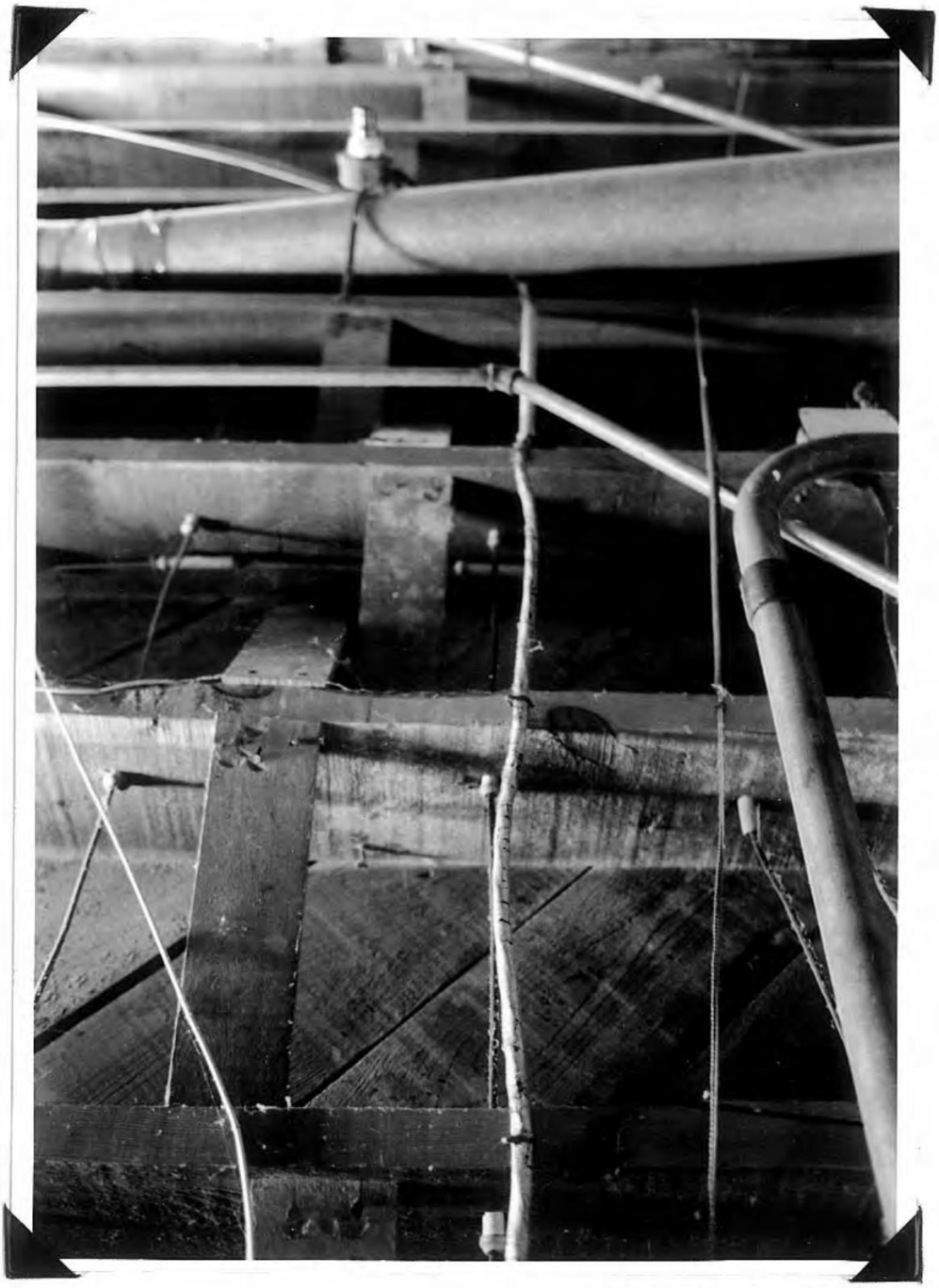
406-17 C-28



406-18 C-27



406-19 C-31



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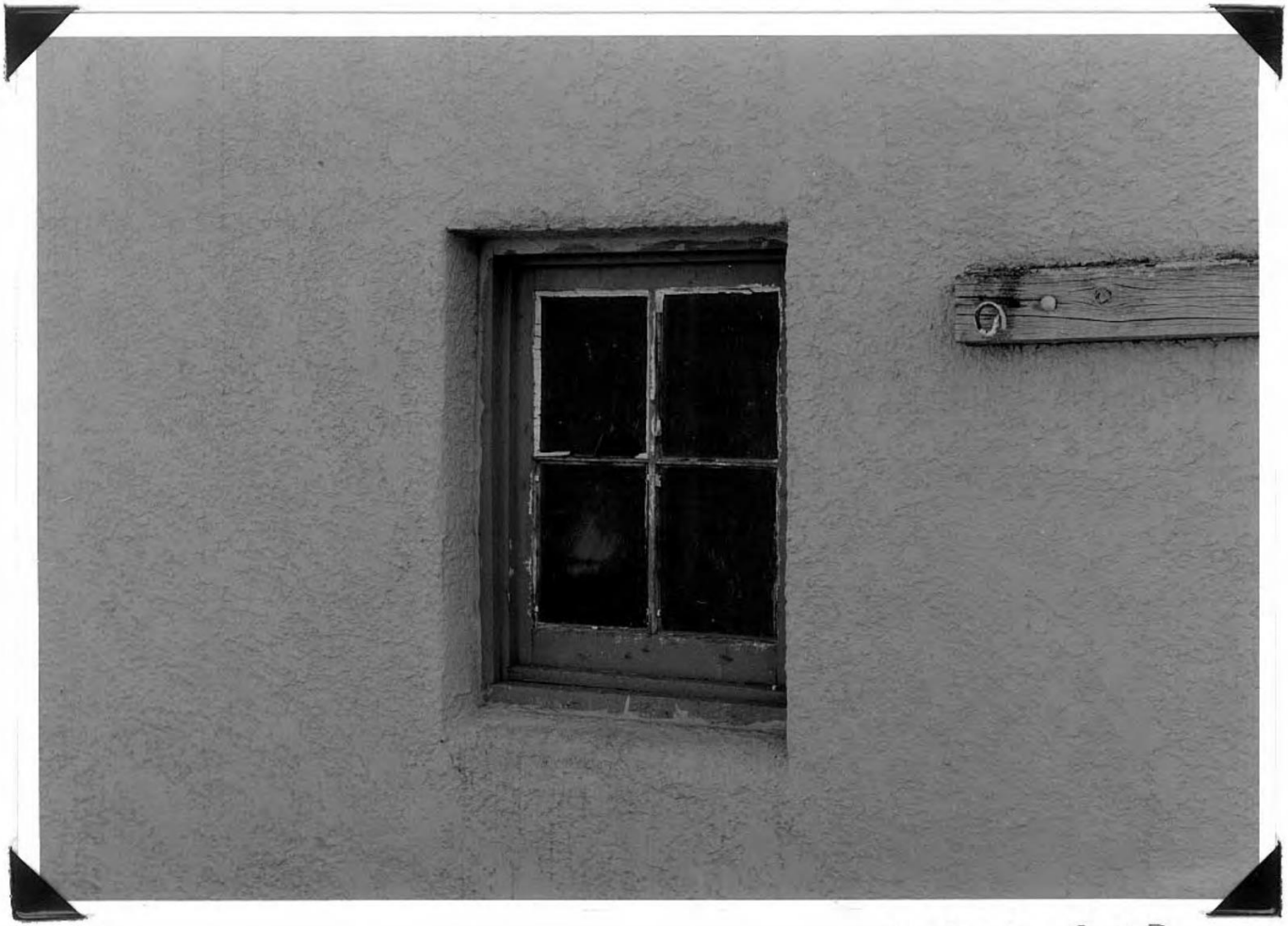
406-21 B-11



406-22 B-30



406-23 B-14



406-24 B-35



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410-2 C-7



410-3 B-15

4110-4 C.8



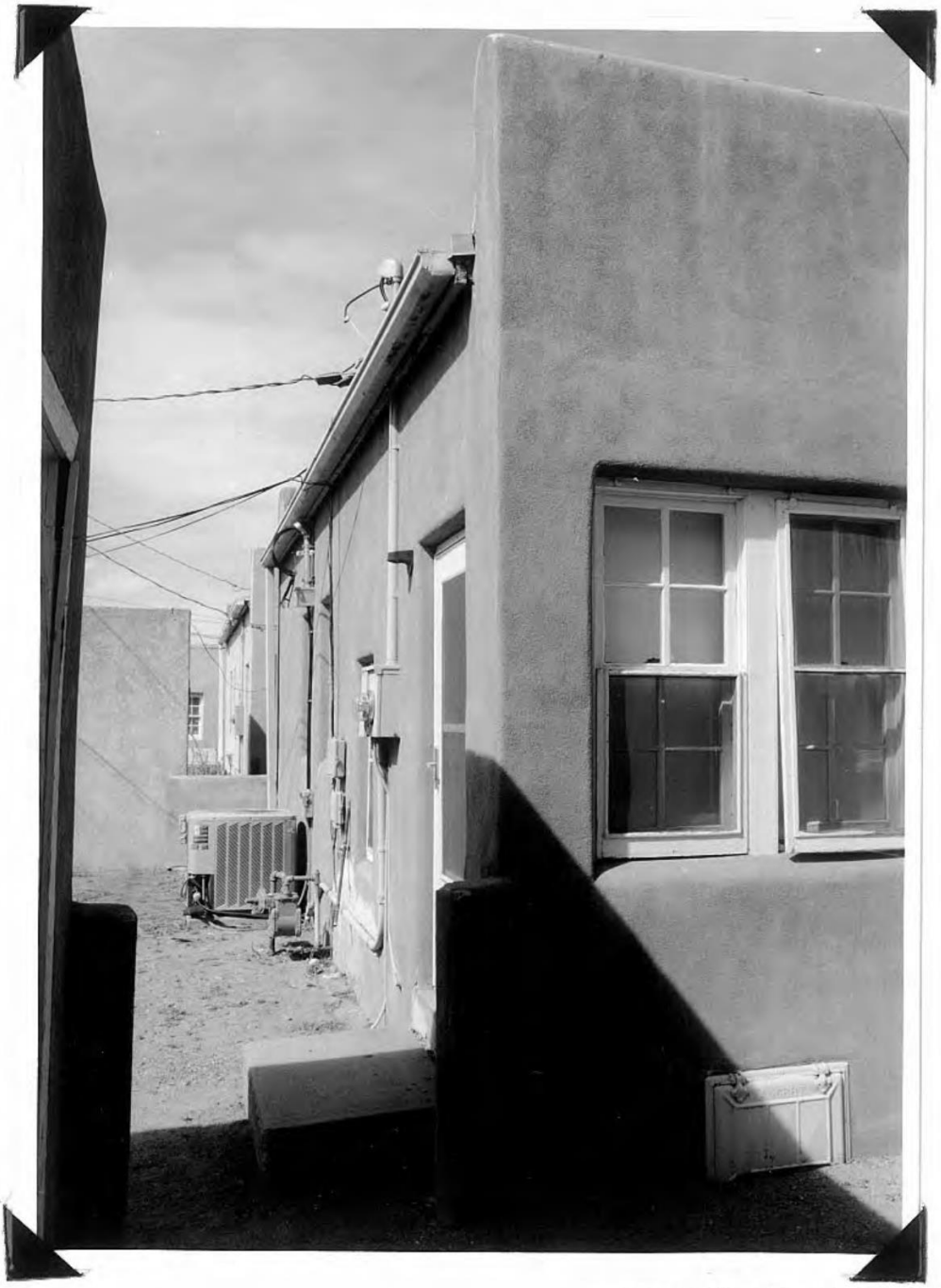
410-5 B-17



410-6 B-21



410-7 D-28



410-8 B-16



410-9 B-36



410-10 C-34



410-11 C-35



410-12 C-36



410-13 E-1

HI-014 D-15

410-15 D-12



410-16 D-8



4110-17 D-18



410-18 B-25



410-19 B-18



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414-1 C-9



414-2 A-6



414-3 C-10

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HZ-D 6-HH-24



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414-11 A-8



414-12 A-9



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414-14 A-11



414-15 A-22



414-16 A-12



414-17 A-18



414-18 A-19



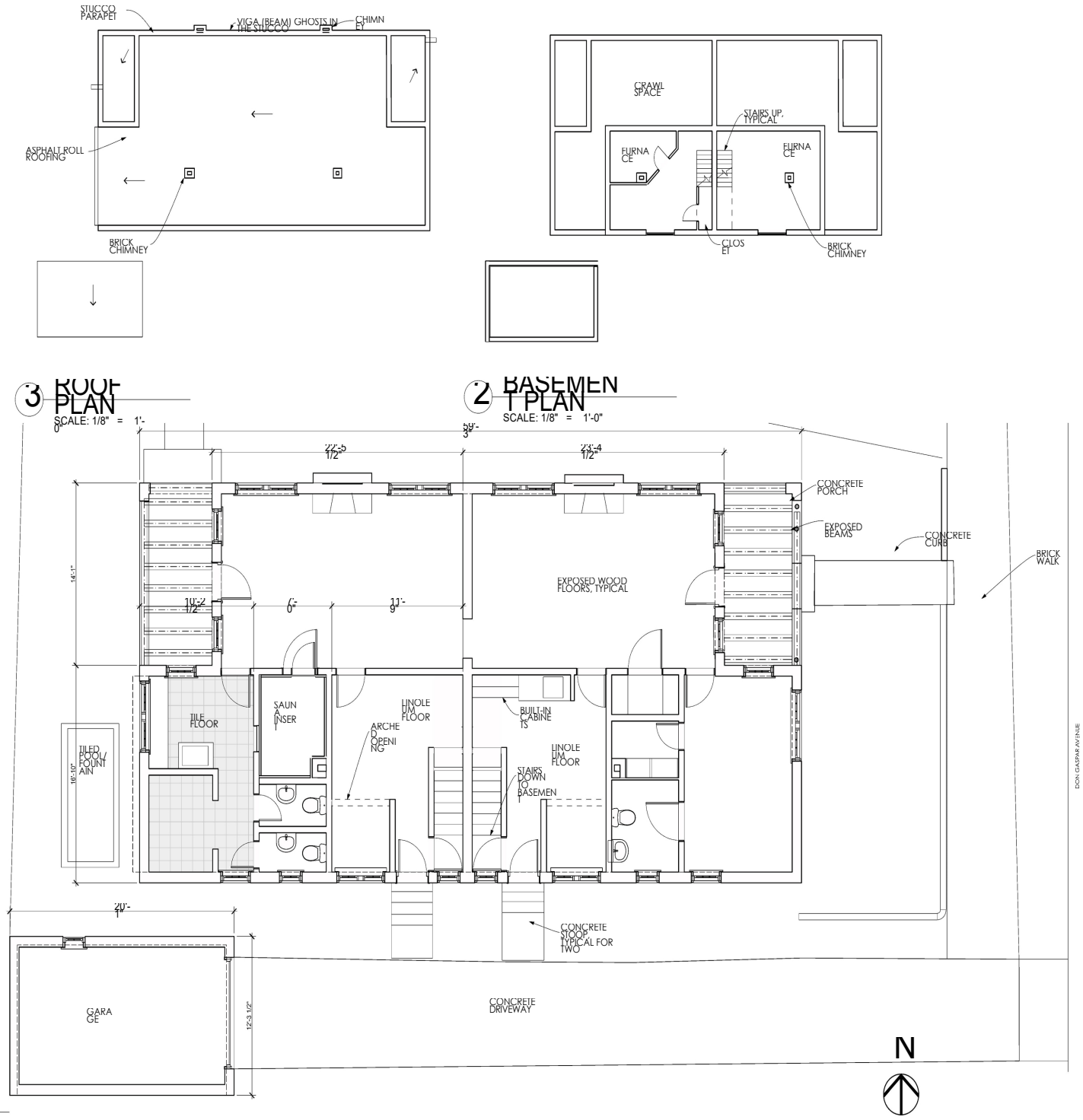
4/4-19 A-13



414-20 A-16



414-21 A-17



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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

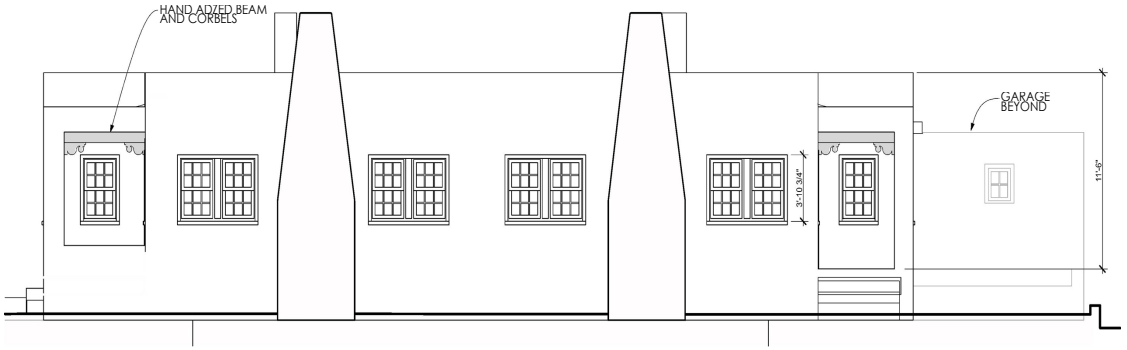
Date: 2

Plotted On: 7/8/12

A 1.1

FLOOR PLANS

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



2 NORTH ELEVATION
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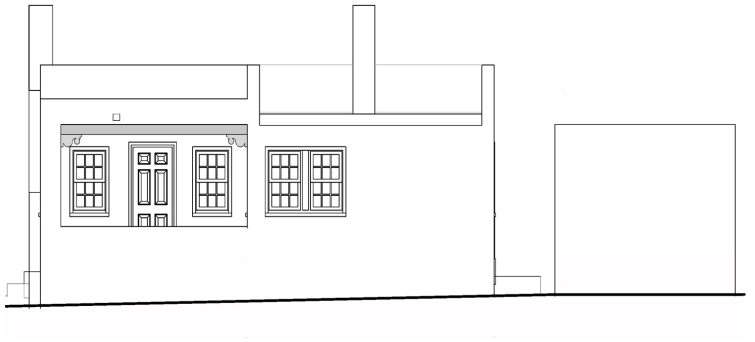

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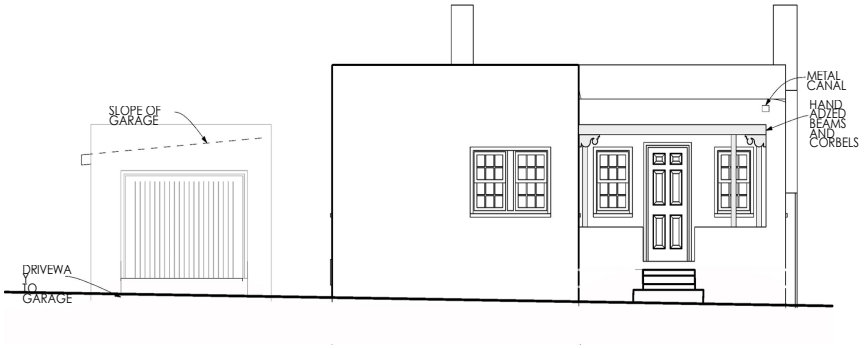

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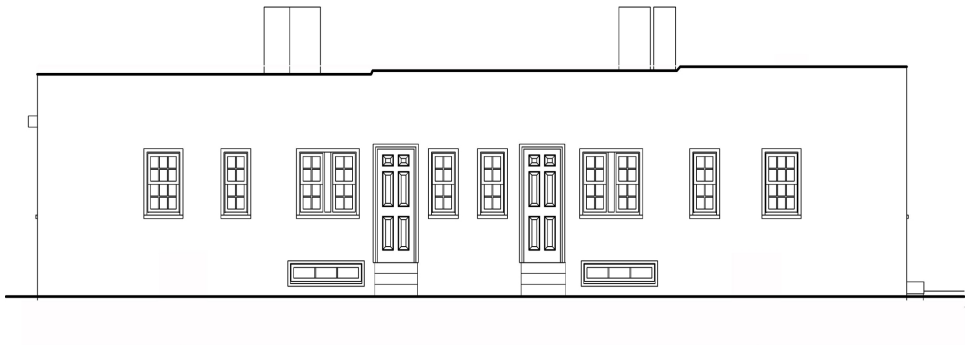
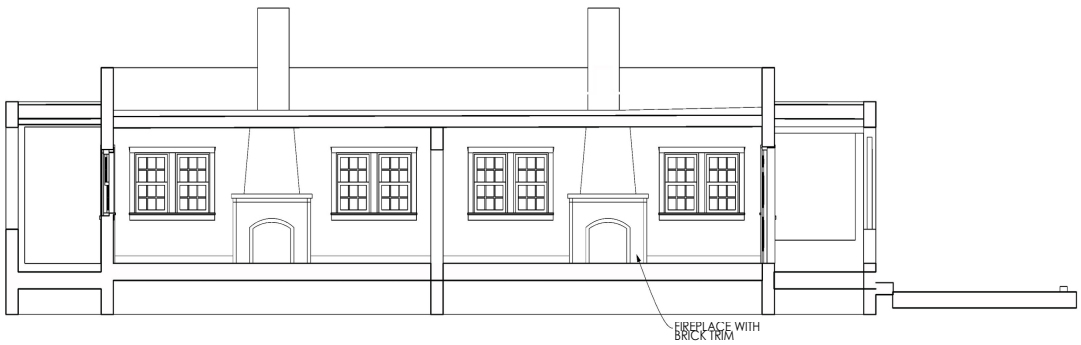


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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Date: 2
: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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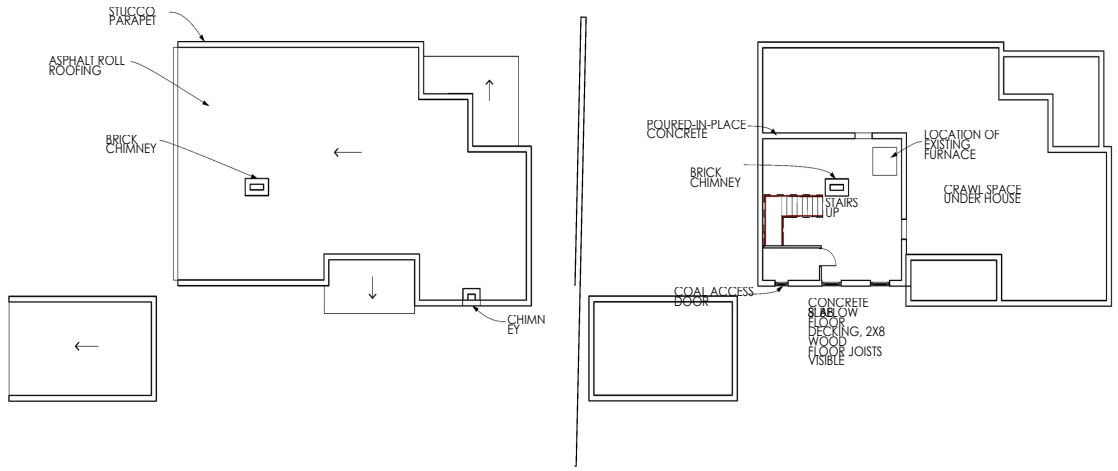
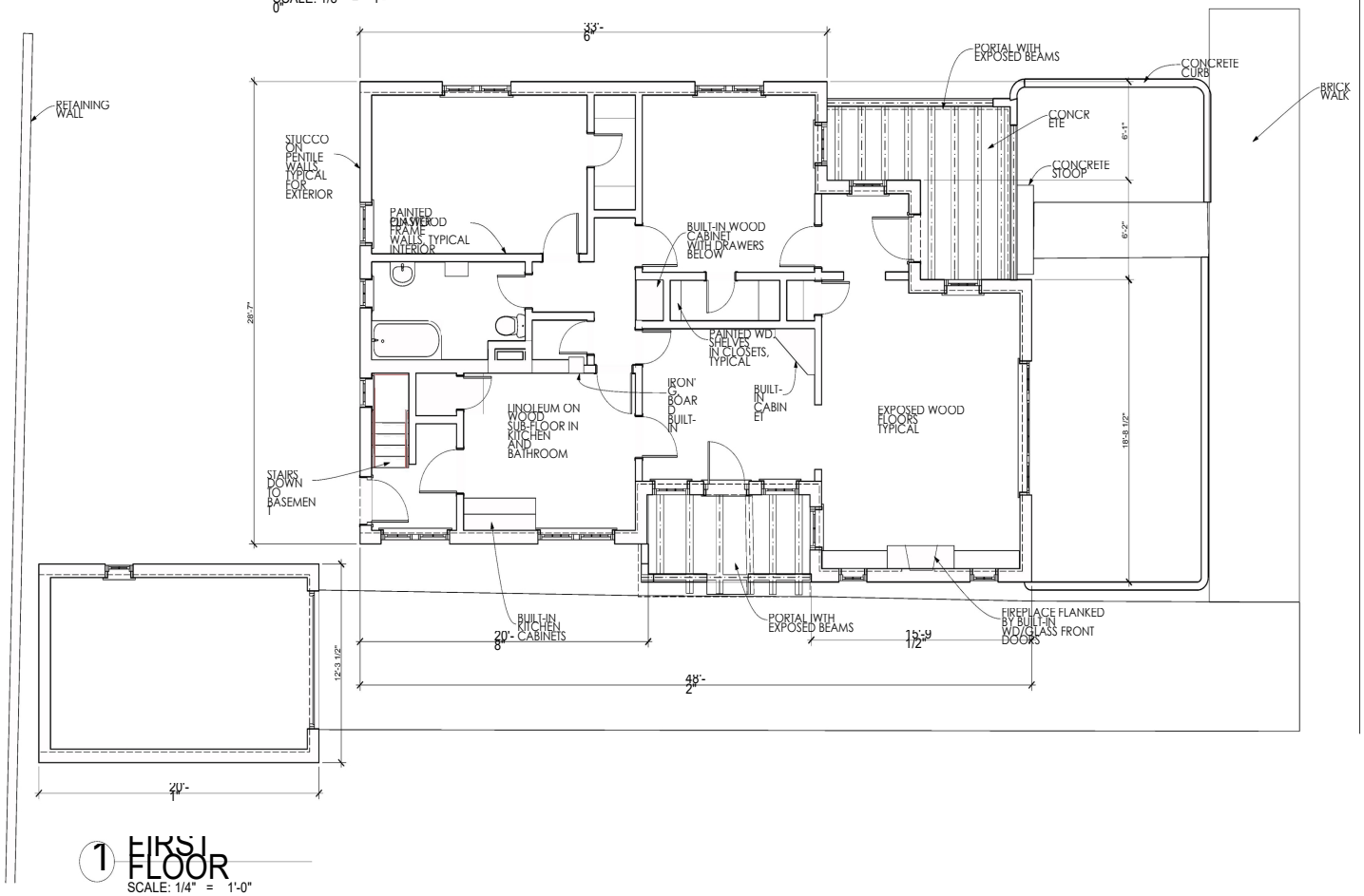


3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

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DATE: 7/2012

FLOOR PLANS

A 1.1

Plotted On: 7/2012

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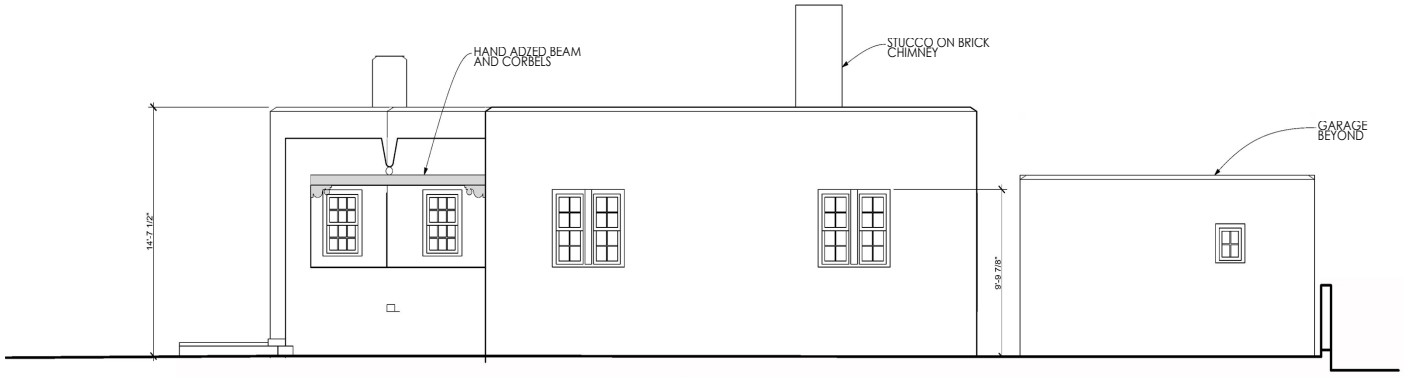

2 NORTH ELEVATION
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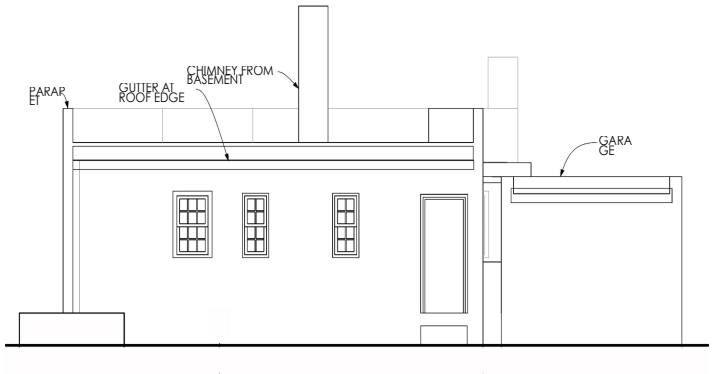


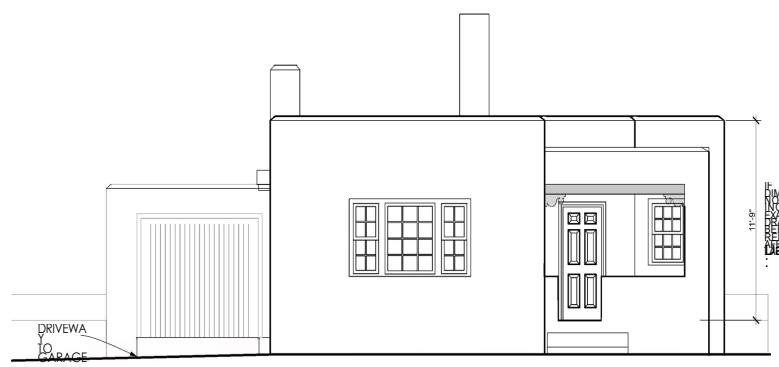
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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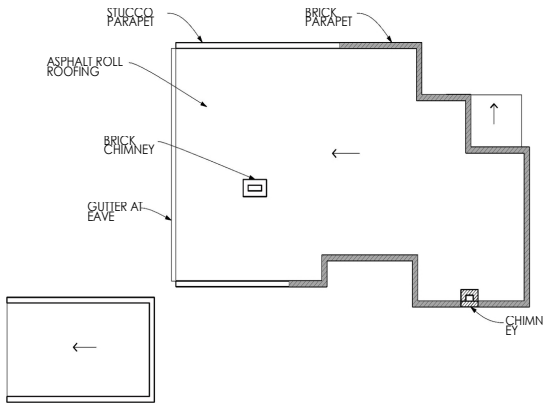

3 ROOF PLAN
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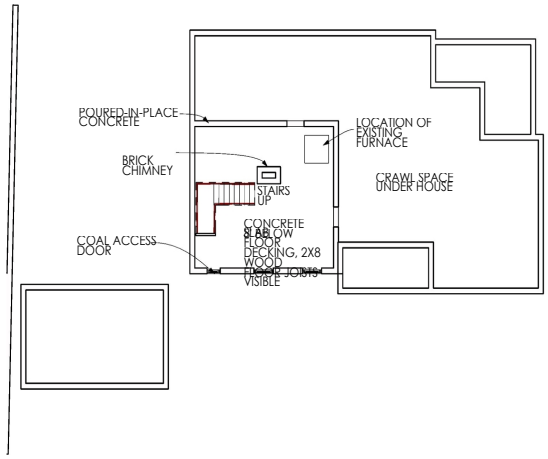

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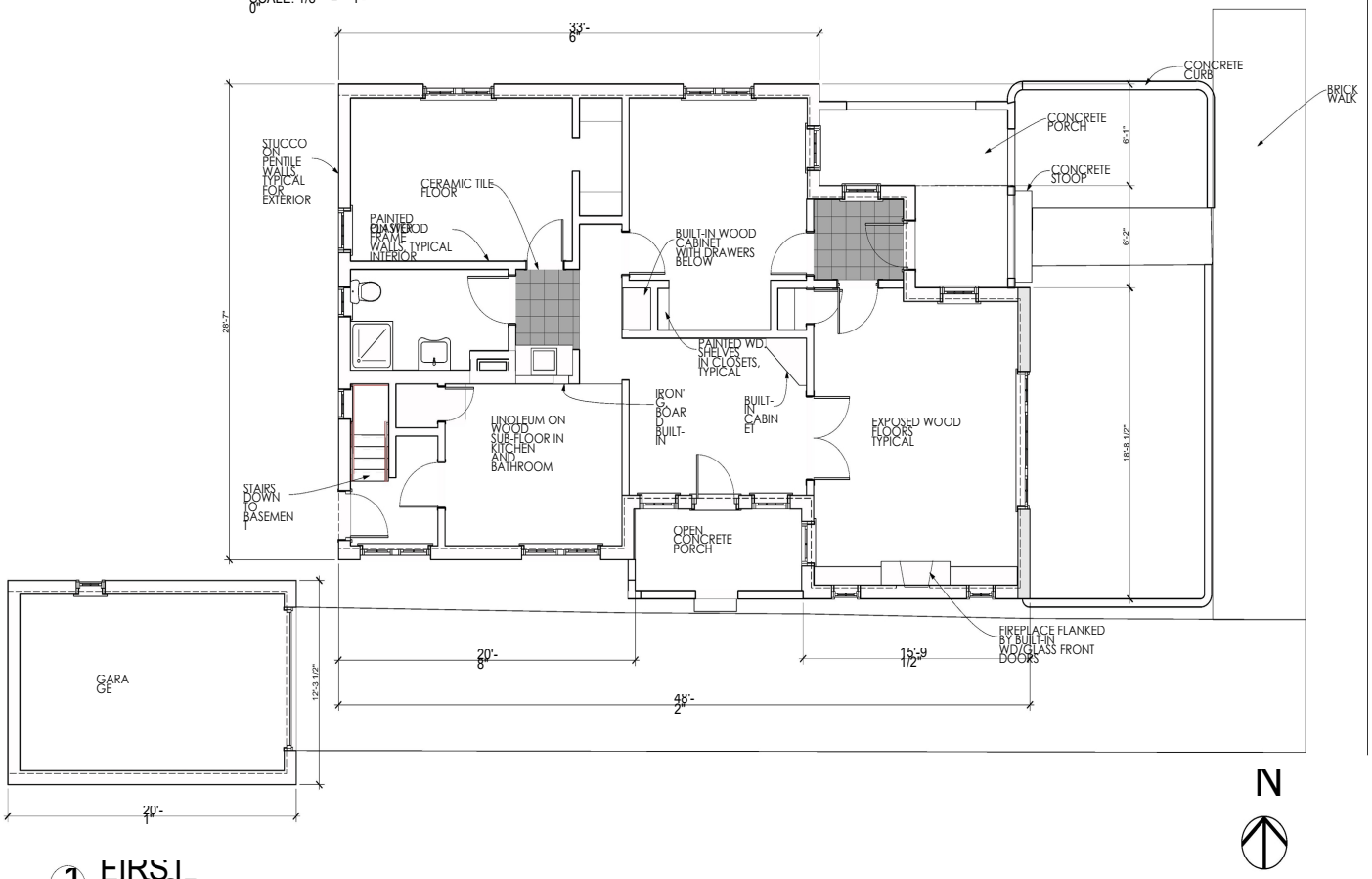

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

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Plotted On: 7/9/12

A 1.1

FLOOR PLANS

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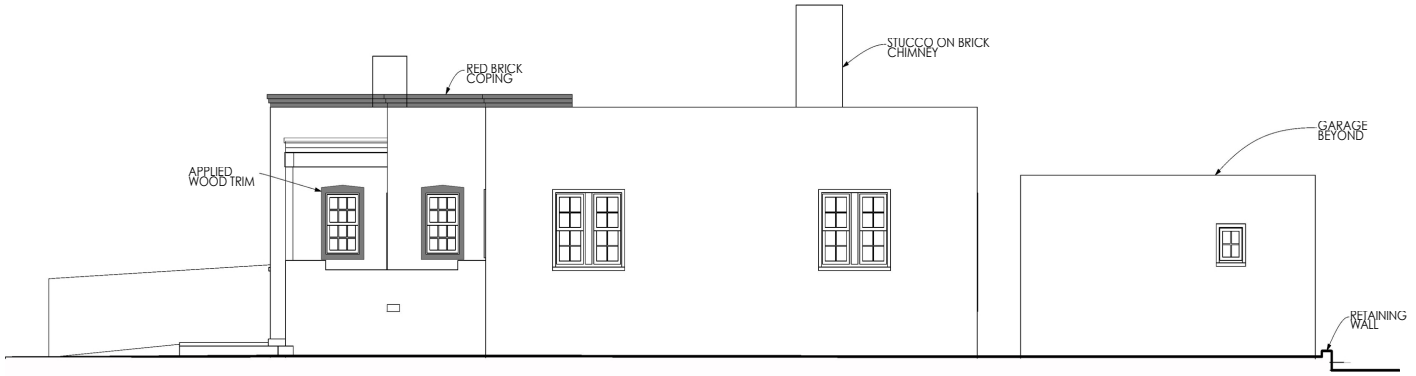


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



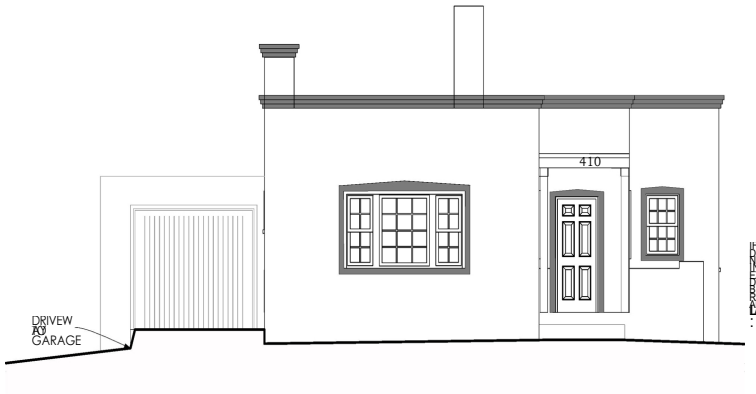
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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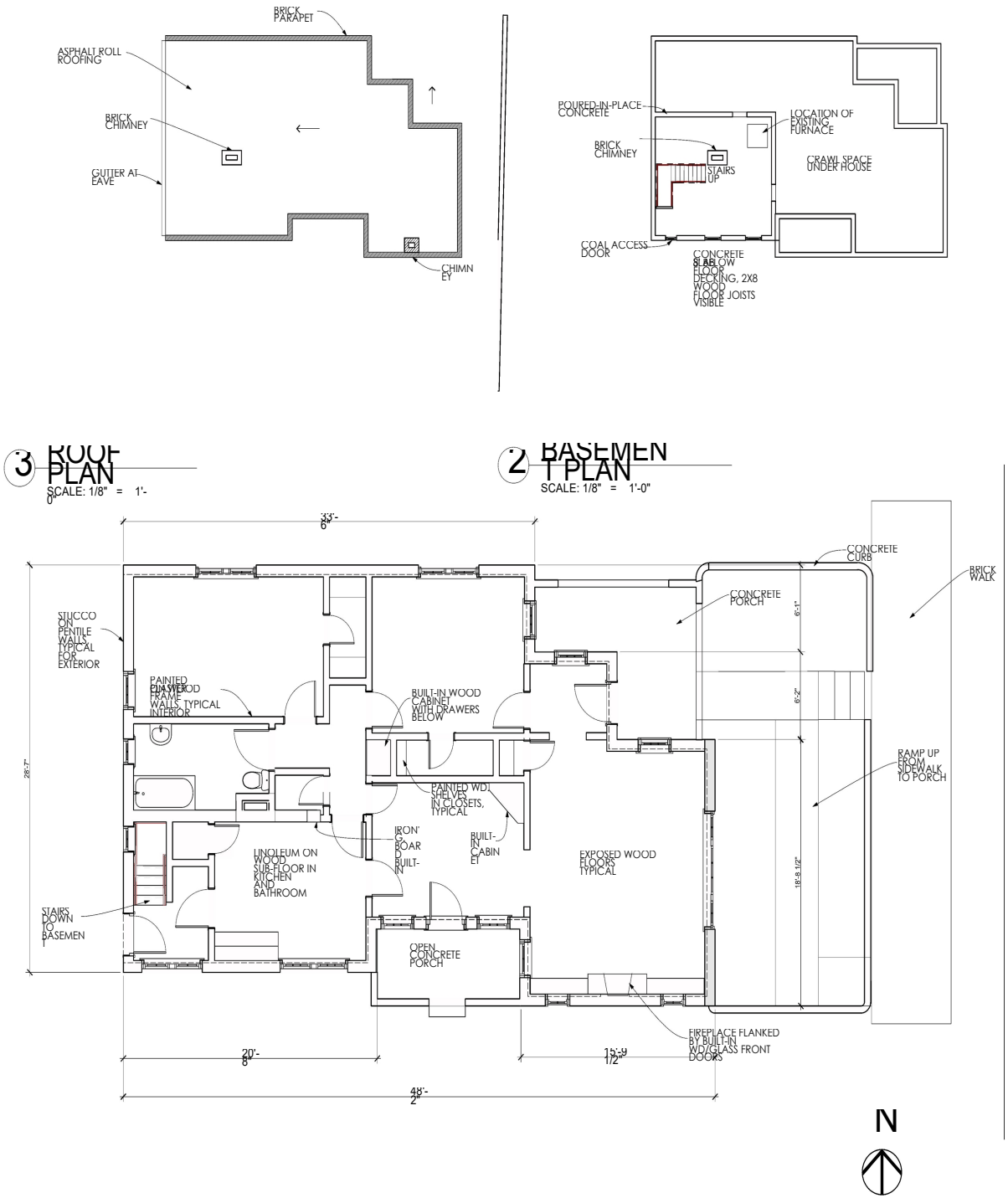

3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

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Date: 2

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

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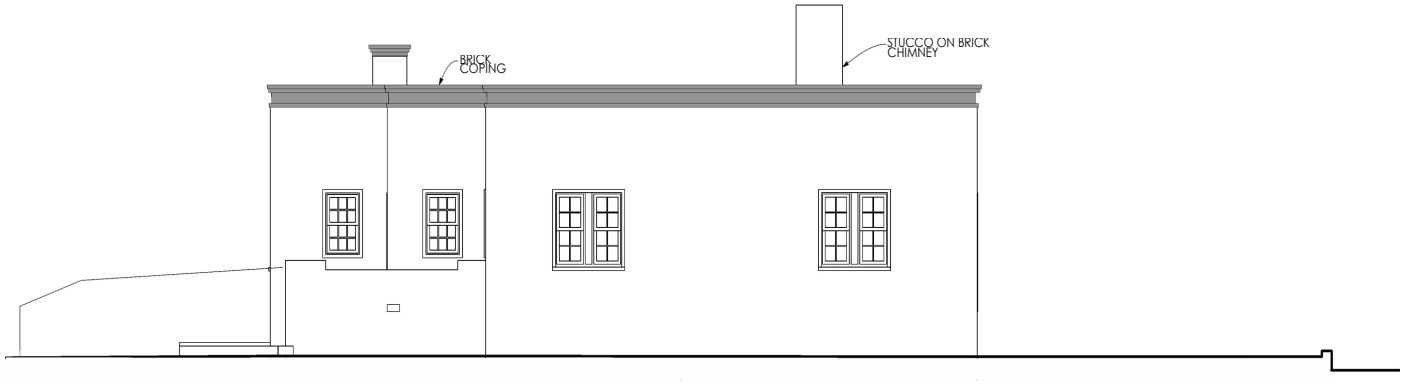

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Date
2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

Chair Woods appreciated his work but had a concern with the decision on the south elevation to take those two windows off that created a much more vertical face. She asked if he could reconsider that. Everything else was a great improvement.

Mr. Miller said that wasn't his choice but he could bring that to his clients. That decision was made for internal use of the building as a library - having more windows at that location. There were windows around the corner of that elevation and they were getting enough light into the room with the large French doors with a transom above it.

Chair Woods asked if he could see the impact on the exterior.

Mr. Miller did see if. He said it was not a contributing elevation built in the 1980s and they were taking off the greenhouse.

Ms. Rios referred to the south elevation and asked if it was publicly visible.

Mr. Miller said there was no public visibility.

Ms. Walker asked what a "jaunty canale" was.

Mr. Miller was not sure and asked where it was said.

Mr. Miller said it was a radiused canale and some were on the existing building. He didn't have a detail of it with him but the top edge was radiused and capped with galvanized metal.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-012 per staff recommendation and indicating the final drawings show the front door, the railing and vehicular gate as submitted by the applicant at the meeting. Ms. Mather seconded the motion.

Ms. Walker asked for a friendly amendment that the designer would ask the applicant to consider replacing those two windows on the south façade.

Ms. Rios didn't think it important since it was not publicly visible but accepted it as friendly and the motion passed by unanimous voice vote.

8. **Case #H-12-017A. 402, 406, 410, and 414 Don Gaspar Avenue and 128 and 130 South Capitol Street.** Downtown & Eastside Historic District. City of Santa Fé, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fé has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.**

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and

on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

414 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival and Spanish-Pueblo Revival elements including brick coping on the parapets and bull-nosed openings. Historic wood windows are in good condition. The historic brick coping is deteriorated in many locations. A free-standing Pen tile garage was located at the rear of the driveway and has been demolished at an unknown date. The residential structure is listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and south elevations. This structure is not listed on the state or national registers, but it is eligible under Criterion C.

104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortíz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortíz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area were demolished at an unknown date.

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

Mr. Katz asked Ms. Brennan, since it was possible the decision made by the Board could be appealed to Council, to determine what legal advice she would give Council as to the meaning of "significant structure" and "contributing structure."

Ms. Brennan said it was interesting question in light of the recent Council decision on the Gay Wagner House which was a unanimous decision not to classify that house as significant and rather as contributing.

She read the definitions as shown on page 3. Contributing was not unique in itself but typical of the area in which it was found. Significant embodied distinctive characteristics of the type, period, or method of construction. It must retain a high level of historic integrity. The Board had taken that to mean that all sides

were primary. She thought a lot about that Council decision because it was surprising to her and to a lot of people that it was a unanimous decision. The constituency of the Council was different than the Board's and, as elected officials, were concerned with finding a balance between property, interests, and the ability to modify a building. Even with significant they could get an exception although it did present somewhat of a barrier.

Finding the balance was difficult. Mr. Rasch said it was a vestigial neighborhood and they were faced with homes that were fundamentally the same but had different statuses.

Mr. Katz asked Mr. Rasch about the sheet he had that showed there were 5,994 structures within the historic districts.

Mr. Rasch said the sheet gave a rundown on those structures by status and provided it to Mr. Katz.

Mr. Katz said there were 327 significant buildings and 1,824 contributing structures.

Ms. Brennan thought the word that made sense to her in trying to understand what distinctive meant was that the Council was looking something that was important - that stood out but not necessarily unique. She took that to mean "important."

Dr. Kantner said following that line of inquiry, Mr. Rasch in his recommendations noted that all of the structures were eligible state or national registers under criterion C. Looking at the City definitions that would mean they were eligible for a significant designation under the City's criterion B.

Mr. Rasch said it was a matter of semantics between the two jurisdictions.

Dr. Kantner surmised that the primary reason was that they had to be distinctive enough, despite the fact that they qualified under criterion B to merit a significant designation.

Mr. Rasch said they didn't meet A, B or D clearly so he used criterion C. The national register no longer has distinctions in historic status - they all were contributing. They eliminated the significant status.

Dr. Kantner noted that the definition in C said it embodied distinctive characteristics so they would qualify for the City's significant status but Mr. Rasch recommended downgrade to contributing and he wondered why.

Mr. Rasch said they had the characteristics under state and federal but under city were not unique and not important in any way. The two registers saw it differently.

Ms. Walker noted under Significant - it must retain high level of historic integrity. She asked if these did not think they retained high level of historic integrity.

Mr. Rasch said of the four casitas that 402 and 406 Don Gaspar did. 410 had a non-original portal and 414 had coping in very bad condition.

Mr. Acton thought their adjacency buttressed the status of a type. It was a more powerful preservation opportunity.

Ms. Mather asked about the nature of their location in relation to the Downtown & Eastside Historic District. It was in the capitol district. She asked if they were held to the same standard as the rest in the Downtown & Eastside Historic District or because they were in this special zone were held to higher or lower standard. She would call them orphans left over from loss of the entire neighborhood. A block to the south would be quite typical.

Mr. Rasch said the City left the Railyard out of any historic district to develop it and he thought the state left these out for the same reason. They were not in a state district and were in a corner of the Downtown and Eastside district. They didn't harmonize with the institutional buildings and one block south in Don Gaspar - they were quite common.

Ms. Mather asked why they were left out.

Mr. Rasch guessed it was for development.

Mr. Katz asked if there were many examples of this type of bungalow in the Downtown & Eastside Historic District.

Mr. Rasch said they were not as well concentrated as these but you could find them in the downtown part.

Ms. Walker asked if there was some "by your leave" since the rest of the area was destroyed to complete the destruction of it.

Mr. Rasch reminded the Board they were only talking about their status and not any other treatment of the structures. He was on the fence with that question.

Ms. Mather was looking at the report from 1984 on page 43 on 406 Don Gaspar and same was true of 414 that the recommendation was to be contributing and didn't understand how they ended up as significant.

Mr. Rasch didn't know. The staff member around that time had long been gone. But right around that time was when the state was making purchases. Some to the south were demolished in 1990. It might be oversimplifying to make sure the discussion happened again.

Mr. Murphey said there was a plan to make a state capitol historic district that never went forward.

Ms. Rios said 402 was contributing and another very similar was designated as significant.

Mr. Rasch agreed. Physically they were not different.

Ms. Rios said they were approximately 82 years old. Mr. Rasch agreed.

PUBLIC COMMENT

Mr. Spray said the discussion of reclassification of any historic building was of concern to OSFA. On June 4 OSFA toured the buildings, thanks to Peter Allen and got a view of the interior so the OSFA board came back with an expanded view. These were not casitas but homes - casas. They still maintained the interior as historic. They were offices until very recently and in good condition. This board has deemed them either contributing or significant and he urged the Board to keep that status. What happened around them should not determine their status. New construction added by giving them a compelling structure and fabric.

These homes were all that remain in that neighborhood. Only this Board had the ability to maintain them for the future. When they were gone they were gone forever. Please retain their status and preserve the power of the past.

Mr. Katz clarified that the entire board didn't go on the tour.

Mr. Spray agreed. The OSFA Board members who were members of the H Board were excused from the tour.

Present and sworn was Mr. Tim Maxwell also thought of them as homes rather than casitas. This was a pre-war subdivision of residential homes for families and an important evolution in Santa Fé and must have evoked what Allan Stamm saw for his homes.

He considered this request to change a designation as a way that could lead to their demolition and asked, as he did with St. Catherine's, to hold off until the Board could see what would replace them.

Present and sworn was Ms. Stefanie Beninato urged the Board not to second guess Council but look at the code. She appreciated that Mr. Murphey knew the history of that district rather than just speculation. Speculation was damaging to the Board's record at Council. So she asked that they use their expertise and skill to make the decision.

In the 1980's they were single family houses and that was how they were used. They were not typically found in the Eastside. Most were much larger houses or some were built later. The City needed to preserve clusters of historic buildings so visitors and residents could see what was there.

They were modest but well built homes. The downtown has changed a lot but we need to preserve these vestigial elements.

There were no other speakers from the public.

Chair Woods said when she came on the board they had no preservation ordinance - only a styles ordinance. And the reason Santa Fé was designated as a historic place by the Department of Interior. And they were losing these historic homes from demolition and overzealous remodeling. That was how the ordinance came to be. The Board didn't designate something because they wanted to hold onto the designation. They had to look at each one and judge it by the ordinance.

Ms. Mather asked how the Chair intended to proceed.

Chair Woods said they needed to go through each building and consider primary elevations.

Mr. Katz commented that for all of them, preservation was a much greater limitation on someone's ability to deal with that structure. It was interesting that out of 6000 only 300 were significant for preservation. He thought of some of the more beautiful old adobe homes. They were models of that style and important examples of it. If they looked at these homes they needed to avoid saying they were significant just because they didn't want them taken down. They might be lovely buildings and once was the case to reflect the important evolution but they were not the only ones and in and of themselves were not significant buildings. Streetscape was important in considering contributing. But contributing structure must add to the district to establish and maintain the character of the district. These once did that but didn't now because of what else happened there. They certainly didn't reflect what the rest of that area was any more. He didn't think it met the definition of maintaining the character. If these were in the Don Gaspar District they might but not in the Downtown and Eastside District.

Chair Woods disagreed. One block parallel you see those little brick buildings. Just because so many were taken down did not mean these should be taken down. They did relate to each other.

Mr. Katz agreed. And there was also DeVargas there but those were the edges and the houses on Galisteo were lovely brick houses and DeVargas was an island.

Ms. Rios asked if he didn't feel they were even contributing. Mr. Katz said yes.

Ms. Rios disagreed with Mr. Katz. These could either fall under significant or contributing. She read each criterion and said they met each one. They didn't know who lived there so perhaps it didn't apply (significant) or were eligible to be listed on state or national registers. These four buildings represented what once was there. There were tons of them that were no longer there. Just because there were tall buildings there didn't diminish the quality and what these buildings represent.

Mr. Acton said, given this was a seminal moment and didn't know what the State was going to do there. If the Board designated all of them significant then the State would get a good idea how important we consider these buildings and work on the 56,000 building next to them. It seems they would not come ask

for an exception but would come with a schematic that the Board could comment on and get feedback from the public. So the practical value of status might be irrelevant to the state given the nature of the process.

Mr. Rasch went to the code. Because of HB360, Santa Fé ordinance was 14-5.2.(M). In that ordinance it said the process "shall be undertaken in such manner to preserve the status of the structure and in accordance with the standards for alterations or additions... Proposed alterations shall not cause it to lose its status." Demolition of historic and landmarked structures shall include the report that the Board was familiar with. So the Code applied to these structures.

Mr. Acton said the last piece had to do with survival of these buildings. He asked what status would most guarantee their survival. They were looking down the road and that would determine his call.

Chair Woods asked Ms. Brennan to advise the Board on their responsibilities in this matter.

Ms. Brennan said the responsibility of the Board was to determine the status of these buildings based on the qualities of the building that were before them.

Ms. Mather thought it was very important not for the Board to try to second-guess these particular buildings. They were in the Downtown and Eastside Historic District and they should be treated as any other building that district. There were other examples very similar. Some were on Cienega Street, Marcy Street and existed throughout. She thought it was unfair to penalize the State to try to guess what they would do. They needed to maintain the integrity of words like "significant."

Ms. Walker concurred with Ms. Rios that these structures did fit the criteria. Follow the code and it made them significant.

Chair Woods said she would entertain a motion on 128 South Capitol.

Mr. Katz moved to change the status of the structure at 128 South Capitol to noncontributing since it was not sufficiently old among other things. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods asked for a motion on130 South Capitol.

Mr. Katz moved to keep the noncontributing status at 130 South Capitol. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods went to the house at 402 Don Gaspar.

Dr. Kantner moved to designate the house at 402 Don Gaspar as a significant structure as it meets all criteria including its location, its age, the fact that it embodied distinctive characteristics which meant distinguishing characteristics of a type, period or method of construction and maintains a high level of integrity and, as recommended by staff, met criterion B of the City Code

which suggests that it should be eligible for listing on the national register of historic places. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 402 Don Gaspar.

Dr. Kantner moved to designate the garage at 402 Don Gaspar as contributing rather than significant because it relied on the main building for its status and with the east elevation as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the casita at 406 Don Gaspar.

Dr. Kantner moved to retain the significant status of the casita at 406 Don Gaspar for the same reasons as given for 402 Don Gaspar. Mr. Acton seconded the motion.

Ms. Mather wanted to make it clear that these buildings contribute to the Downtown and Eastside Historic District but did not feel they were significant structures.

Dr. Kantner said his concern here was that in thinking of it as significant, distinctive could mean different things. He didn't think it meant unique or exceptional but that was not invoked for the national register. In the City Code it was used to mean distinguishing. It embodied the distinguishing characteristics of this whole suite of 1930's residential structures so that was why he felt that even though the designation "significant" seemed to invoke an exceptional character to it, he didn't think that was the details of the definition for significant actually were saying.

Ms. Mather disagreed. Significant meant it was somehow special to our ordinance and was designated and protected for that reason.

Mr. Katz said it was not unique in itself but it contributed. They were just good examples of the style.

Dr. Kantner said in that case it would just leave one example of a particular style or a place where famous people lived.

Ms. Mather did not think that was the type of logic she was expressing.

The motion passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 406 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 406 Don Gaspar from significant to contributing with the east façade as primary for the reasons he articulated in reference to 402 Don

Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 410 Don Gaspar.

Mr. Katz moved to downgrade the residence at 410 Gaspar to contributing. Ms. Mather seconded the motion and it failed by voice vote of 2-4 with Ms. Walker, Dr. Kantner, Ms. Rios and Mr. Acton voting against.

Dr. Kantner moved to designate the residence at 410 Gaspar as significant for the reasons he articulated for 402 Don Gaspar. Ms. Rios seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 410 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 410 Don Gaspar to contributing and designate the east façade as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 414 Don Gaspar.

Dr. Kantner moved to retain the significant status of the residence at 414 Don Gaspar for the reasons he articulated for 402 Don Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

9. **Case #H-12-025A. 659 Garcia Street.** Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, propose to amend a previous approval including altering arched windows and a wood yard wall gate. (John Murphey).

Mr. Murphey presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

The subject building is a large, multi-massed, stone residence with a flow of intersecting courtyards. Principally one story, a one-and-a-half story section rises above the south elevation. The house includes a mixed fenestration of historic and non-historic steel casement and wood windows. With its canales, wood lintels, and corbelled portal, the masonry house could be considered Spanish-Pueblo Revival in design. It is contributing to the Downtown and Eastside Historic District.

At the April 24, 2012 hearing, the Board approved a project to construct a 1,100-square-foot addition and make other changes to the house, but required the applicant to return to review the design of a wood gate

CITY OF SANTA FE, NEW MEXICO

Project description: Proposes an historic status review of these properties for the State Executive Office Building project.

Project Number: 12-1200017
Case number: H-12-0017
Project Type: HDRB

PROJECT LOCATION (S): **402, 406, 410 and 414 Gaspar Avenue and 128 and 130 South Capitol Street**

PROJECT NAMES:

OW – Chuck Gara/State of NM
Santa Fe, NM 87502

Property Control/Gen. Serv.
John F. Simms Bldg.
P.O. Box 6850

AP – Same as Above

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Sgn.,Contr. & Non-Contr.
PUBLICLY VISIBLE FACADE-EAST	Yes
PUBLICLY VISIBLE FACADE-NORTH	Yes
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Yes
HISTORIC DISTRICT INVENTORY NUMBER	H-1259, 1791-1793
YEAR OF CONSTRUCTION	1930-1963
PROJECT TYPE (NEW, ADD, ETC.)	Status Review
USE, EXISTING	Government
USE, PROPOSE	Government
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: June 12, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-017A ADDRESS: 402, 406, 410, 414 Don Gaspar and 128, 130 South Capitol

Historic Status: Significant, Contributing, and Non-contributing

Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	_x_ Vicinity Map
_x_ Historic Inventory Forms	___ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
___ Other:	_x_ Photographs
	___ Other:

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fe has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

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104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortiz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortiz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area where demolished at an unknown date.

DON GASPAR AVE
PASEO DE PERALTA
S CAPITOL ST
102 S CAPITOL
406 DON GASPAR AVE
410 DON GASPAR AVE
414 DON GASPAR AVE
104 S CAPITOL
Downtown And Eastside
Don Gaspar
1302 PASEO DE PERALTA
W MANHATTAN AVE
130 S CAPITOL ST
126 S CAPITOL ST
138 W MANHATTAN AVE
GALISTEO ST
432 GALISTEO ST
504 GALISTEO ST
306 GALISTEO ST
Don Gaspar
C
S
NC



c. 1950s

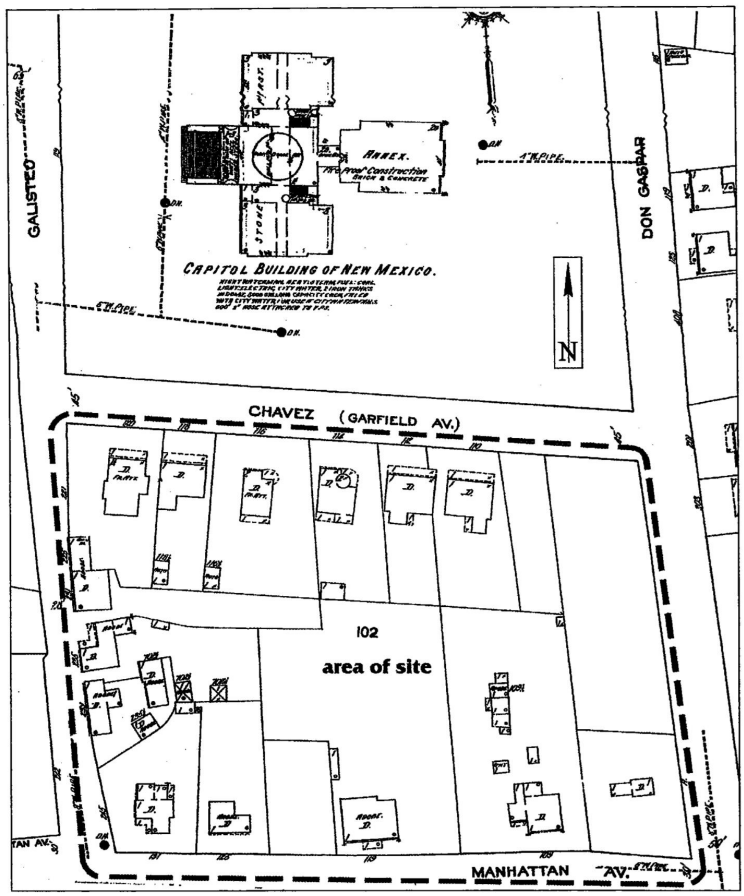


Figure 4.4. Detail of the Sanborn Fire Insurance map (June 1913).

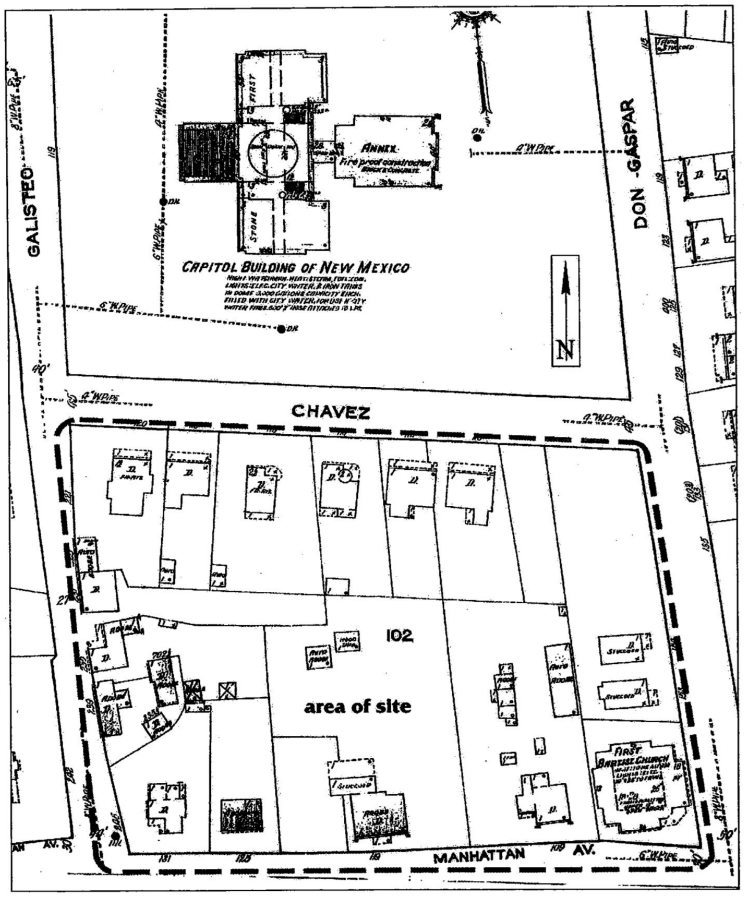


Figure 4.5. Detail of the Sanborn Fire Insurance map (June 1921).

9

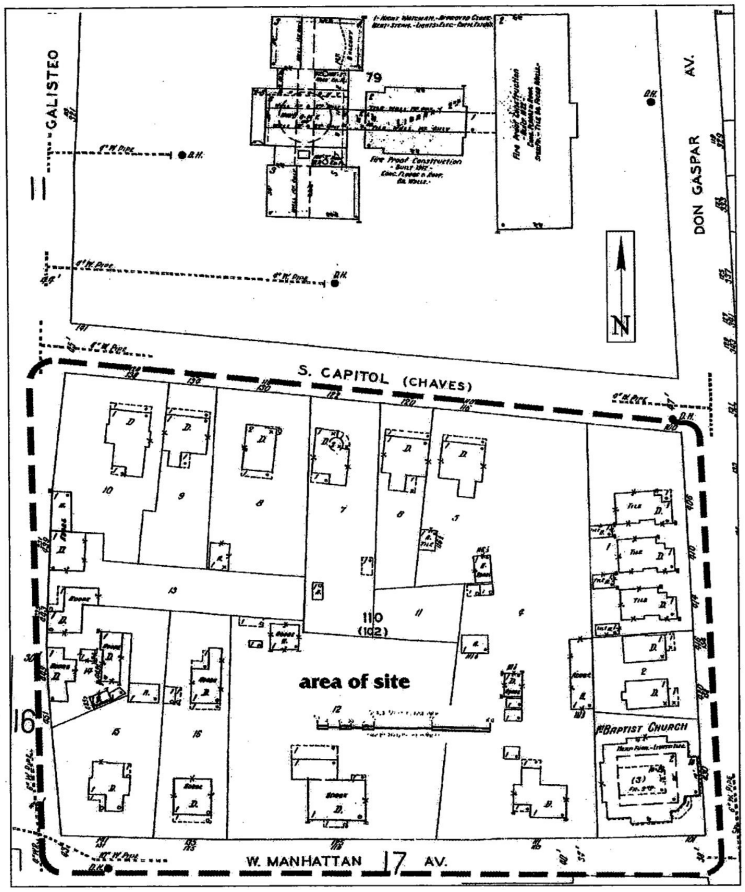


Figure 4.6. Detail of the Sanborn Fire Insurance map (January 1930).

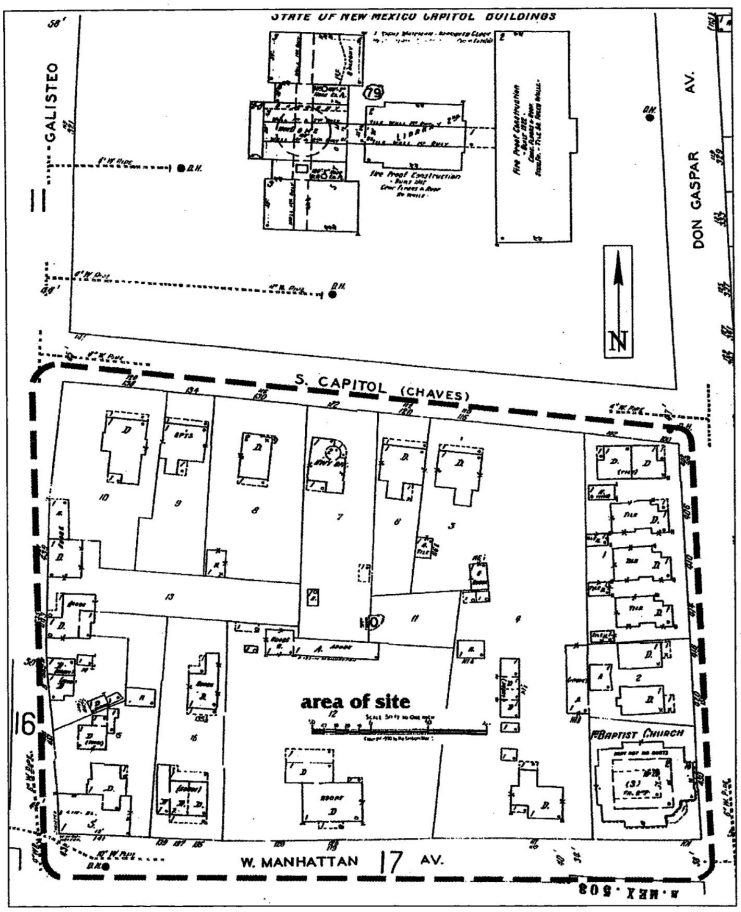


Figure 4.7. Detail of the Sanborn Fire Insurance map (January 1930, modified for August 1948).

Design & Preservation in Santa Fe:

A PLURALISTIC APPROACH

National Park Service Historic Preservation Grant
Project 35-74-00030.4

Planning Department
City of Santa Fe
Santa Fe, New Mexico
January, 1977

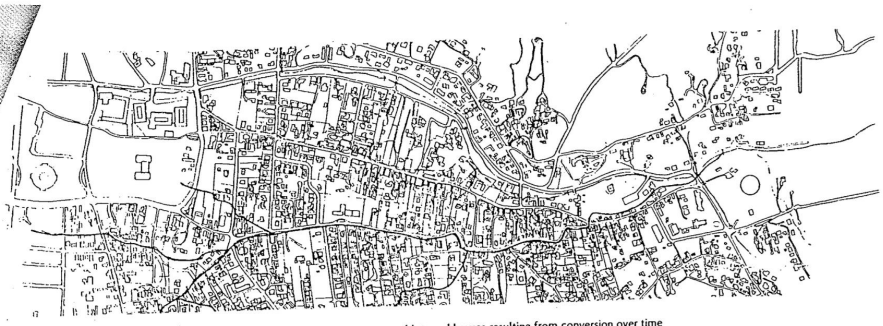
THE PLAN:
NOTES ON STRUCTURE

PRIMER OF
THEMES AND MOTIFS

A Glossary
of Architectural Styles

VISUAL HISTORY:
TOWNSCAPES AND
EVALUAIRE





Canyon Road and **Acequia Madre** with inactive acequias and irregular pattern of lots and houses resulting from conversion over time of irrigated agricultural land.



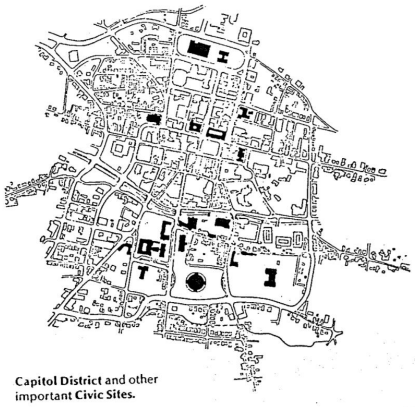
Federal Courthouse at terminus of Lincoln Avenue.



Marcy townscape at site of former military quarters.

6 CAPITOL DISTRICT AND CIVIC SITES. Like a university campus, the Capitol District is a realm of large institutional buildings set on lawns. Corridors of smaller, older lines of buildings lace through this district. These corridors are DeVargas Street, Old Santa Fe Trail, and Camino Galisteo. Some state offices occupy older buildings in these corridors. The townscape also includes City, County and Federal sites whose buildings, surroundings and ceremonial status add dignity to the City.

7 EAST PALACE. This street leads past five restored placita (courtyard) buildings, and up into a realm of large late nineteenth century American merchants' houses. Palace Avenue is a hybrid street that includes many architectural styles and is overlapped by the Trazo and Marcy Townscapes.



Capitol District and other important **Civic Sites.**

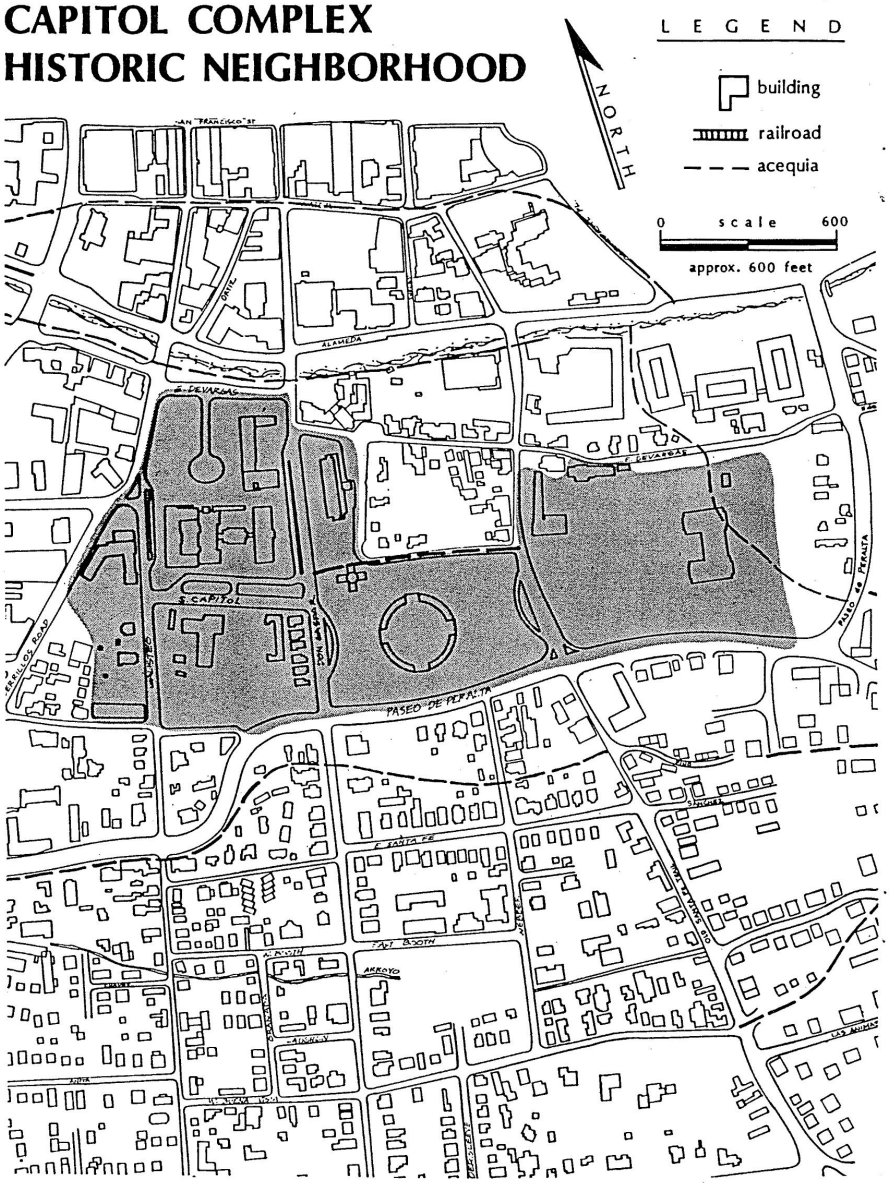
1988

Santa Fe Historic Neighborhood Study



City of Santa Fe

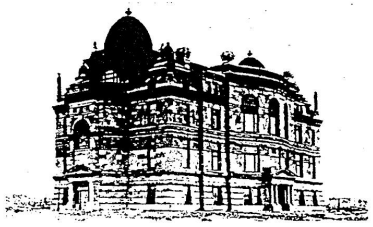
CAPITOL COMPLEX HISTORIC NEIGHBORHOOD



CAPITOL COMPLEX HISTORIC NEIGHBORHOOD

Definition. The Capitol Complex Historic District is bounded on the north by a line that runs approximately one block south of De Vargas Street, on the east and south by the Paseo de Peralta, and on the west by Cerrillos Road and Galisteo Street. Portions of West Manhattan and South Capitol Streets, as well as Galisteo, Don Gaspar, Old Santa Fe Trail, and Orchard Drive are located in the area. It is centered around the sites of the New Mexico State Capitol, and contains approximately fifty structures.

History. After the United States conquest of New Mexico in 1846, the Palace of the Governors was used for United States government offices. In 1853, a Territorial Capitol was begun on the north side of town, but it took more than thirty years to build due to lack of funds. By the time it was complete, it was considered more appropriate for use as the Federal Court house than as the Capitol. The Legislative Assembly of the Territory voted in 1884 to build a proper capitol building. The site chosen for the new building was farmland south of the river between De Vargas Street and Manhattan Road (Paseo de Peralta). The building, designed by J.J. Jamison of Chicago, was a Beaux-Arts composition consisting of two small domes atop a four-story structure. (Illustration 1) The stonework for the yellow sandstone walls was done by Donoghue and Cavanaugh of Santa Fe, and the primary builder was D.F. Hallick Co. of Denver.[1] On the evening of May 12, 1892, the building burned down. The fire had broken out in two



1. Capitol Building, built 1886, photo by J. R. Riddle. (Courtesy Museum of New Mexico, Neg. No. 76041)

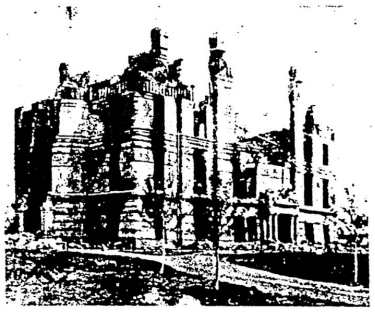
separate locations within the building. Slashed water hoses as well as a partly shut-off water valve for the standpipes impeded attempts to put it out. (Illustration 2) Although arson was strongly suggested, reponsibility was never determined. However, shortly afterwards renewed efforts were made to move the capital to Albuquerque. Finally in 1900, after delays caused by these efforts as well as difficulties in securing funds, a second capitol building was constructed on the site of the one that had burned.[2] (Illustration 3) It was a Neoclassic-style building with a large dome and cupola.

The extension of Don Gaspar Avenue southward across the river and along the east side of the capitol grounds was planned in 1887 and envisioned as a "splendid business thoroughfare."[3] However, the extension was delayed several years by land acquisition problems.[4] In 1892, a request was made to the City Council for a street north of the capitol grounds between Don

Gaspar Avenue and Galisteo Street.[5] Almost eight years later, the street was constructed and named North Capitol. By 1912, the name had been changed to Manderfield Street in honor of William Manderfield, for many years editor of the *New Mexican*, the capital's leading newspaper.

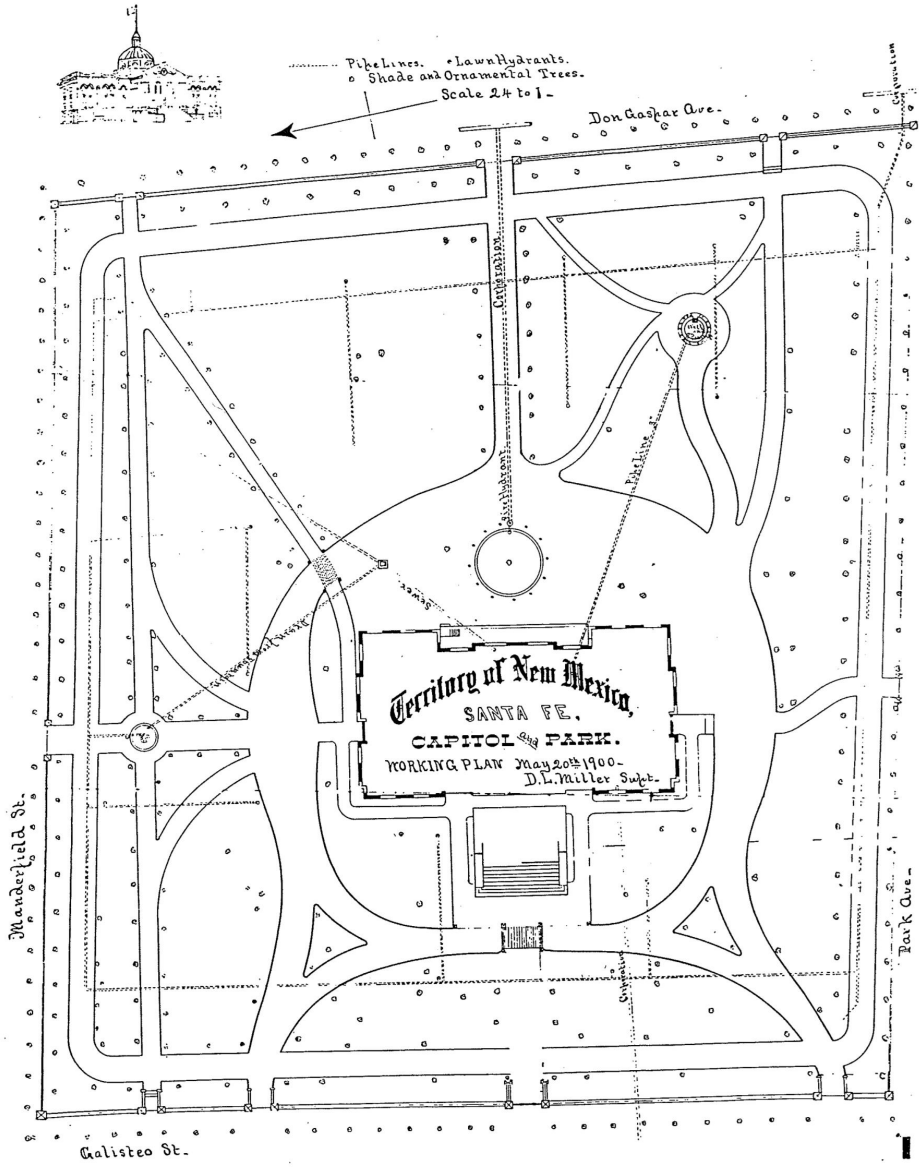
In 1907, a new Governor's Mansion was begun on the south side of the river, just north of the Capitol. Until its completion in 1909, the Governor's residence continued to be the Palace of the Governors as it had been during the Mexican and Spanish Colonial periods. The new Governor's Mansion was a handsome, two-story, yellow-brick building which copied the general form and proportions of the White House in Washington, D.C. (Illustration 4)

By 1912, Santa Fe had spread dramatically southward. Large tracts of land had been subdivided around the turn of the century into residential building lots including the Allan's Highland Addition, the Collingwood, Buena Vista, Salmon, and Capitol Additions and the Mahaffey Tract. In 1912, these areas were still almost entirely vacant. However, South Capitol Street had been established, and six new brick houses stood facing the south end of the Capitol. Manhattan Avenue (Paseo de Peralta), a narrow lane running beside an acequia in Spanish Colonial times, had several new one- and two-story brick houses, but was still not very built up. The land on the northeast corner of Don Gaspar Avenue and Manhattan Avenue where the State Capitol now stands, was called the Collingwood Addition, but there were no buildings there in 1912. Several small frame structures similar to those on Santa Fe Avenue were added later. Access from this area to Manhattan Avenue was by means of Paloma Street.



2. Capitol Building, burned 1892. (Courtesy Museum of New Mexico, Neg. No. 16710)

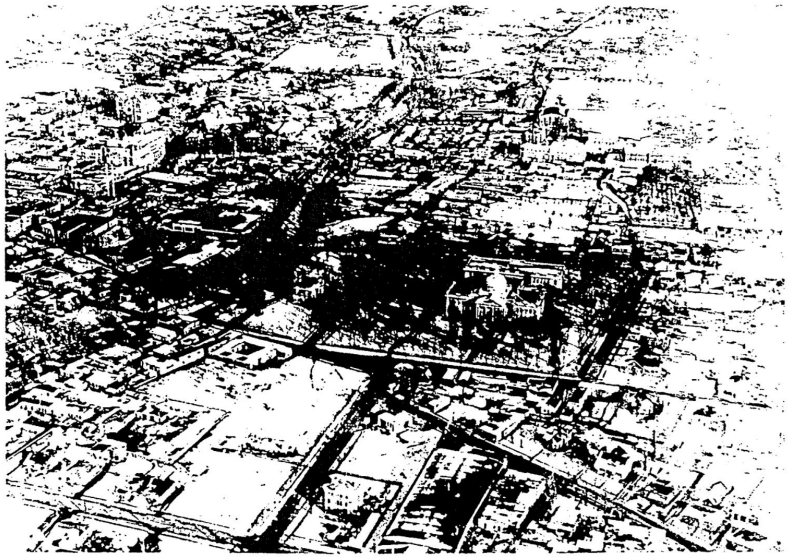
Gradually throughout this century, the number of state government buildings has increased in the area south of the river. In 1922, the Capitol building was enlarged with a major new wing facing Don Gaspar Avenue.[6] (Illustration 5) In 1934, the New Mexico Public Welfare (now the Villagra) building was completed by the Works Progress Administration (WPA) on the west side of Galisteo Street opposite the domed Capitol. It replaced several pre-1886 structures. In 1937, the Supreme Court building was constructed facing the river just east of Don Gaspar Avenue. Previously the Supreme Court had been housed in the State Capitol. The building was built with Federal Public



3. Territory of New Mexico, Santa Fe, Capitol and Park. Working Plan, 1900. City of Santa Fe City Planning Department.



4. Territorial Governor George Curry on the porch of the Governor's Mansion, ca 1910, photo by Jesse L. Nusbaum. (Courtesy Museum of New Mexico, Neg. No. 16723)



5. Aerial view of the Old State Capitol Building looking to the east, ca 1930's. (Courtesy Museum of New Mexico, Neg. No. 46671)

Works Administration (PWA) funds at a cost of $598,676.[7]

The decade of the 1950's, with its disdain for Beaux-Arts architecture, saw the Neoclassic Capitol first shorn of its dome and portico and then "Territorialized" in 1951-53. (Illustration 6) The Governor's Mansion was simply dynamited in 1955, after a new one had been built on Mansion Drive north of town. The State Department of Education Building, originally named the Mabry building and designed by W.C. Kruger Associates, was built north of the Capitol in 1950. The building has a series of terra cotta bas-relief panels of representational images based on New Mexican themes, though one of the original images, that of Miss Fertility, was removed after a public outcry before the building was opened.[8]

The 1960's saw extensive remodeling and expansion of the Capitol Complex, mostly to the east of the existing Capitol building, with many new buildings replacing parts of existing neighborhoods (Illustration 7):

- The New Mexico State Land Office, 1960, southwest corner of the river and Old Santa Fe Trail, designed by W.C. Kruger Associates, replacing pre-1886 structures;

- The New Mexico State Library, 1964, southeast corner of De Vargas and Don Gaspar, designed by W.C. Kruger Associates, replacing some pre-1912 structures, several old adobes along Amado Street, and Judge Laughlin's house;[9]

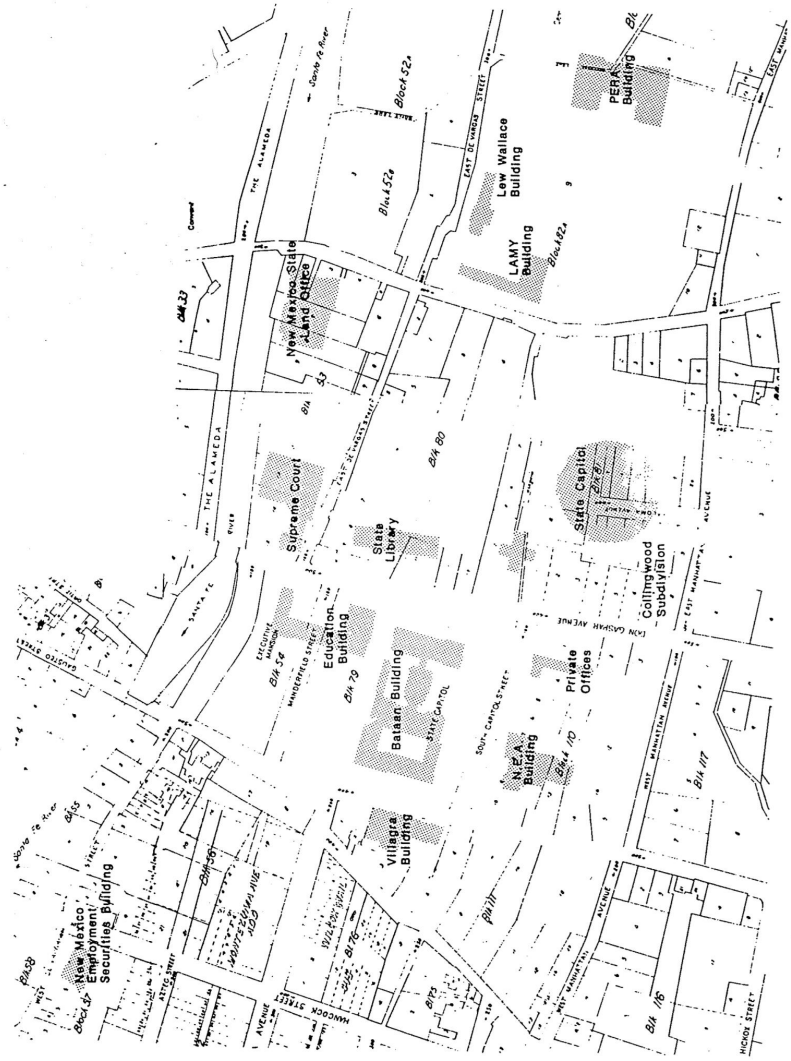
- The State Capitol, known as "The Roundhouse," 1964-66, between Don Gaspar and Old Santa Fe Trail and north of Paseo de Peralta, designed by W.C. Kruger Associates, partly on the site of the old Collingwood Subdivision on Paseo de Peralta and the William Manderfield house on Old Santa Fe Trail; (Illustration 8)



6. Aerial view of the old State Capitol area looking to the southeast, September 7, 1956, photo by Tyler Dingee. (Courtesy Museum of New Mexico, Neg. No. 74171)

- The PERA (Public Employees Retirement Association) Building, 1966-67, south of Paseo de Peralta and east of the Old Santa Fe Trail, designed by John Gaw Meem on vacant land, part of which had been a baseball field belonging to St. Michael's College and part of which was a cemetery;

- The Lew Wallace Building, on Old Santa Fe Trail south of De Vargas, originally an 1887 St. Michael's College building which was acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;



7. Portion of 1924 Official Map of Santa Fe with 1960's capitol complex structures shown. City of Santa Fe Planning Department.

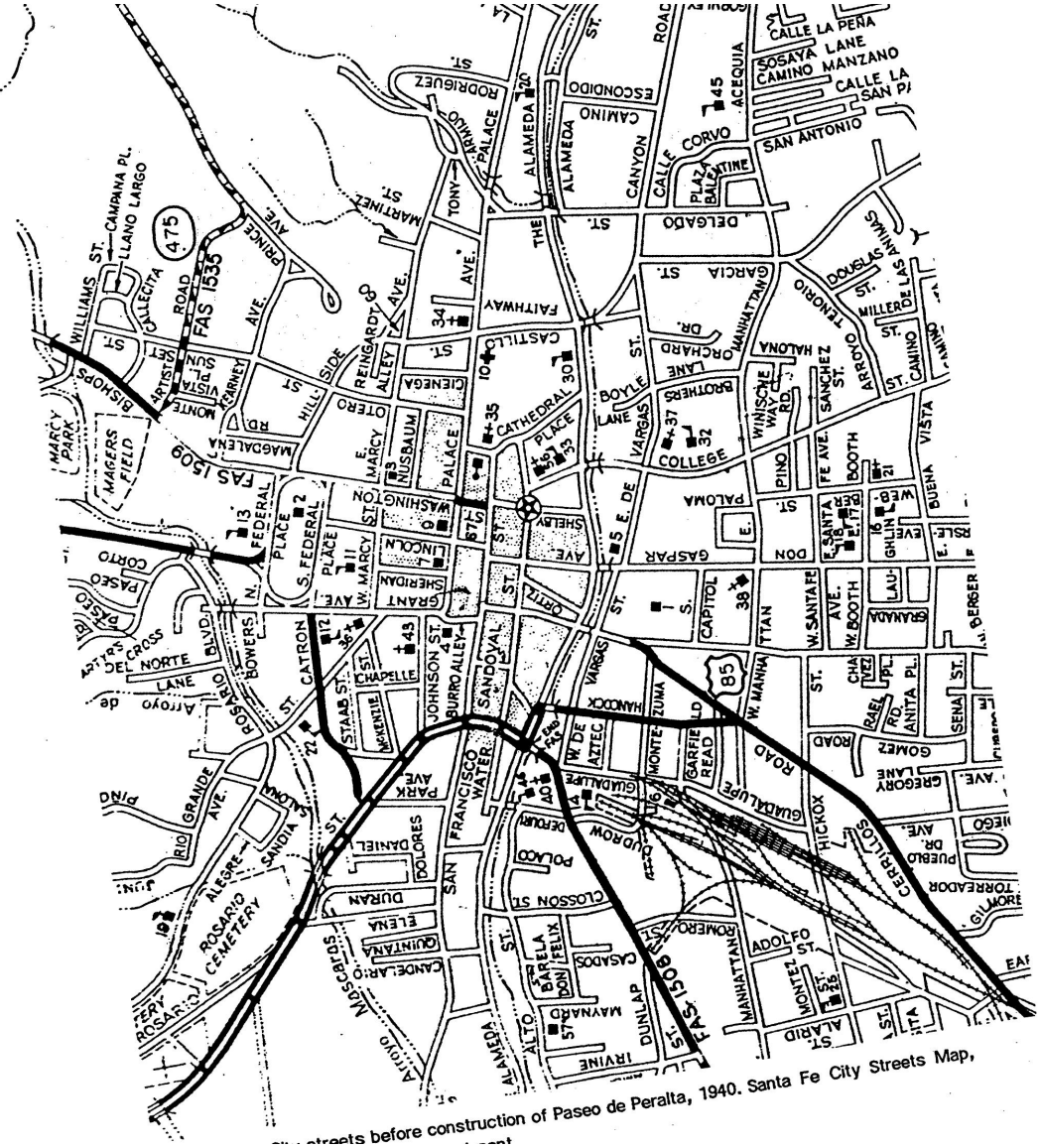


8. Aerial view of the site of the existing State Capitol, Old Santa Fe trail on the left, looking south, Analco Street in the fore-ground, ca 1950, photo by Tyler Dingeee. (Courtesy Museum of New Mexico, Neg. No. 74146)

- The Lamy Building, east of the Old Santa Fe Trail and somewhat north of De Vargas, a three-story, adobe building which was originally the St. Michael's College dormitory built in 1878, acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;

- The Villagra Building, west of Galisteo Street and east of Cerrillos Road, which was originally the N.M. Public Welfare Building built with WPA funds, remodeled in 1969 by the Western Architects Collaborative;

- The New Mexico Employment Security



streets before construction of Paseo de Peralta, 1940. Santa Fe City Streets Map,

Building, between Guadalupe and Sandoval and south of De Vargas, planned in the late 1960's and designed by Joseph B. Burwinkle, Jr., and completed in 1971.

All of these are large multi-story buildings designed with massive large-scale elements. All suggest the regional architectural heritage by use of a Territorial Revival envelope of stucco with brick copings, white trim, and portales. These buildings generally follow the typical American site plan of a single mass, centrally located on the site and surrounded by landscaping and parking, which is the antithesis of Santa Fe's Spanish Colonial building pattern.

The result is a complex of buildings surrounded by large areas of parking and grounds, most of which have been landscaped with a dense and varied assortment of plant materials that help offset the heaviness of the architecture. In some areas, most notably the "Round House," a dense variety of trees, shrubs, and ground covers have been randomly placed in planting beds. The result is visually chaotic, but provides a rich and verdant landscape requiring a minimum amount of maintenance.

The construction of Paseo de Peralta coincided with much of the growth of the State Government complex. In 1964, the City Council initiated plans for a "loop system for Santa Fe," and approved the general layout in October of the same year. Despite opposition to certain condemnations and demolitions, the "loop" was constructed in 1967-69, incorporating Bower Street, North Federal Place, part of Hillside Avenue, Castillo Street, and parts of Manhattan Avenue and Hickox Street. Other short links were created where no right-of-way had existed before and certain areas were widened, requiring additional condemnation and demolition. The curve on the south side, which connected the Manhattan Avenue right-of-way to the Hickox Street right-of-way, followed an existing easement created by the Arroyo los Pinos. To the southeast, the Paseo de Peralta cuts through an area of orchards, remnants of which can still be seen north of the Fenn Gallery on Paseo de Peralta and along Orchard Drive. Illustration 9 shows the street system in 1940 before the construction of Paseo de Peralta.

Description. The Capitol Complex is largely defined by its function, the administration of state government. The monumental scale of individual structures and the setting of each building conveys a feeling of authority to the visitor. Paseo de Peralta provides a clear boundary for the Capitol area, and wide, straight Don Gaspar Avenue provides a central corridor.

By the end of the 1960's, the area south of the river, bounded by Paseo de Peralta and Galisteo Street, was dominated by large buildings, all of which were owned by the State except the Desert Inn and the El Castillo Retirement Complex, both west of Old Santa Fe Trail. A few older, residential pockets remain, including remnants of the Barrio de Analco along De Vargas Street, a residential compound on the grounds south of the Crespin House off west De Vargas, and a few other houses on Galisteo Street, Don

Gaspar Avenue, Old Santa Fe Trail, and between the PERA Building and Paseo de Peralta. Most of the houses that remain in this area predate 1920.

The survey recorded ten structures of primary significance in this district, eight of which are houses that are mostly are in national rather than regional styles: three are decorated brick, three are hipped roof cottages or bungalows, one is two-story, Italianate, and one is Territorial Revival. The newer State buildings were all designed in the Territorial Revival Style, adding an architectural unity to their functional interrelationship.

DON GASPAR ARCHITECTURAL HISTORIC SURVEY



CITY OF SANTA FE, 1983

Significance Map
approx. scale 1"=200'
N
Don Gateway Neighborhood
significant
supporting (N-C)
contributing
intrusive (N-C)

Photo 1

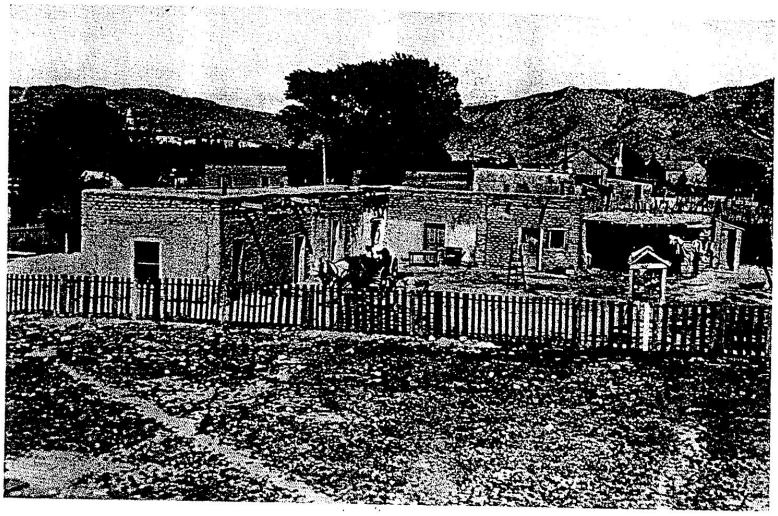


DEVELOPMENT PERIODS

The Don Gaspar Historic District is located several blocks to the south of the State Capitol Building. The 455-structure district is predominately residential. Generally the streets are in an irregular grid pattern. Many of the streets are tree-lined and most lots are fronted by walls and fences so that the public right-of-ways are clearly defined. Stylistically the Spanish-Pueblo Revival style predominates, though many other styles are represented, including the Italianate Bracketed, Mission Revival, Territorial Revival, Prairie, and bungalow.

Generally speaking the area was developed between 1890 and 1930, though Old Santa Fe Trail and Galisteo, both historic routes to and from the city, are shown as mapped in 1766. By 1895 many of the rest of the neighborhood's streets had been projected, if not actually built and by 1912 much of the area was developed. However, some of the area was still rural and Old Santa Fe Trail still dirt as photo 1 taken by Jesse Nusbaum around 1912 shows. The photo was taken about 500 yards west of Old Santa Fe Trail and 100 yards north of Berger Street. The long house to the center left of the photo was owned by Ben Muniz, New Mexican editor. The poplars may be located on the Arroyo Tenorio or Acequia Madre.

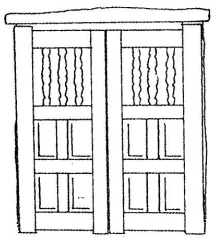
Photo 2



The earliest houses in the district date to before 1912 and are identified on King's Map of that year. A few scattered structures are shown on the 1886 Hartman Map. The earliest of these approximately 60 pre-1912 houses are examples of traditional Pueblo-Spanish and Territorial New Mexico architecture. They are of adobe, have flat roofs or metal-covered pitched roofs, and simply detailed window and door openings. The more elaborate among them are examples of the Territorial style with brick coping, pedimented window and door moldings, and portals. These structures are along the earliest streets in the district, Manhattan and Hickox (Paseo de Peralta), College Street (Old Santa Fe Trail) and Galisteo.

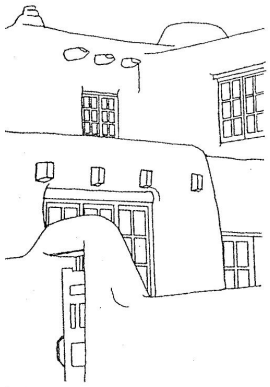
The Santa Fe Railroad arrived in New Mexico in 1879 and brought with it eastern and midwestern architectural styles as well as new types of building material. The Italianate Bracketed, Mansard, Queen Anne, and Prairie styles became popular in towns throughout New Mexico, including Santa Fe. All over Santa Fe and in the northeast section of Don Gaspar Historic District in particular, red brick and stone houses reflecting these eastern architectural styles were built. Many were found along Paseo de Peralta, Don Gaspar and Santa Fe Avenue. The rapid and complete shift in taste was reported in the Santa Fe New Mexican of 1889; "shade trees on the streets more completely

each year hide the shapeless houses which must give way gradually to modern buildings." That same year the newspaper reported that 3,500,000 bricks were needed for construction that spring. A year later the New Mexican commented that it would be good to rid the city of traces of Mexican culture. Photo 2, probably taken around 1902, shows the earlier styles in the foreground with the eastern style in the background. The photo is taken with Manhattan Avenue to the northeast. The house in the foreground located on the present site of Grubesic Realty. The Digneo-Valdes house is shown in the background toward the right and the tower of St. Michael's School toward the left. The Digneo-Valdes house shown in this photo and built in 1889 was one of the earliest of the "modern" brick houses on Don Gaspar. The builder, Carlos Digneo was one of the Italian stonemasons brought to Santa Fe by Bishop Lamy to finish the cathedral. It appears that several, perhaps many, of the red brick houses in the area were built by members of these Italian families. Indeed, the presence of these expert workmen, many of whom lived in the area, may have facilitated the building of the eastern style houses.



By 1891 the northeast section of the district was platted and the streets were actually built. The first decade of the 20th Century brought more construction activity to the area and many eastern style, usually red brick, houses were built. At that time the two story ell or box shaped houses were being replaced by the one story red brick bungalows.

By 1917, the bungalow style was popular and many examples had been constructed in Don Gaspar. In that year Carlos Vierra published "Our Native Architecture in its Relation to Santa Fe" in Papers of the School of American Archaeology In this paper, Vierra argued that eastern styles, especially the bungalow, were unsuited to Santa Fe because the town had an architectural heritage of its own. Vierra, one of the first artists to reside in Santa Fe, had done paintings of the Spanish Colonial Mission churches and some of the Mayan ruins in Yucatan, most of which were archeologically accurate. It was also about this time that Santa Fe became an important center for the study of pre-Columbian archeology both in New Mexico and Mexico, so interest in the traditional architecture was high. In addition increasing numbers of artists, were coming to Santa Fe and Taos. These artists were fascinated by the local culture and were interested in creating a distinctly American style. Vierra's proposed style, illustrated best by his house (photo 3) and the new Fine Arts Museum, represented what he saw as a truly American architectural style. Use of Vierra's style in Don Gaspar had begun by 1918 when the 1918 Santa Fe New



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 402 DON GASPAR AVE / 102 S. CAPITOL

ID NUMBER: 0516/0235

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1259

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1930-48 ESTIMATE 1932-3 ACTUAL

SOURCE(S) SANBORN MAP CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:

SPANISH PUEBLO REVIVAL

USE:

HISTORIC: (residential) duplex

OTHER _____

PRESENT: (residential) (102 S. Cap.)

OTHER commercial (402)

SURROUNDINGS: Government Bldgs - Commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN: Fall 1985 - Proj. vigas removed; new porch

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

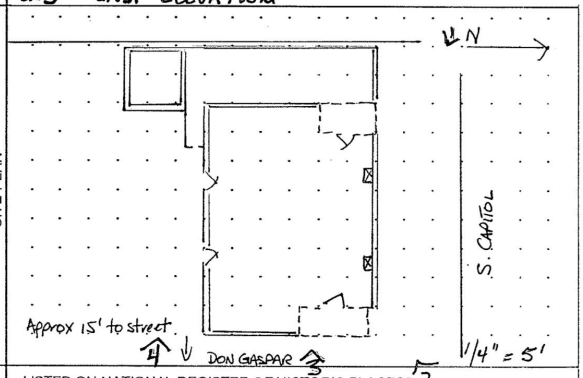
___ YES ___ NO

PHOTO



#3 EAST ELEVATION

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

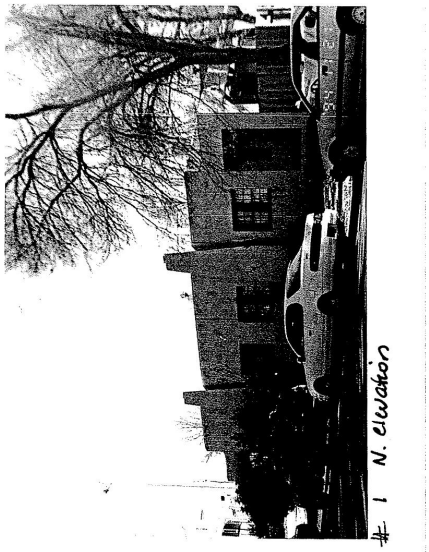
SURVEYED 11/94 BY JC

NEGATIVES WITH NMHPD ROLL # 201 NEG # 1 TO 4

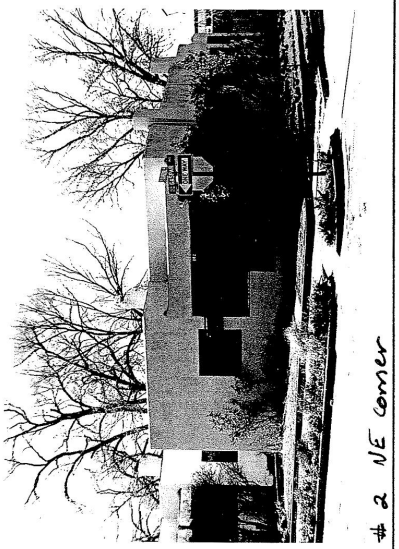
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet, canale at N; gutter at W. facade
BUILDING WALLS	Mas. w/ stucco
FOUNDATIONS	basement wdws. at S. facade
DOORS	Multi-light, wd. at both main ents.
WINDOWS	6/6 D.H., WD. WDW groups 4/4 D.H., WD. WDW. groups
PORCHES OR PORTALES	Corner piers, st. w/ wd. corbels
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	6' WD. fence encloses NW corner & W. facade; 2' wd. fence at S.W. corner; 3'-4' stepped st. wall along property line at W. elevation
ARCH. DETAILS	2 projecting, battered chimneys at N. facade; evidence of removed vigas at N. facade
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



1 N. elevation



2 NE corner

IDENTIFICATION

ADDRESS

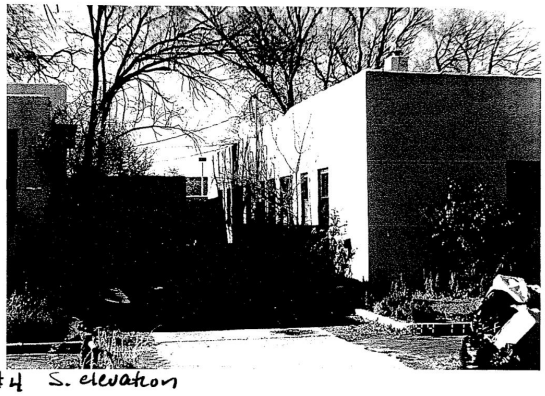
402 DON GASPAR AVENUE / 102 S. CAPITOL

ID NUMBER: 0516/0235

SANTA FE ID NUMBER: H 1259

SURVEYED/RESEARCHED

DATE 11/94 BY JC



#4 S. elevation

#4

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1259

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610235

field map	number	UTM reference	easting	northing
SFHD #4	235	zone 12 13		

location description

402 DON GASPAR

102 S. CAPITOL

SW CORNER

city/town: SANTA FE

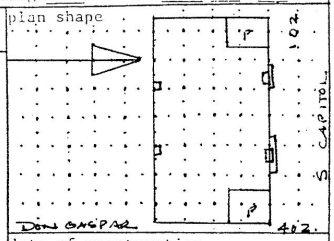
land grant/reservation: ~~X~~

building name

legal description: tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll	negative nos.	loc. of neg.
by HMW no. SFHD #10	12	HPB

plan shape





date of construction

1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR

use

present: residential

other: DUPLEX

historic: residential

other: DUPLEX

condition

___excellent ✓good

___fair ___deteriorating

degree of remodeling

✓minor ___moderate ___major

describe: NOTE: FALL 1985 NONE PROJ. VIGAS REMOVED.

style: SP REV.

foundation material: CONC.

wall material/surface: TILE / STUCCO

surroundings: COMMERCIAL / GOV'T

relationship to surroundings

✓similar ___not similar

district potential

___yes ___no

significance

___eligible ✓of interest ___none

if eligible, why? CONTRIB.

architectural features

STRAIGHT PARAPET; PROJ. VIGAS ON N. SIDE & OVER PORCHES (REMOVED ON E).

PORCHES: STUCCO'D CORNER PIER W/ EXP'D LINTELS ON CORBELS.

N SIDE: 2 PROJ. BATTERED CHIM. MASSES; 4 JAMD. 6/6 D.H. WD WDW GROUPS

E & W SIDES: 1 JAMD. 6/6 D.H. WD WDW GROUP EACH.

comments UNDER PORCHES: 3 SGL 6/6 D.H. WD WDWS EACH, 1 15-LIGHT SGL DOOR EACH.

associated buildings? ___yes

what type?

if inventoried, list ID nos.

EXCELLENT BUILDER'S S-P. REV DUPLEX, BUILT AT SAME TIME AS 414, 410, 406 DON GASPAR.

FALL 1985 - HISPANIC CHAMBER OF COMMERCE OFFICE; EXT REMODEL: NEW AT, REMOVAL OF VIGAS.

see back? ___yes

34

402 E + N



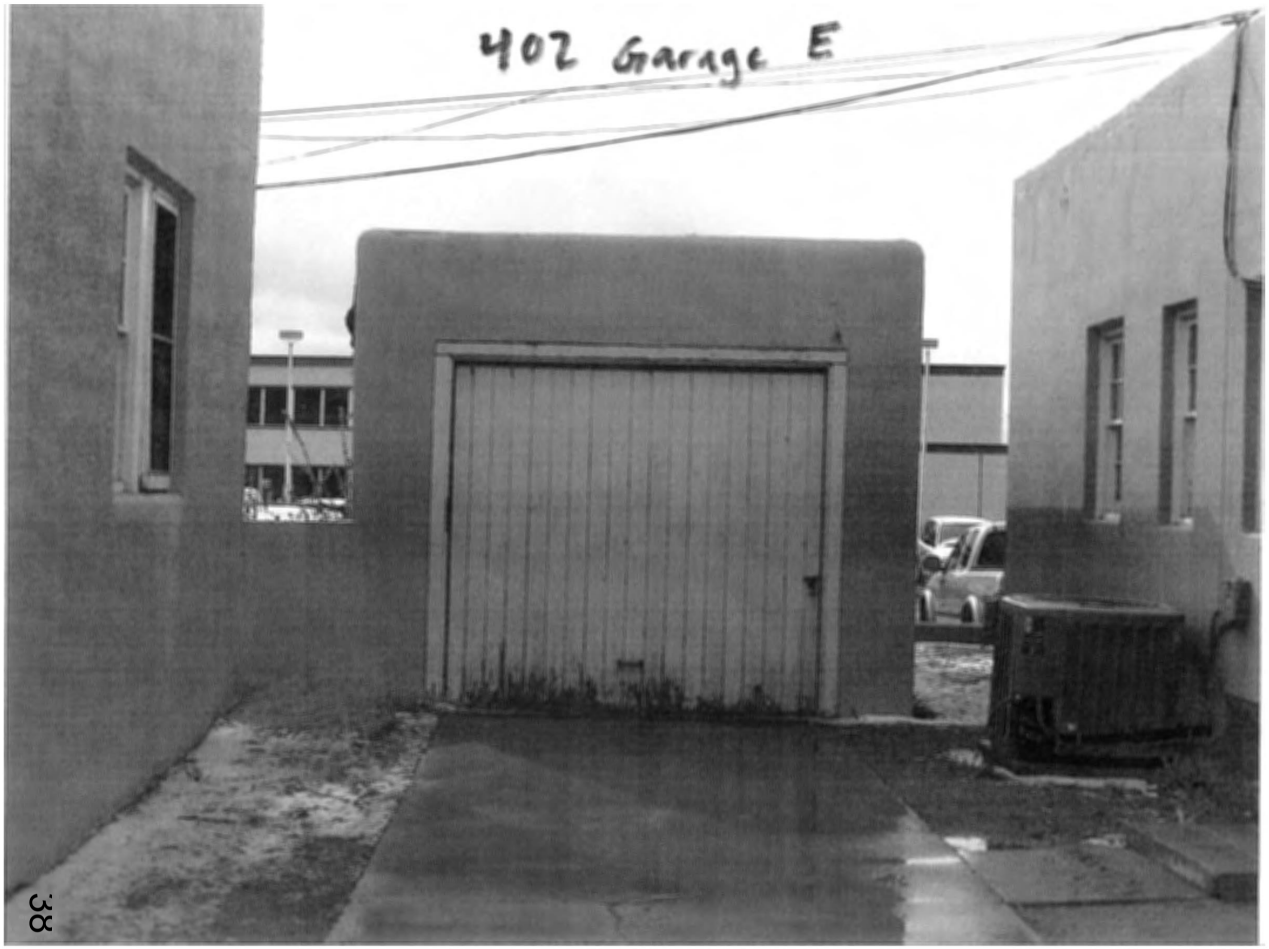
35


402 N+W
36

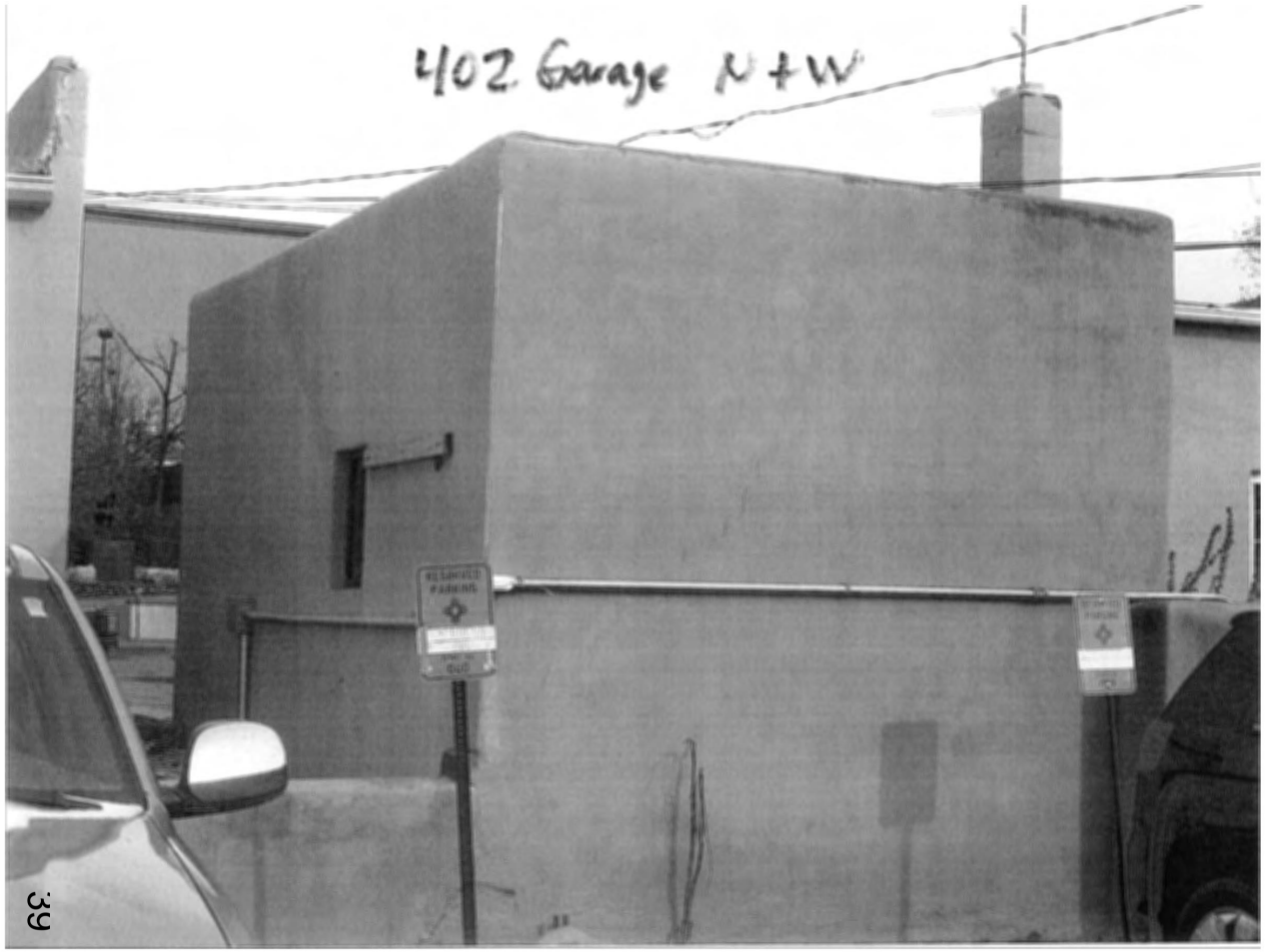
402 S + E



3/



38



39

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 406 DON GASPAR

ID NUMBER: 0516/0234

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: # 1791

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city direct.

BUILDING DATA

ARCHITECTURAL STYLE: Spanish Pueblo Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

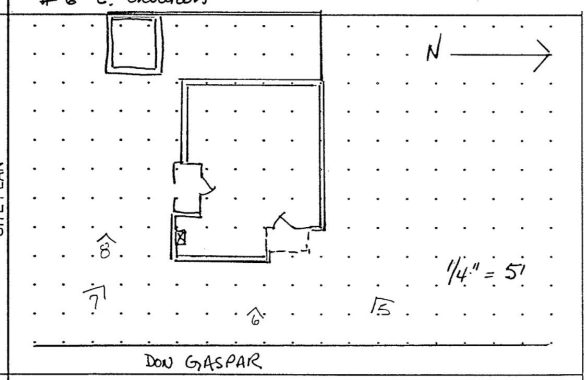
___ YES ___ NO

PHOTO



#6 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

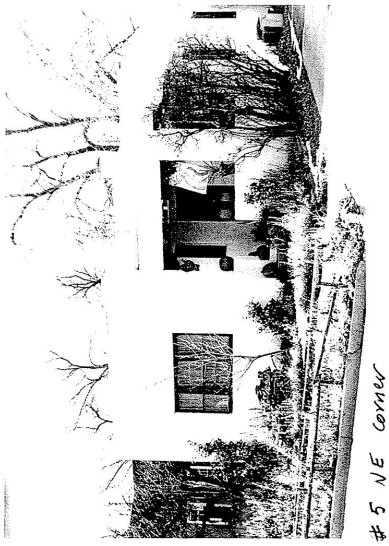
SURVEYED 1984 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 5 TO 8

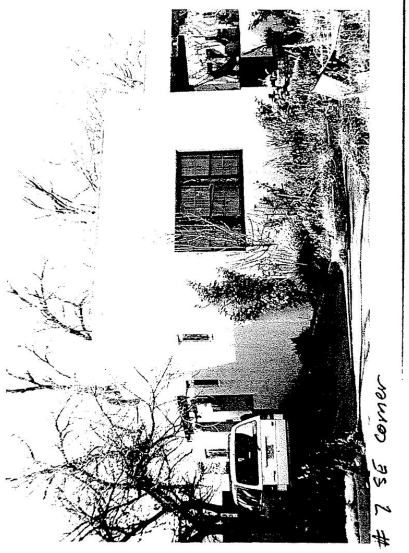
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet; 1 canale N elevation; gutter at W. elevation
BUILDING WALLS	mas. w/ stucco (textured, pink)
FOUNDATIONS	Basement wdws. at S. elevation
DOORS	wd. door w/ three lights at E. facade (front) 9 lights / solid wd door at S. facade
WINDOWS	4/4 D.H. - WD. WDW. 6/6 D.H. WD. WDW. - some in poor condition
PORCHES OR PORTALES	NE. elevation portale – corner pier, st. w/ wd. corbels, exposed vigas S. elevation " – shed roof w/ exposed vigas, wd. piers - poor condition (water damage)
BALCONIES	—
COURTYARDS	
FENCES/WALLS	W. elevation – 3'-4' stepped stucco wall beyond deteriorated fence w/ thin vertical slats
ARCH. DETAILS	
OTHER	originally identical to 410 & 414 DonGaspar
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#5 NE corner



#7 SE corner

IDENTIFICATION

ADDRESS

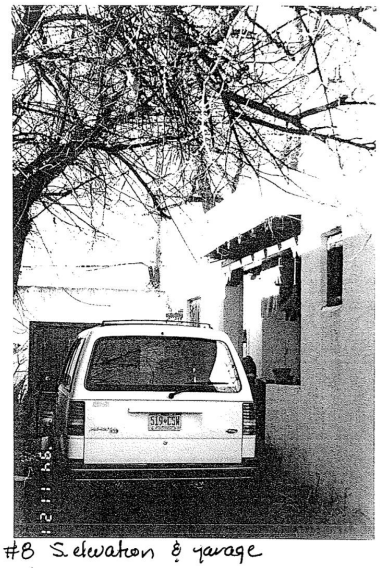
406 DON GASPAR

ID NUMBER: 0516102334

SANTA FE ID NUMBER: H 1791

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#8 S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1791

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610234
field map SFHD #4	number 234	UTM reference zone 12 13	easting northing

location description: 406 DON GASPAR

city/town: SANTA FE

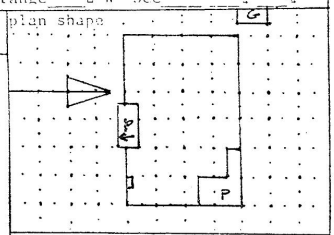
~~land grant/reservation~~

building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD #10	negative nos. 10, 11	loc. of neg. HPB

plan shape





date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS. SF DIR.

use: present residential; other ___; historic residential; other ___

condition: ___ excellent ✓ good ___ fair ___ deteriorating

degree of remodeling: ✓ minor ___ moderate ___ major

describe: S. PORCH ADDED.

style: SP REV.

CONC.

wall material/surface: TILE / STUCCO

architectural features: STRAIGHT PARAPET W/ NO COPING

FRONT: TRIP 4/4 : 6/6 : 4/4 D.H. WD WDW GROUP; SGL LEAF WD DOOR.

3 SGL 6/6 D.H. WD. WDWS.

N SIDE: 2 TAND 4/4 D.H. WD WDWS;

S SIDE: 2 4-LIGHT WD. CASM'T WDWS FLANK CHIMNEY;

1 TAND 4/4 D.H. WD WDWS; 1 TAND 6/6 D.H. WD WDWS; 3 SGL

6/6 D.H. WD WDWS; 1 9-LIGHT SGL-LEAF WD DOOR IN RECES'D

comments: BAY PORCHES: FRONT - GRIG STUCCO'D FRAME W/ EXP'D WD LINTELS ON

CORBELS; S. SIDE - RECENT ADD SHED RF W/ EXP'D VIGAS

ON LINTEL.

IDENTICAL TO 414, 410 DON GASPAR EXCEPT SP PORCHES.

VERY INTACT GOOD MODEST SP REV BUILDER'S HOUSE

surroundings: COMMERCIAL / GOV'T

relationship to surroundings: ✓ similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ✓ of interest ___ none

if eligible, why? CONTRIB.

associated buildings? ✓ yes

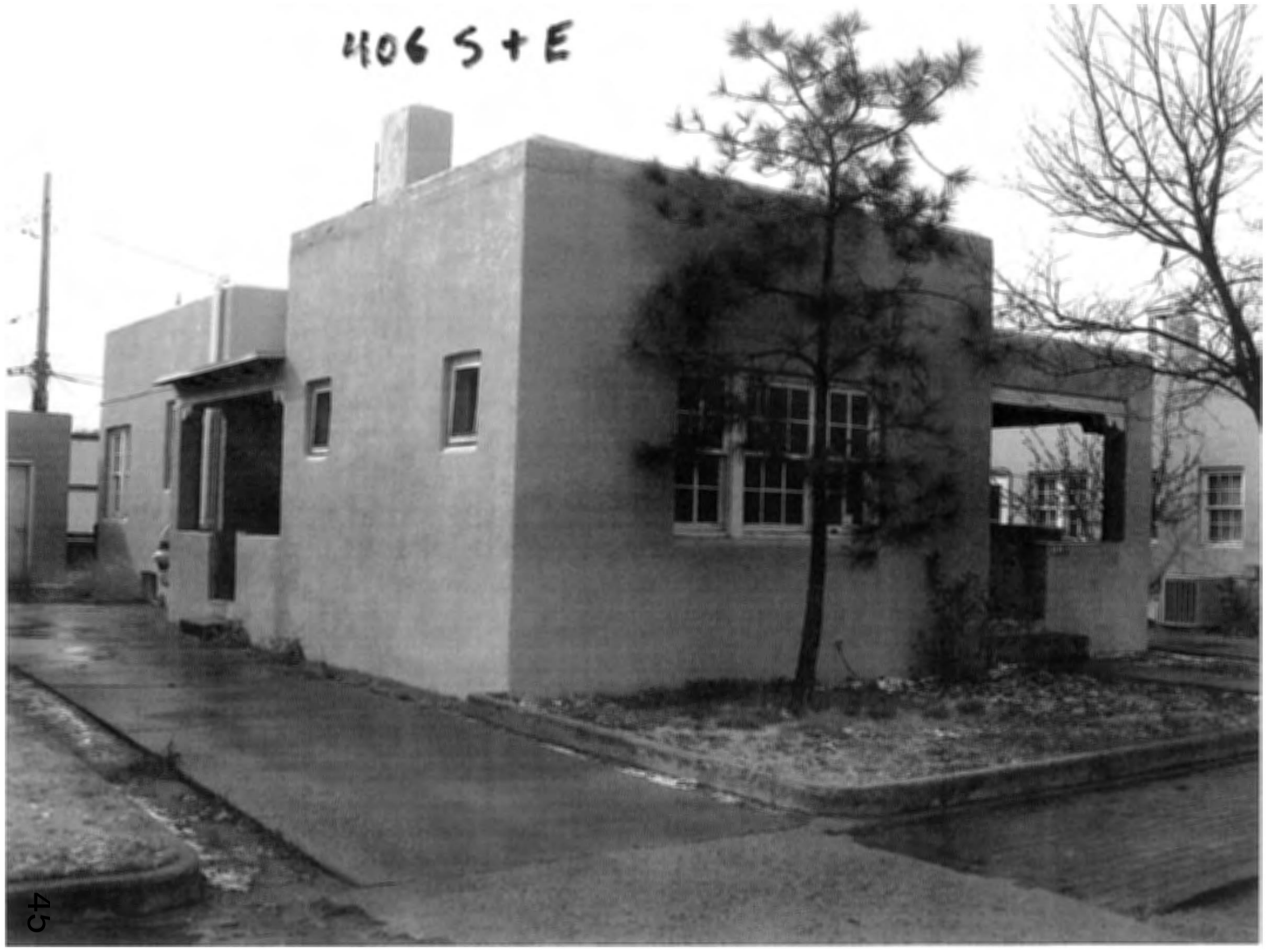
what type? STUCCO'D GARAGE @ REAR

if inventoried, list ID nos.

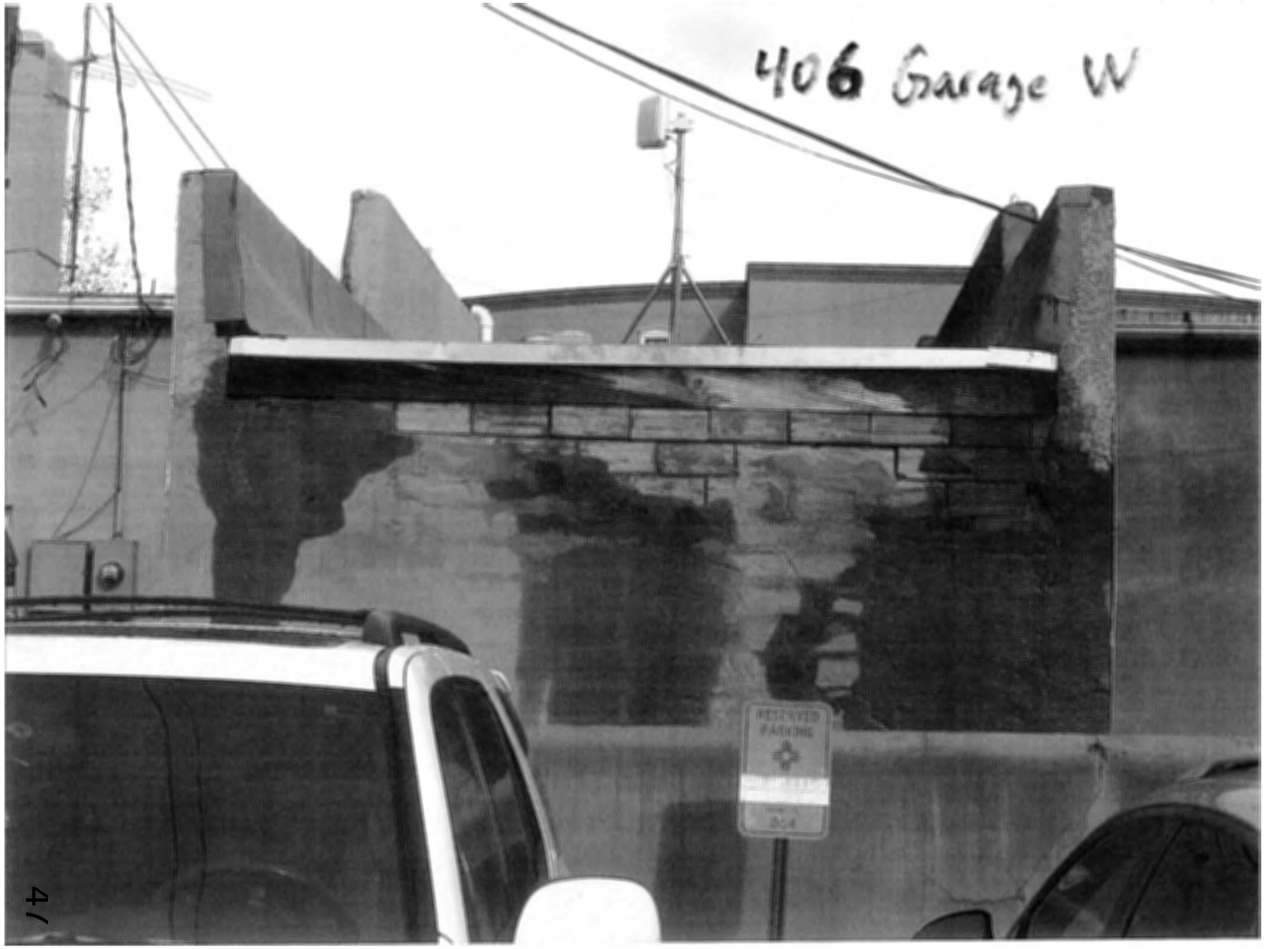
see back? ___ yes

43

N43 90h


406 S + E
45

406 Garage E


406 Garage W

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 410 Don GASPAR

ID NUMBER: 0516102233

BUILDING NAME: —

SANTA FE ID NUMBER: H 1792

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city Dir.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER Commercial

SURROUNDINGS: Government Bldgs & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

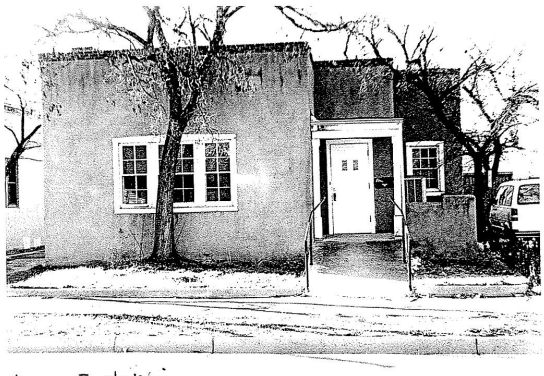
___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

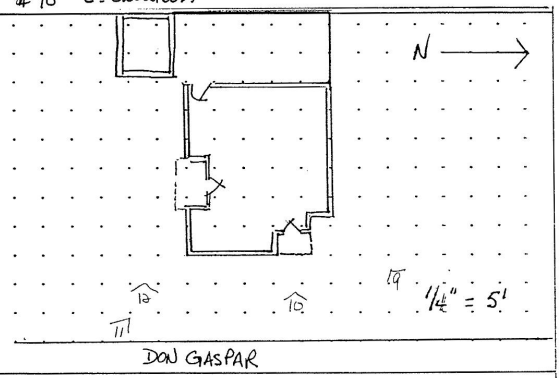
___ YES ___ NO

PHOTO



#10 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

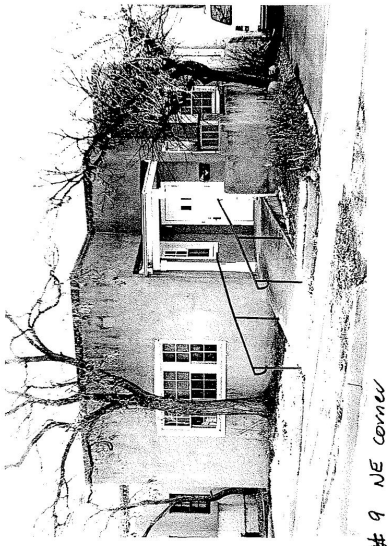
SURVEYED 11-24-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 1 TO 16

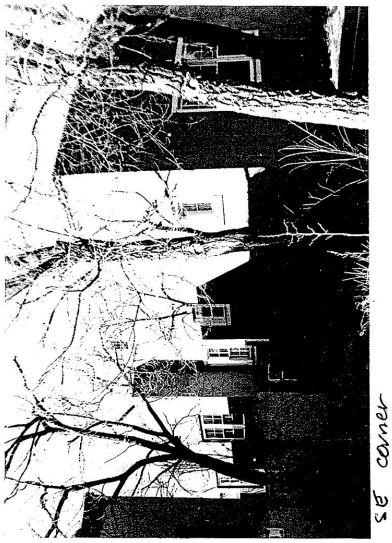
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ 3 courses brick coping; rear gutters
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wdw. visible at S. elevation
DOORS	wd. door w/ 2 sm. lights at E. elevation (front) wd. door w/ 9 lights at S. elevation wd door w/ 4 lights at W. elevation
WINDOWS	4/4 D.H. wd. wdw. 6/6 D.H. wd. wdw.
PORCHES OR PORTALES	New T.R. porch at E. elevation - frame; chamfrd. posts w/ applied bases & caps Open porch at S. elevation - 3' stucco wall
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	3' stucco wall at N. & W. elevations
ARCH. DETAILS	All wdws. have new T.R. ped. lintels & surrounds; brick & stucco chimney @ front; stucco chimney at rear
OTHER	concrete ramp for the disabled at front entrance - hollow, metal railing
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#9 NE corner



SE corner

IDENTIFICATION

ADDRESS

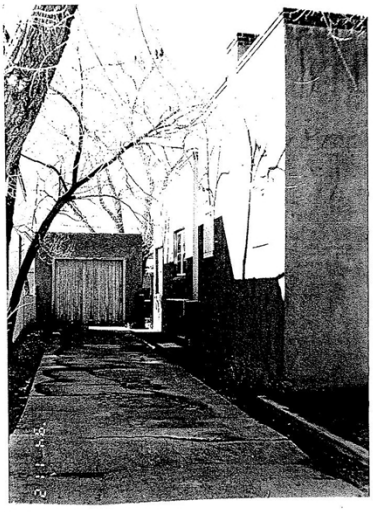
410 DON GASPAR

ID NUMBER: 0516/0233

SANTA FE ID NUMBER: H 1792

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1793

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610233

field map	number	UTM reference	easting	northing
SFHD # 4	233	zone 12 13		

location description: 410 DON GASPAR

city/town: SANTA FE

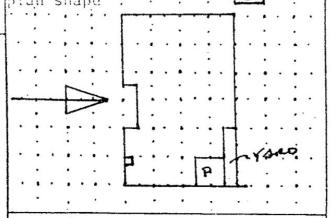
land grant/reservation: ~~land grant/reservation~~

building name: NM ASSOC. OF COUNTIES.

legal description: tnsp ___ N S range ___ E W sec ___ ½ ½

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	8, 9	HPB





date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR.

use
present: residential
other: OFFICE
historic: (residential)
other:

condition
___excellent ✓good
___fair ___deteriorating

style: TERR. REV.

foundation material: CONC.

wall material/surface: TILE/ STUCCO

degree of remodeling
___minor ✓moderate ___major
describe:
NEW TR PORCH, SURROUNDS; COPING

architectural features
NEW BRK COPING: 3 STR COURSES CORBELLED OUT.
FRONT: TRIP 4/4:6/6:4/4 D.H. WD GROUP; SGL LIGHT WD
DOOR W/ 2 LIGHTS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO YARD WALL
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANK CHIMNEY;
1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WD; 3 SGL 6/6
D.H.; 1 9-LIGHT SGL LEAF WD DOOR IN RECES'D BAY.
comments: ALL WDWS HAVE NEW T.R. PCD. LINTELS/ SURROUNDS.
NEW T.R. PORCH: FRAME; CHAMF'D POSTS W/ APPL'D BASES & CAPS.

surroundings: COMMERCIAL / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why?
CONTRIB.

associated buildings? ✓yes
what type?
STUCCO'D TILE GARAGE @ REAR
if inventoried, list ID nos.

ℓ 406
IDENTICAL TO 414 DON GASPAR EXCEPT FOR ADD OF
TERR. REV. DETAILING OF WDWS, PORCH WHICH REMODELED
BY J.N. CONST. FOR NM ASSOC OF COUNTIES.

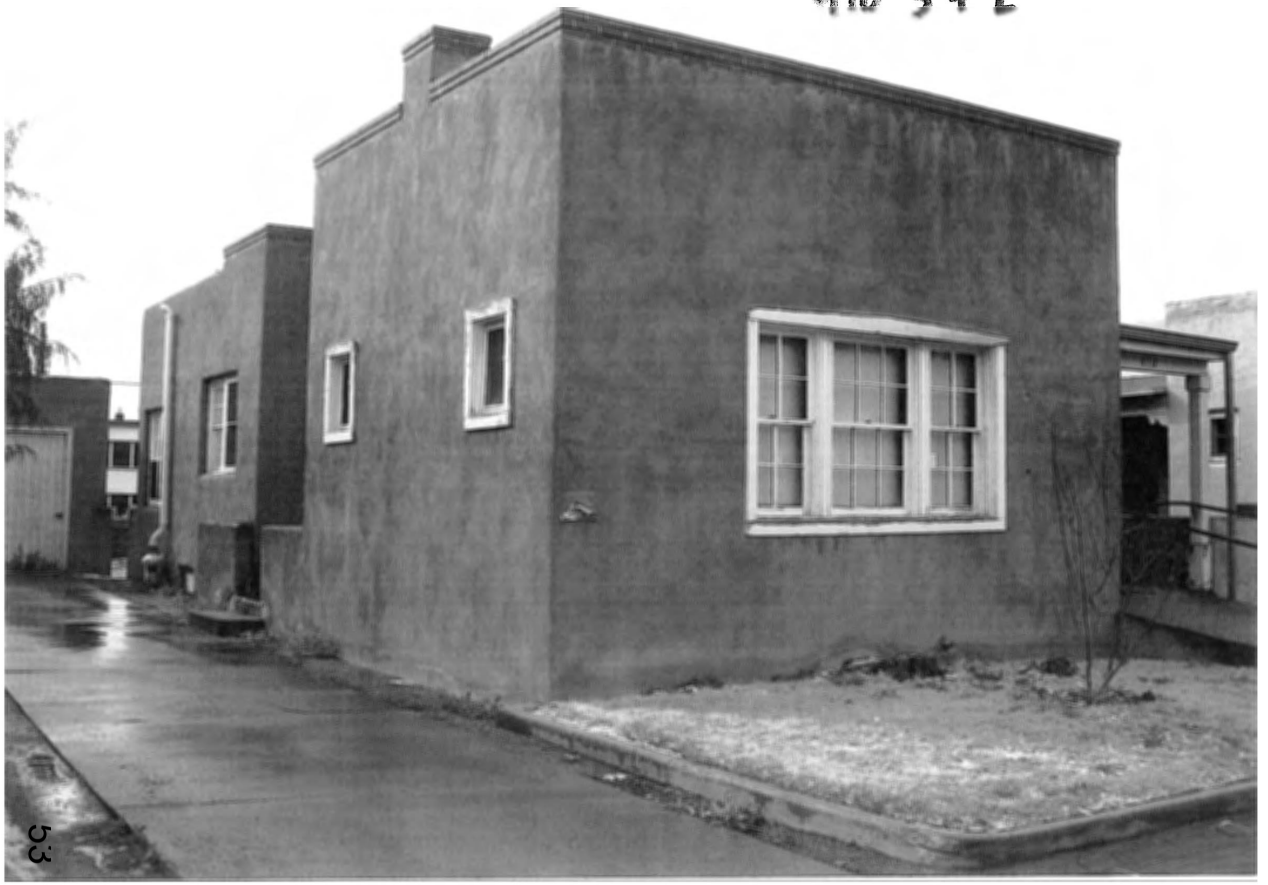
see back? ___yes

410 E+N



52

410 S + E



53

Alto W

410 Garage E

410 Gauge S

57

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 414 DON GASPAR

ID NUMBER: 0516 10232

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1793

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; City Direct.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government Bld's; Commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

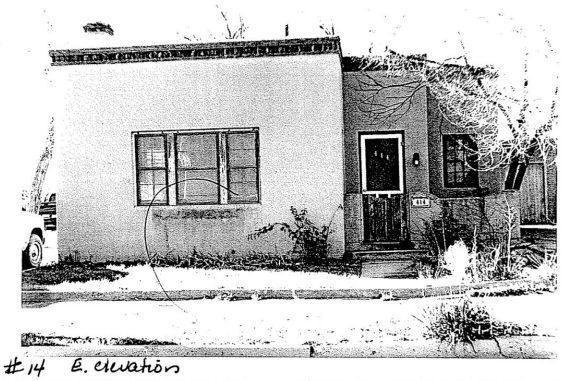
___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

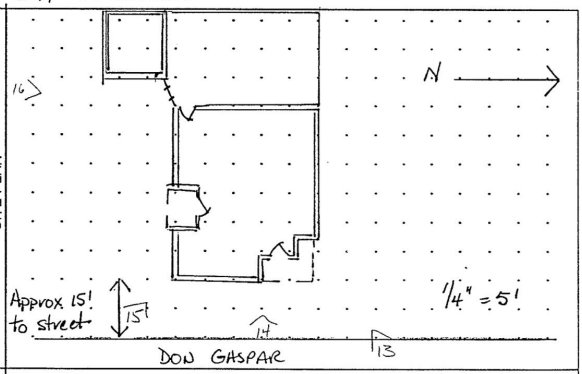
___ YES ___ NO

PHOTO



#14 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 11-21-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC 1 NEG # 13 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ brick, dogtooth coping; rear gutter
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wows. visible at S. elevation
DOORS	wd. door w/ 3 lights at front facade hollow wd doors at S. and W. facades
WINDOWS	4/4 D.H. wd. wdw 6/6 DH. wd. wdw.
PORCHES OR PORTALES	Porch areas open to sky
BALCONIES	—
COURTYARDS	rear yard
FENCES/WALLS	3-4' wall w/ wd gate at front door; 3-4' wall w/ wd gate at S. rear
ARCH. DETAILS	Brick & stucco chimney at front; brick chimney at rear; garage w/ hipped roof
OTHER	

COMMENTS

—

ADDITIONAL PHOTOGRAPHS



#13 NE corner



#15 SE corner & garage

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

414 DON GASPAR

ID NUMBER: 0516 10232

SANTA FE ID NUMBER: H-1793

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#16 S. elevation

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM 41793

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610232
field map	number	UTM reference zone 12 13	easting northing
SFHD*4	232		

location description: 414 DON GASPAR

city/town: SANTA FE

land grant/reservation:

building name:

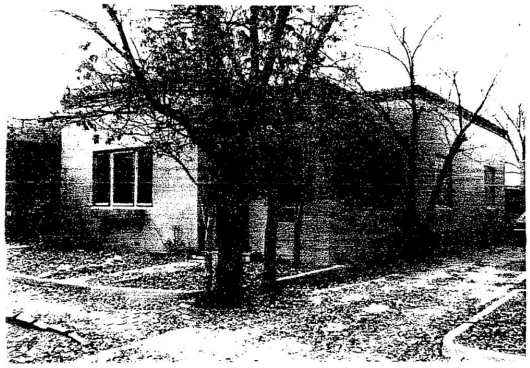
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

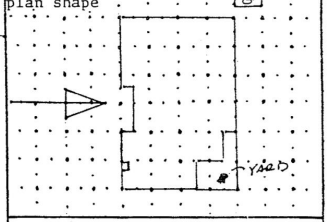
film roll: by HMW no. SFHD 10

negative nos.: 6, 7

loc. of neg.: HPB

plan shape: G





date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR

use
present: residential
other:
historic: residential
other:

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe:

style: TERR. REV.

foundation material: CONC.

wall material/surface: TILE / STUCCO

architectural features
BRK DOGTOOTH COPING: S/S/Dog/S (↓)
FRONT: TRIP 4/4: 6/6: 4/4 D.H. WD GROUP; 1 SGL-LEAF WD
DOOR W/ 3 LIGHTS ON DIAG. AXIS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO PORCH WALL
OPEN TO SKY.
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANKING CHIMNEY MASS;
1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WDW; 3 SGL 6/6
comments D.H. WD WDWS; 1 9-LIGHT SGL LEAF W/D DOOR IN RECESS'D BAY.

VERY GOOD, INTACT T.R. MODEST HOUSE, ONE OF 4
HOUSES BUILT W/IN 1 YR OF EACH ON N HALF OF THIS
BLOCK → SIGNIFICANT GROUPING.
IDENTICAL TO 410, 406 DON GASPAR.

surroundings: OFFICE / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why? CONTRIB.

associated buildings? ___yes
what type?
STUCCO'D TILE GARAGE @ REAR.
if inventoried, list ID nos.

see back? ___yes

61

29

N+E Inc.

63


414 W+S
64

building threatened? yes

surveyed date 11/8/84 by HMW

county SANTA FE

ID no. 051610238

field map SFHD #4

number 238

UTM reference zone 12 13 easting northing

location description

138 (?) S. CAPITOL

city/town SANTA FE

land ~~grant~~/reservation

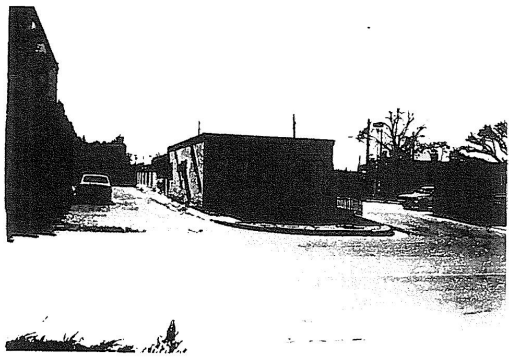
building name NM STATE MOTOR POOL

legal description tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD #10

negative nos. 18A

loc. of neg. HPB



plan shape

date of construction P45 estimate ___ actual

source SANBORNS, SF DIR.

use
present residential
other ___
historic residential
other ___

condition
___excellent ___good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style TERR. REV.

foundation material

wall material/surface

architectural features

surroundings GOV'T

relationship to surroundings
___similar ___not similar

district potential
___yes ___no

significance
___eligible ___of interest ✓none

if eligible, why? N-C. DATE

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

65

128 E+N

67

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610237
field map SFHD #4	number 237	UTM reference zone 12 13	easting northing

location description: 130 S. CAPITOL

city/town: SANTA FE

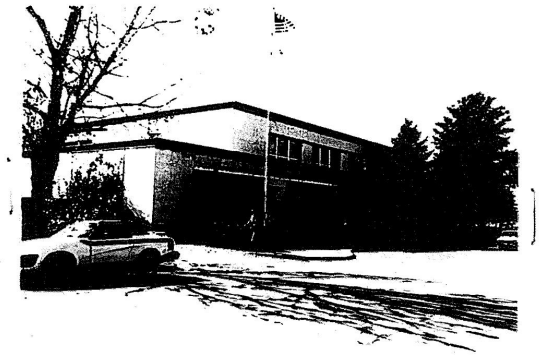
land ~~grant~~/reservation

building name: NAT'L EDUC. ASSOC.

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	15A	HPB

plan shape



date of construction: ___ estimate 1963 actual

source: SANBORN

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style: TERR. REV.

foundation material

wall material/surface

architectural features

surroundings: GOV'T

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ✓ none interest

if eligible, why? N.C. DATE

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

130 E+N



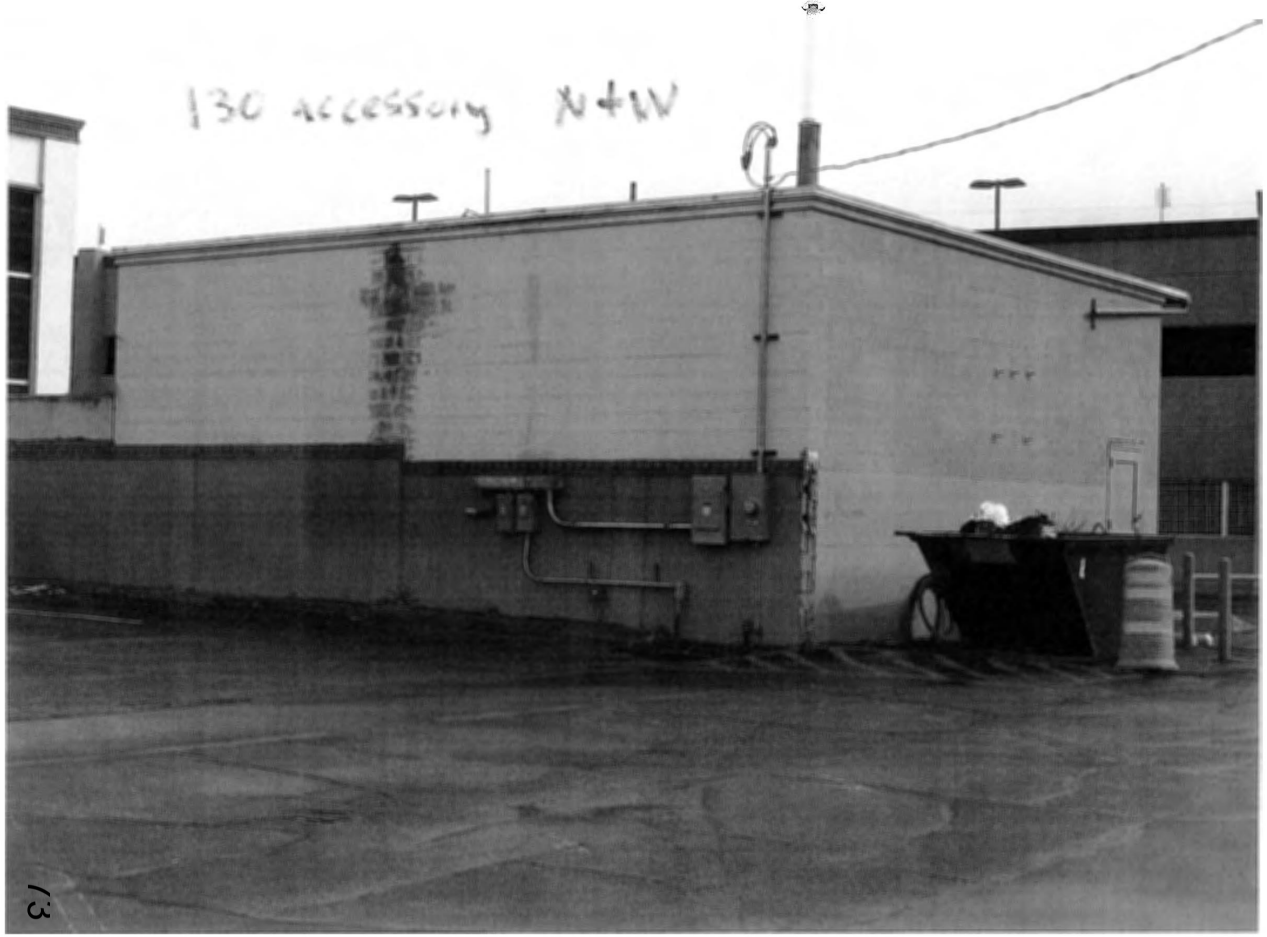
6.9

130 W. S, W




130 S, W, 5


130 accessory
W+S
12


130 accessory N+W
13

April 3, 2022

Heather Lamboy,
Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: State of NM Executive Office Building Project – Historic Status Review Application
(128 South Capitol Street, 130 South Capitol Street, 402 Don Gaspar Avenue, 406 Don Gaspar Avenue, 410 Don Gaspar Avenue, 414 Don Gaspar Avenue)

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for historic status review of all existing structures located at 128 South Capitol Street (Motor Pool Building and maintenance/garage structure), 130 South Capitol Street (Concha Ortiz y Pino Building), 402 Don Gaspar Avenue (casita and garage), 406 Don Gaspar Avenue (casita and garage), 410 Don Gaspar Avenue (casita and garage), and 414 Don Gaspar Avenue (casita only).

The subject property is 4.4904 acres and is referred to as Tract 1-A-1 on the Replat of Lots 1 and 2 Capitol Addition and Tract A Capitol Parking Garage recorded in the records of Santa Fe County, in Book 722, Page 12 as attached Lot of Record Plat). The property is located in the Downtown and Eastside Historic District and spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (original construction in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes repurposed as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan).

At the October 12, 2021 HDRB hearing, the Board discussed its role in the review of applications for demolition of structures on the subject property. During the discussion, Board members touched on the variety of interesting aspects of the case, including the designations on the subject properties and the significance of the 1966 and now 1988 structures, the importance of streetscape and district context when considering status designations, and the value of saving

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
3011 CERRILLOS ROAD, SUITE B | SANTA FE, NEW MEXICO 87507 | PHONE: 505.820.7444

remnants of historic development patterns when the context has been dramatically altered (See attached Minutes of the 6.12.2012 HDRB Hearing for Case H-12-017A). A range of opinions was expressed by Board members and the public, and the discussion resulted in the following historic status determinations by the HDRB:

- 128 South Capitol Street: Motor Pool building and maintenance/garage were designated non-contributing.
- 130 South Capitol Street: Concha Ortiz y Pino building was designated non-contributing.
- 402 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 410 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 414 Don Gaspar Avenue: Residence was designated significant and the garage contributing.

Following the 2012 historic status designations, the Executive Office Building Project was put on hold. Now the State of New Mexico wishes to proceed with the Project and requests an updated historic status review of the structures on the subject property. It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(C) apply to this status review application and that the procedures outlined in SFCC §14-5.2(D) will govern any future applications by the State of New Mexico for demolition, renovation and/or new construction on the subject property.

Since 2012, Staff reports, Historic Preservation Division staff and the Applicant's project team have noted that the subject property has undergone substantial changes due to the development of large, multistory government buildings that now comprise the New Mexico Main Capitol Campus (also referred to as the "Capitol Complex"). Staff also noted at that time that the four residential structures and associated garages along Don Gaspar Avenue (referenced as the "Don Gaspar Casitas") were a vestige of the residential neighborhood that pre-dated the expansion and extensive remodeling of the Capitol Complex buildings in the 1950s and 1960s. During this period of expansion, the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure were built on the subject property and the surrounding Capitol Complex buildings, including the Roundhouse, were constructed in the surrounding area to create the state government campus that is present today. Staff also correctly indicated that despite being located in the Downtown and Eastside Historic District, the Don Gaspar Casitas are historically associated with the residential development pattern and architectural character of the Don Gaspar Area Historic District.

The structures on the subject property and the surrounding buildings in the Capitol Complex Dead Zone currently have no relationship to the significance of the Downtown and Eastside Historic District in which they are presently situated. Furthermore, as mentioned previously, Staff also correctly indicated that despite being located within the Downtown and Eastside Historic District, the residences on Don Gaspar Avenue were historically associated with the residential development pattern and architectural character of the Don Gaspar Area Historic District. While the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure are associated with the development and expansion of the Capitol Complex, the streetscape is dominated by large institutional buildings.

Complex historic neighborhood / townscape. Unfortunately, the City's Historic Districts Ordinance does not provide specific guidance with regards to evaluating the significance of historic properties, either in terms of architectural character or period of significance for the various distinct historic districts in the City. Each historic district has unique development patterns, architectural character, and time period during which significant people, events, and development took place, all of which inform whether and how structures "contribute" to their significance, or not as the case may be. The very definition of "contributing" status in the code states, "A structure, located in a historic district, approximately fifty years old that *helps to establish and maintain the character of that district*." Various Santa Fe City Councils have introduced four new historic districts, in addition to the Downtown and Eastside Historic District (originally designated as the "Core Historic District"). New districts included the Don Gaspar Area Historic District, the Westside-Guadalupe Historic District, the Historic Transition District, and the Historic Review District. That same year, the Don Gaspar Area District was listed on the National Register of Historic Places in further recognition of its unique character and geographical extent. The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s.

In 1983, the Santa Fe City Council amended the Historical Districts Ordinance to establish the Historical Styles Committee (now the HDRB) to review applications for alteration, demolition, and new construction in the City's historic districts. Since then, the City Council has established several additional historic districts such as the "Don Gaspar Casitas" on the subject property. These districts were established by the City in an effort to characterize the various unique historic neighborhoods and townscapes of Santa Fe, with the purpose of providing more context to the development that was typical in the neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of development that evolved over four centuries spanning the Spanish, Mexican, territorial, and American periods and their associated architectural styles and forms.

In the years leading up to and following the creation of new historic districts in Santa Fe, several studies were commissioned by the City in an effort to characterize the various unique historic neighborhoods and townscapes of Santa Fe, with the purpose of providing more context to the development that was typical in the neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of development that evolved over four centuries spanning the Spanish, Mexican, territorial, and American periods and their associated architectural styles and forms.

Evaluating proposals subject to the City's historic preservation regulations. In 1977, the City received a grant from the National Park Service, which resulted in a report entitled *Design and Preservation Guidelines for Santa Fe*. This report identified twenty different "townscapes" documenting the diversity of development patterns and architectural styles present in Santa Fe and presenting these as a lens through which the Historical Styles Committee (now the HDRB) could view the evaluation of historic properties and proposed alterations. One of the townscapes named in the study is the "Capitol District and Civic Sites," which it defined as "a realm of large institutional buildings set on lawns," the clearest concentration of which surrounds the subject property. This historic

neighborhood, however, differs substantially from the character and significance of the Downtown and Eastside Historic District in general. Expanding on the delineation of the diversity of neighborhoods and styles described in *Design and Preservation in Santa Fe*, the *Santa Fe Historic Neighborhood Study* was produced by the City in 1988. This study described the "Capital Complex Historic Neighborhood" and called for it to be designated as a distinct historic district due to its unique attributes associated with the construction and development of a cluster of territorial and state government buildings. These include construction of the Territorial Capitol Building and Governor's Mansion (which sat north of the Capitol) in the late 1800s, the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Joseph Montoya Building) in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style.

Even in 1988, following the designation of new historic districts in Santa Fe there was a need for clear definition of the significance of each district to use in administering a district. Further, "In its review work involving significant and deteriorating buildings and landmarks, the Board can make good use of additional standards that will help maintain the integrity of these important structures."

Historical Summaries

Boundaries

Nomination Summary

Boundary Justification

Classification

Number of Resources within Property

Name of related multiple property listing

Contributing Noncontributing

Inventory

Name of Property

Street & Number

City or Vicinity

State

County

Not For Publication

Vicinity

Status

Public Ownership

Category of Property

Number of Contributing Resources Previously Listed in the National Register

Number of Additional Resources Previously Listed in the National Register

Functions

Current Functions

Description

Architectural Classification

Materials

Narrative Description

Statement of Significance

Applicable National Register Criteria

Criteria Considerations

Areas of Significance

Period of Significance

Significant Dates

Significant Person

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

Major Bibliographical References

Previous documentation on file (NPS)

Primary location of additional data

Acreage of Property

UTM References

Verbal Boundary Description

Boundary Justification

11. Form Prepared By

name/title

organization

street & number

city or town

state

zip code

Additional Documentation

Property Owner

name

street & number

city or town

state

zip code

telephone

Paperwork Reduction Statement

Estimated Burden Statement

Submit to

Submit to

**Submit to

128 South Capitol Street – Non-residential structure

Non-residential structure

101 South and on Street – On the Non-residential structure

Non-residential structure

105 Don Constructed approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that is now being occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

109 Don Constructed approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow with brick coping and white wood trim that is now occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Conclusion

Although the buildings on the subject property are eligible for historic status due to age (>50 years old), they are all unremarkable examples of the architectural form and features that they exhibit. Furthermore, they do not contribute to the significance of the Downtown and Eastside Historic District. The "Don Gaspar Casitas" are associated with the character and development patterns of the Don Gaspar Area Historic District, while the Motor Pool, maintenance/garage, and Concha Ortiz y Pino are associated with the Capitol Complex neighborhood, which has never received designation as one of the City's historic districts. The Applicant therefore requests that the HDRB maintain "non-contributing" status for the Motor Pool,

maintenance/garage, and Concha Ortiz y Pino building and requests a status downgrade to "non-contributing" for the former residences and garages on Don Gaspar Avenue.

Please let me know if you have any questions or require any additional information.

Sincerely,



Lisa Gaviola, Senior Project Manager
JENKINSGAVIN, INC.

Attachments:
1) HDRB Application Form
2) Letter of Authorization
3) Case H-12-017A Minutes (June 12, 2012)
4) Case H-12-017A Exhibits
5) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
6) HCPI Forms – 128 & 130 South Capitol Street
7) Photos – 402, 406, 410 & 414 Don Gaspar Avenue
8) Photos – 128 & 130 South Capitol Street
9) Main Capitol Campus Map & Project Site Plan
10) Plans – 402, 406, 410 & 414 Don Gaspar Avenue
11) Plans – 130 South Capitol Street (Concha Ortiz y Pino Original Plans)
12) Plans – 128 South Capitol Street (Motor Pool & Maintenance/Garage)

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI #: 0375 NMCRIS #: 152221 Survey Date: 1-30-23 Survey Name: Don Gaspar Casitas Project Name: Re-survey	Agency Number: Other #: Update
NAME OF PROPERTY: Current Name: Historic Name:	OWNER and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO, GAYLA BECHTOL, ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY TYPE: Category: X Building Structure Object District Site Subcategory: Acequia/Historic Irrigation Ditch Road/Trail Other Linear	
LANDS STATUS: X State Local Private Other (land grant, tribal, etc.) Other Federal	

2. LOCATION

STREET ADDRESS: 402 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Zone: Map datum: NAD83 USGS Quad Name: N: USGS Quad Code:
SETTING: Category: Suburban Rural Village Urban	Parcel #: Local Subcategory: Reference #: Commercial industrial residential public X

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: DUPLEX RESIDENTIAL RENTAL CURRENT FUNCTION: STATE OFFICE BUILDING CONSTRUCTION DATE: 1930 X Known Estimated SANBORN INS. MAPS + Sourced PHOTOS + BRIEF DESCRIPTION OF PROPERTY: REVIVAL STYLE SINGLE-STORY	CURRENT CONDITION: intact altered X other Deteriorated ISSUES BUT NEEDS NO ARCHITECT/BUILDER: FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955) Contributing: THIS IS A SPANISH PUEBLO RECTANGULAR FLAT ROOFED PEN-TILE STRUCTURE WITH PARAPETS ON THREE SIDES RESIDENCE DIVIDED INTO TWO UNITS. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. X Contribution
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI# 53750	NMCRIS # 152221
Address of Property: 402 DON GASPAR AVENUE	

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Mid-Nineteenth Cent. Style/Miesian	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Vernacular
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Queen Anne
☐ Colonial Revival	☐ New Mexico Ve	☐ Ranch Rambler
☐ Victorian Revival/Folk	☐ Modernism	☐ Southwest Vernacular
☐ Gothic	☐ Mission School/Prairie Style	☐ Spanish-Pueblo Revival
Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☒ No

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it Contributing ☐ Contributing ☒ Non-contributing

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

DOWNTOWN/EASTSIDE PIPER DOWNTOWN

MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations: Date: 02.08.23

Name: GASPAR CAPITOL

National Register eligibility criteria: ☒ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Is the property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an AROUND FORMER STATE CAPITOL

B. Agency Determination: Date:

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undetermined district?

C. Agency Determination: Date:

National Register evaluation: ☐ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undetermined district?

Remarks:

HCPI # 5375	NMCRIS # 15222
Address of Property: 402 DON GASPAR AVENUE	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Brick	☐ Metal:	☒ Stucco
☐ Adobe	☐ Corrugated	☐ Tile: Clay
☐ Composition	☐ Masonry:	☐ Vinyl or Aluminum
☐ Board	☐ Simulated	☐ Siding
☐ Concrete:	☐ Metal: Structural	☐ Wood: Board
☐ Block	☐ Siding	☐ &Batten
☐ Concrete: Cast	☐ Metal: V-Crimp	☐ Wood: Horizontal
☐ Stone	☐ Stone: Random	☐ Siding
☒ Concrete:	☐ Ashlar	☐ Wood: Jacal
☐ Earth	☐ Stone: Random	☐ Wood: Log
☐ Plaster	☐ Coursed	☐ Wood: Shingle
☐ Other, describe:	☐ Stone: River	☐ Wood: Tongue and Groove
☐ Concrete: Pre-cast	☐ Rock	
☐ Stone	☐ Stone: Rock	
☐ Stone	☐ Faced	
☐ Stone	☐ Stone: Tabular	

B. Number of Stories: ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: ☒ 1

C. Foundation Materials: ☐ Not Able ☐ None ☐ At Grade ☐ Raised ☐ Other, describe: ☒ Poured ☐ CMU ☐ Stone

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Features:	☐ Eave	☒ Parapet				
☐ Other, describe:	☐ Butterfly	☒ Flat	☐ Cross Gable	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
☐ Other, describe:	☒ Low	☐ Medium	☐ Steep				
☐ Asphalt	☐ Metal:	☐ Tile:					
☒ Composition	☐ Corrugated	☐ Metal					
☐ Roll	☐ Metal: Pressed	☐ Tile: Terra Cotta					
☐ Composition	☐ Metal: Standing Seam	☐ Wood: Shingle					
☐ Shingle	☐ Metal: V-Crimp						
☐ Other, describe:							

E. Chimney Construction Material:

☐ N/A	☐ Number Interior: 2	☐ Number Exterior: 2	☐ Adobe	☐ Stone	☒ Stucco	☐ Terra Cotta Tile
☒ Brick	☐ Metal Flue	☐ Other, describe			

F. Porches Type: Other Details

☐ N/A	☒ Incised	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo
☐ Other, describe:					

ENTRY PORTALS

HCPI# 53750 | NMCRIS # 152221

Address of Property: 402 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 4

Type: ☐ Doorways ☒ Two-leaf

Style: ☐ One-leaf ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French ☒ Panel ☐ Other, describe:

Components: Panels/Lights and configuration 2/4

Number 6 ☐ Transom ☐ Sidelights - number and configuration

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Other, describe ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Windows: 15

Window Openings	Window Material	Glazing	
☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane: Horizontal	☐ Curtain Wall
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Vertical	☐ Palladian Motif
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 4 Pane Vertical	☐ Picture Window
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe:	☐ Other, describe:
☐ Pivot		☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐ Sliding				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PEN-TILE CONSTRUCTION

J. Associated Properties

Discuss: YES, DETACHED GARAGE

Are associated properties eligible for listing? YES

K. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012, MATTHEW J. BARBOUR, ARCHEOLOGICAL DATA PLAN, IN NMCRIS

L. Attachments

Please indicate which items are attached:

☒ Site Plan (required)

☒ Photos (required)

☒ Map or aerial photo (required if not submitted with nomination)

☒ Continuation sheet (Word document)

☐ Additional documentation for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

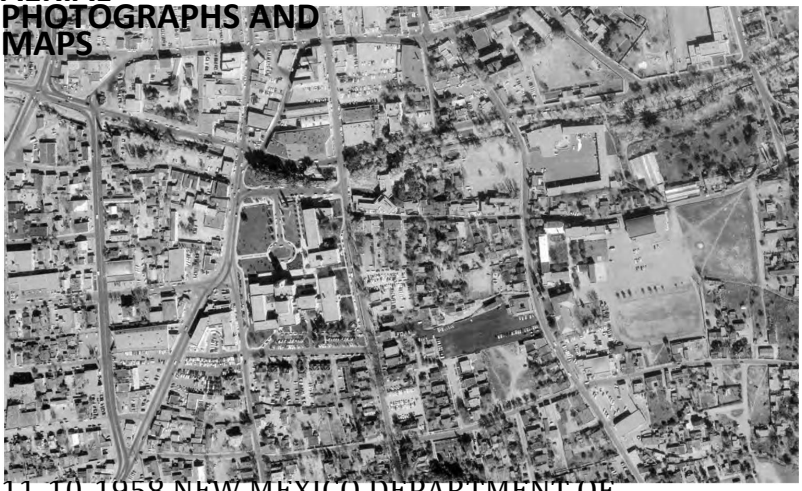
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

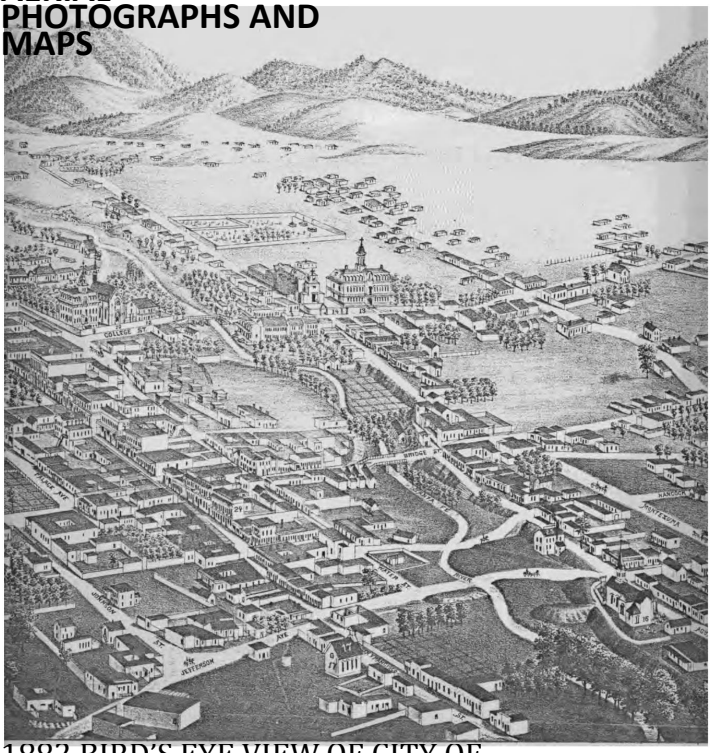
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

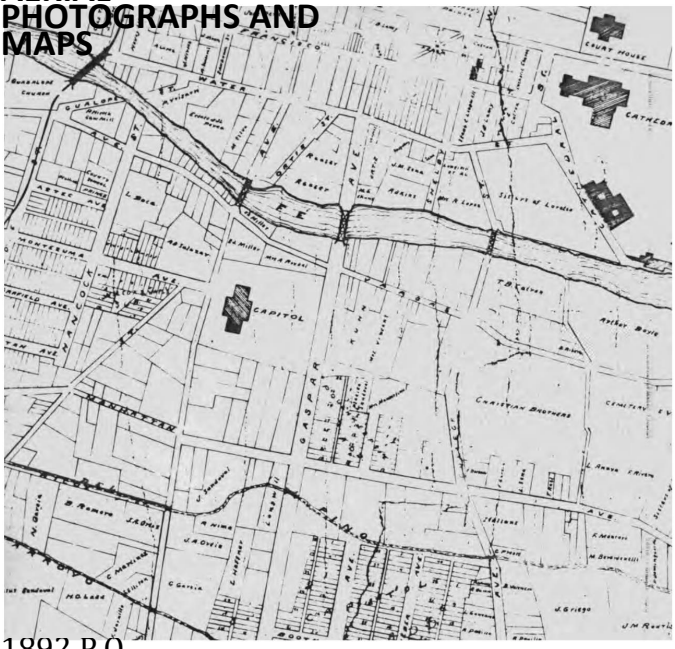
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

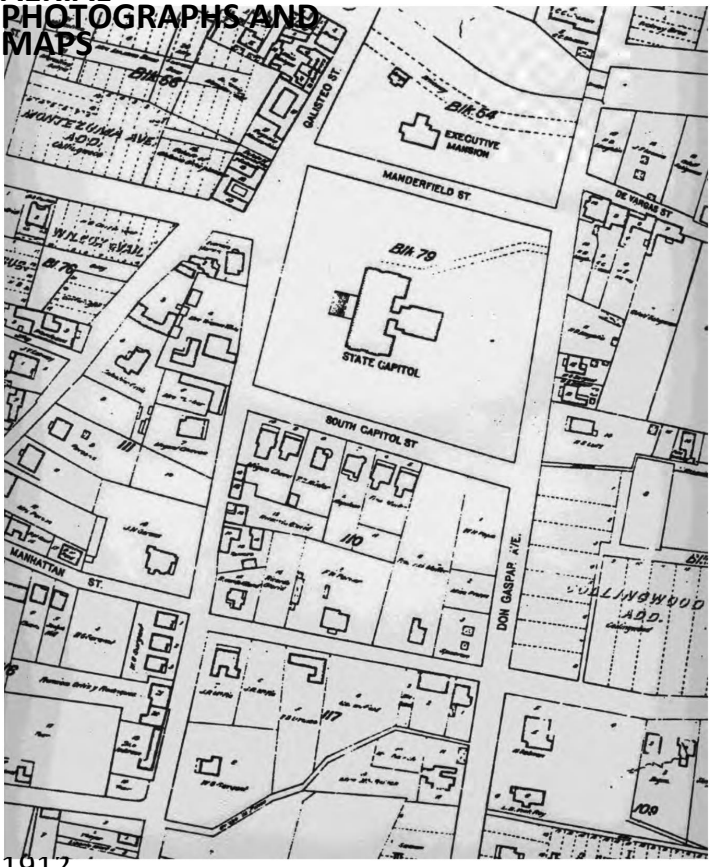
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

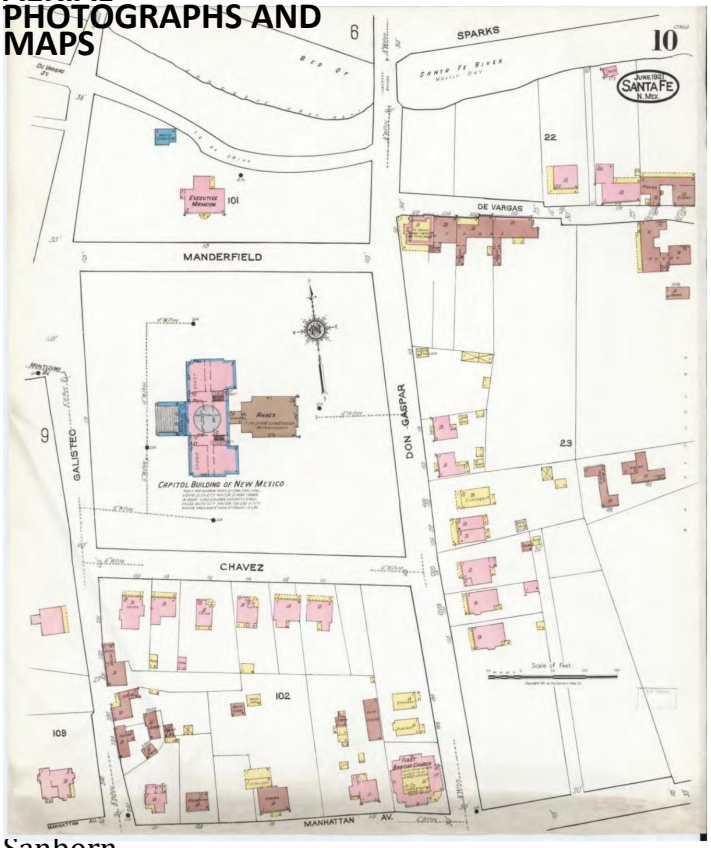
AERIAL PHOTOGRAPHS AND MAPS



1912
KINGS MAP

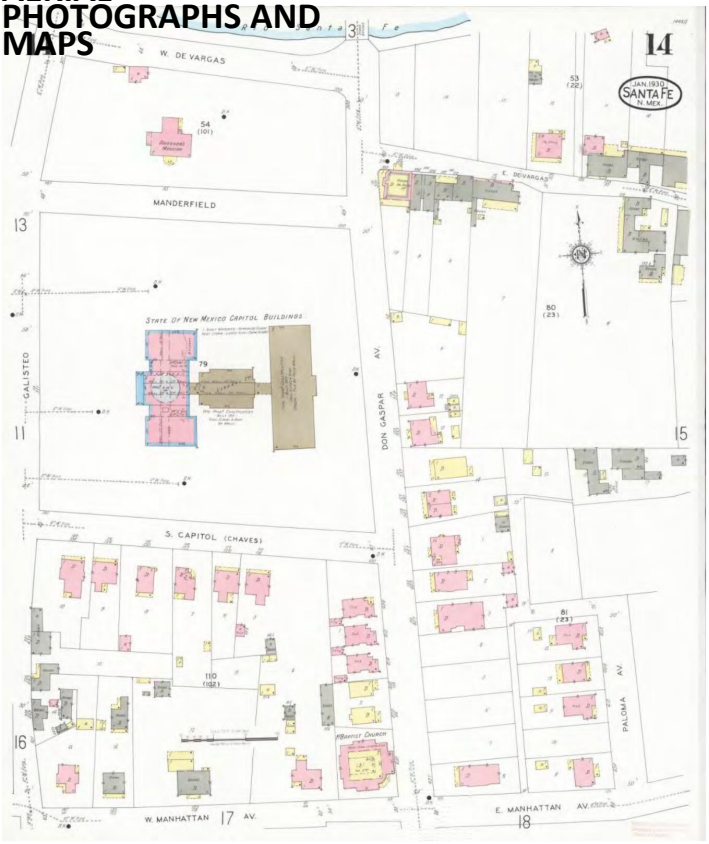
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

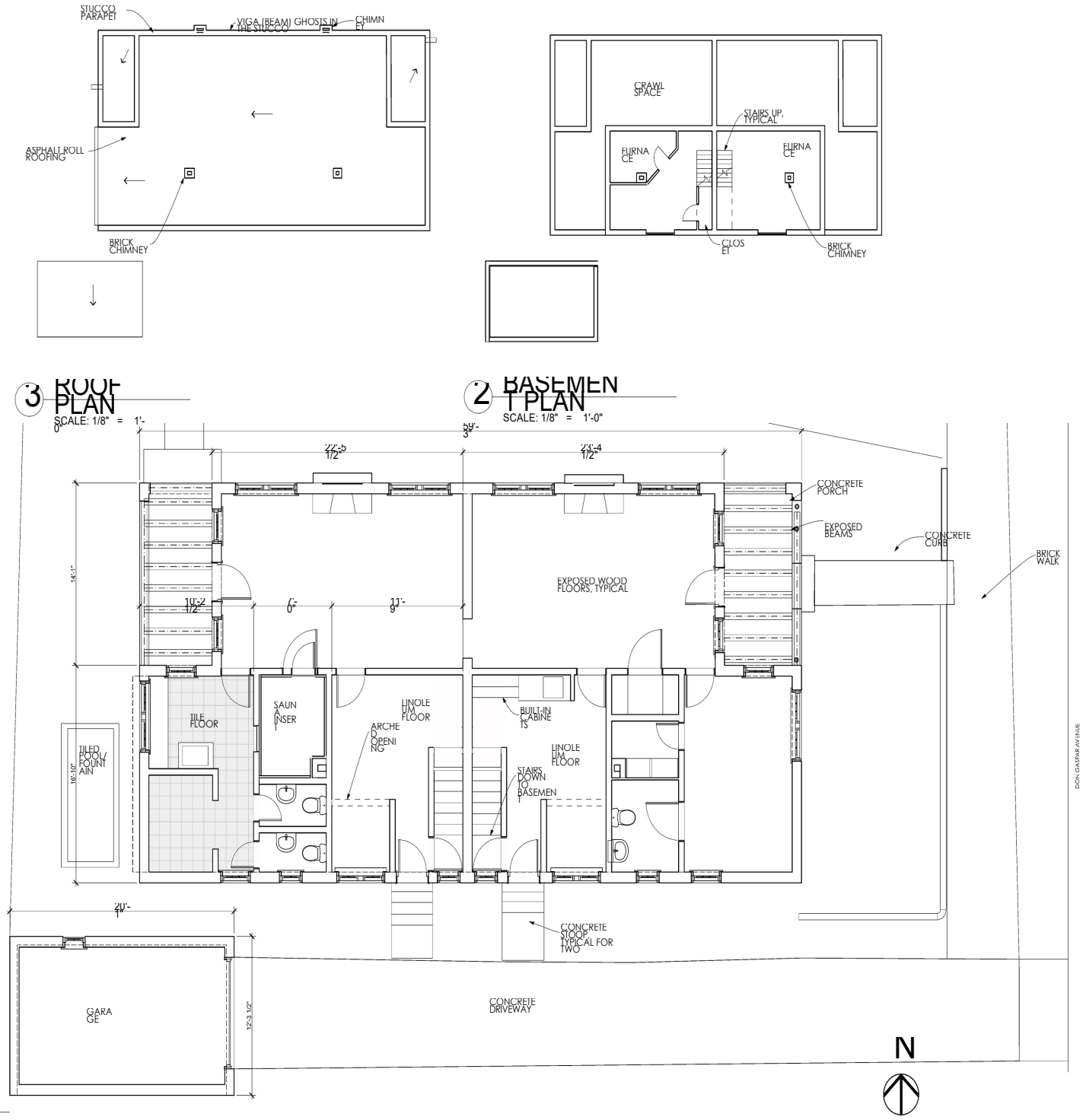


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

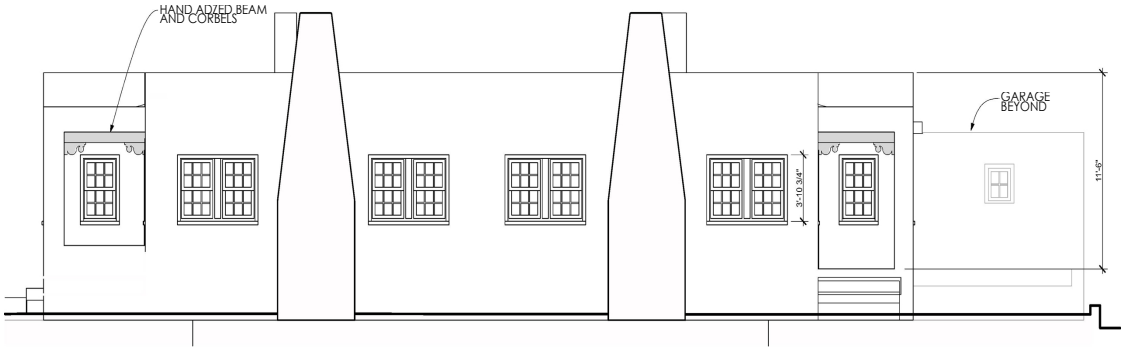
Date: 2

FLOOR PLANS

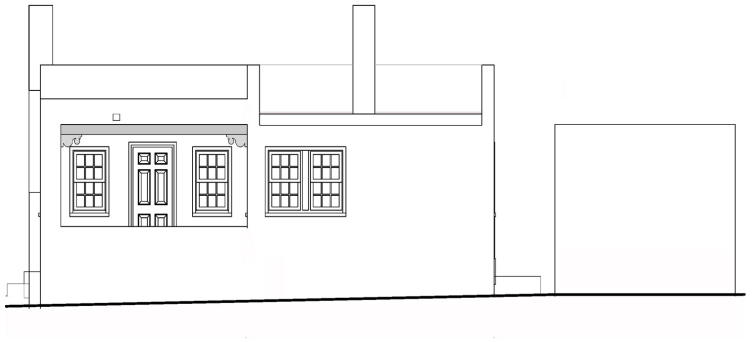
A 1.1

Plotted On: 7/8/12

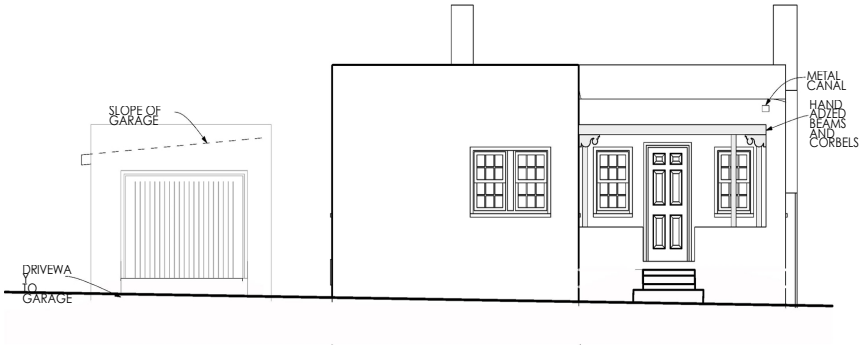
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



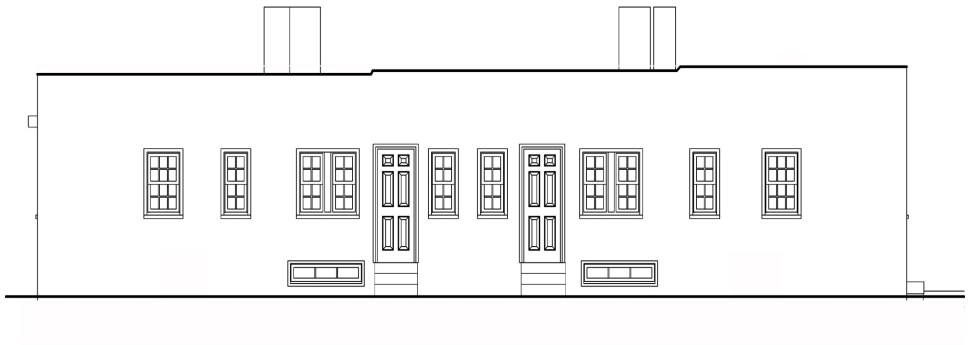
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



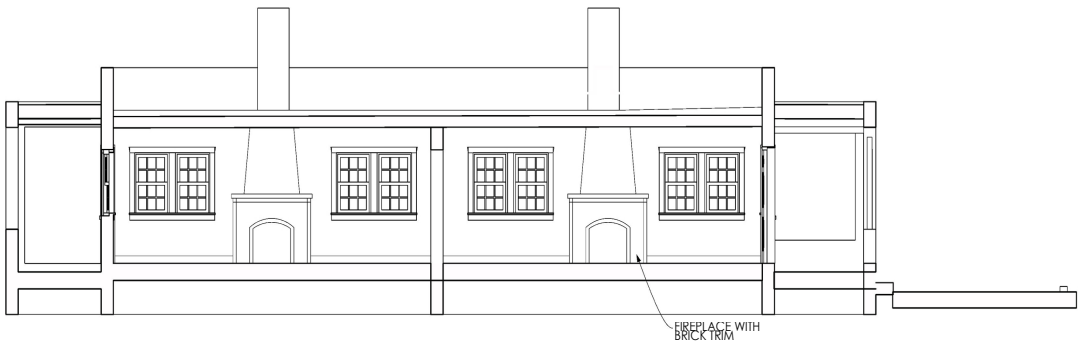
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DIMENSIONS AS NOTED.

Date: 7/8/12
Plotted On: 7/8/12

BUILDING ELEVATIONS

A1.2

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/402 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI ID: NMCRIS # 152221 Don Gaspar Casitas Survey Date: 1/30/23	Agency Number: Other # ☐ Update
NAME OF PROPERTY: Name: Survey Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE: Category: ☒ Building ☐ Structure ☐ Object ☐ District ☐ Site	
Subcategory: ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear	
LAND STATUS: ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.)	
Other: Federal	

2. LOCATION

STREET ADDRESS: 406 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE	UTM Coordinates: Map datum: NAD83 Zone: N: USGS Quad
If no street address, describe how to locate the property:	Name Assessor Code:
SETTING	Parcel # Local
Category: ☐ Suburban ☐ Rural ☐ Village	**Subcategory:** Reference # ☐ industrial ☐ residential ☒ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL	**CURRENT CONDITION:** ☐ intact ☐ altered ☒ other Deteriorated
CURRENT FUNCTION: STATE OFFICE BUILDING	Describe: NO STRUCTURAL ISSUES BUT NEEDS UPKEEP
CONSTRUCTION DATE: 1930 ☒ Known ☐ Estimated SANBORN INS. MAPS	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BRIEF DESCRIPTION OF PROPERTY: REVIVAL STYLE SINGLE-STORY	**PROPERTY:** THIS IS A SPANISH PUEBLO RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930. WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒ continuation
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI #	NMCRIS #
Address of Property: 406 DON GASPAR AVENUE	152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Art Deco	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Art Moderne/Streamline Style	☐ Vernacular
☐ Classical Revival/Neo-Classical	☐ Colonial Revival	☐ Ranch/Rambler
☐ Colonial Revival	☐ Mission Revival/California Mission	☐ Southwest Vernacular
☐ Gothic	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Other, describe:	☐ Neo-Eclectic	☐ Territorial Revival
☐ Victorian	☐ Pueblo Deco	
	☐ Pueblo Revival	
	☐ Prairie School/Prairie Style	

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☐ No ☒ Unknown

Is the property a contributing resource in a National Register District? ☐ Yes ☐ No ☒ Unknown

If not individually listed, is the property contributing to a National Register District? ☒ Yes ☐ No

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR#

☒ Contributing ☐ non-contributing

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recommendations: Date: 02.08.23

Recommended as eligible ☐ not eligible ☐ not sure

National Register ☐ eligible ☐ not eligible ☐ undetermined

eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: ARCHITECTURE, TYPE, PERIOD AND METHOD OF CONSTRUCTION, COMMUNITY PLANNING AND DEVELOPMENT

Is the property within a historic district? ☐ Yes ☐ No

Could it be a contributing resource to a National Register District? ☒ Yes ☐ No

Name of district: DOWNTOWN AND EASTSIDE RESIDENTIAL DISTRICT

Remarks: ADJOINS FORMER STATE CAPITOL

B. Agency Determination: Date:

National Register eligibility: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance:

Could it be contributing to an unlisted district? ☐ Yes ☐ No

Name of district:

Remarks:

C. SHPO Determination: Date:

National Register eligibility: ☐ eligible ☐ not eligible ☐ undetermined

National Register evaluation criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance:

Could it be contributing to an unlisted district? ☐ Yes ☐ No

Name of district:

Remarks:

HCPI # 53813		**NMCRIS #** 15222	
Address of Property:	406 DON GASPAR AVENUE		

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Ashlar	☐ Metal:	☒ Stucco
☐ Brick	☐ Corrugated	☐ Tile: Clay
☐ Composition	☐ Masonry:	☐ Vinyl or Aluminum
☐ Board	☐ Simulated	☐ Siding
☐ Concrete:	☐ Metal: Structural	☐ Wood: Board
☐ Block	☐ Siding	☐ &Batten
☐ Concrete: Cast	☐ Metal: V-Crimp	☐ Wood: Horizontal
☐ Stone	☐ Stone: Random	☐ Siding
☒ Concrete:	☐ Ashlar	☐ Wood: Jacal
☐ Earth Poured	Stone: Random	Wood: Log
☐ Other describe:	Coursed	Wood: Shingle
	Stone: River	Wood: Tongue
	Rock	and Groove
	Stone: Rock	
	Faced	
	Stone: Tabular	

B. Number of Stories

☐ Curtain Wall	☐ 1 ½	☐ 2	☐ 2 ½	☐ Other, describe:	
☒ 1				BASEMENT	

C. Foundation Materials:

☐ N/A	☐ Not visible	☐ None	☐ At Grade	☐ Raised	☐ Other, describe:
	☒ Concrete: Poured		CMU	Stone	

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Feature s:	☐ Eave	☒ Parapet				
	☐ Barrel y	☐ Butterfly	☐ Cross Gable	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
	☐ Other describe:	☒ Flat					
	☐ Low	☒ Medium	☐ Steep				
☐ Aspha	☐ Metal:	☐ Tile:					
☒ Composition Roll	☐ Corrugated	☐ Metal					
☐ Composition Shingle	☐ Metal: Pressed	☐ Tile: Terra Cotta					
☐ Other describe:	☐ Metal: Standing Seam	Wood: Shingle					
	Metal: V-Crimp						

E. Chimney Construction Material:

☐ N/A	Number Interior: 1	Number Exterior: 1			
☒ Brick	☐ Metal Flue	☐ Adobe	☐ Stone	☒ Stucco	☐ Terra Cotta Tile
		☐ Other, describe			

F. Porches

☐ N/A	☒ Incise	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo	

Other Details describe: TWO PORTALS, ONE WITH SHED ROOF

HCPI # | **NMCRIS #** 152221

Address of Property: 406 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 2

Type: ☒ Single Door ☐ Double Door ☐ Other, describe:

Style: ☒ Single Leaf ☐ Double Leaf ☐ Diagonal Panels ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French

Components: ☐ Panels/Lights and configuration 2/4 ☐ Transom Number 6 ☐ Sidelights - number and configuration

Material: ☐ Aluminum ☒ Wood ☐ Metal ☐ Fiberglass ☐ Vinyl ☐ Steel ☐ Other, describe

Depth of Reveal: 3"

Notes:

H. Window Openings

Number of Window Openings: 15

Window Openings

☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane Horizontal
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Horizontal
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 3 Pane Vertical
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe: TRIPLE
☐ Pivot		☐ Other, describe: HOPPERS IN BASEMENT 3/1	

Glazing: ☐ Curtain Wall ☐ Glass Block ☐ Palladian Motif ☐ Picture Window ☐ Store Front or display ☐ Other, describe:

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Describe: DETACHED SINGLE CAR GARAGE

Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012, AND MATTHEW J BARBOUR, ARCHEOLOGICAL DATA PLAN , NMCRIS

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- Additional detail forms for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
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AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
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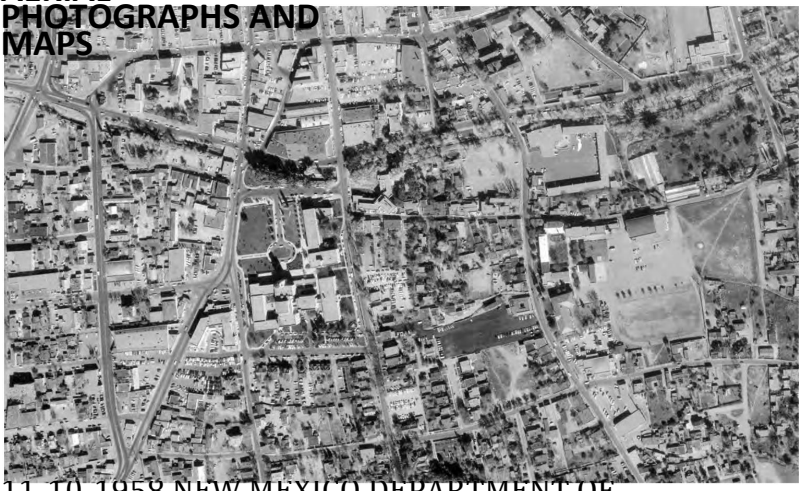
AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
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AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

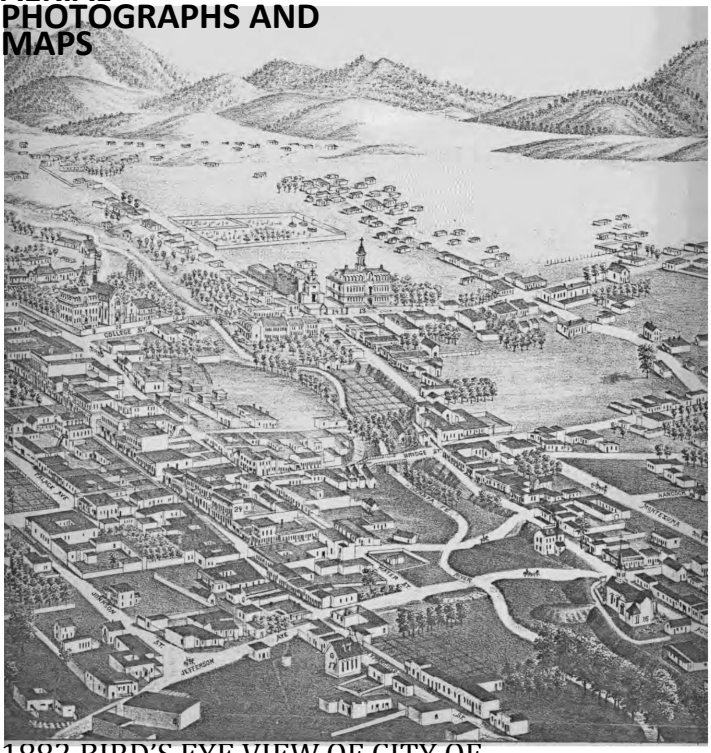
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

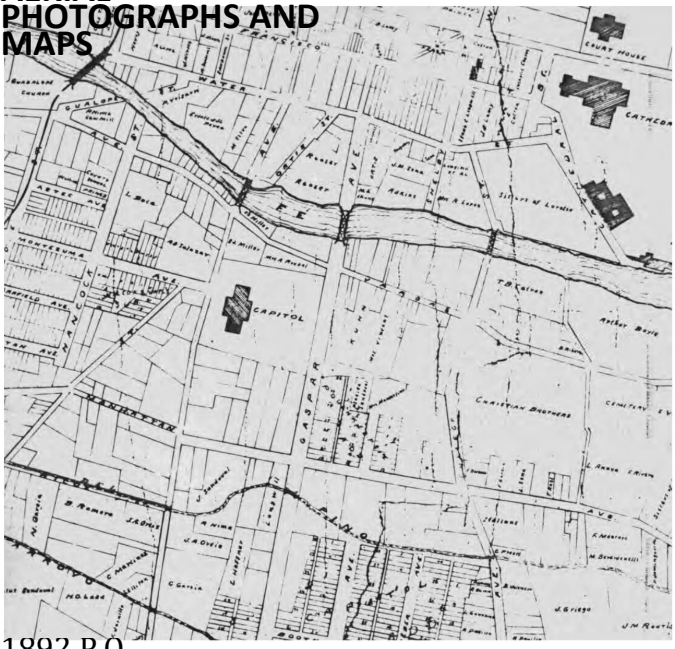
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



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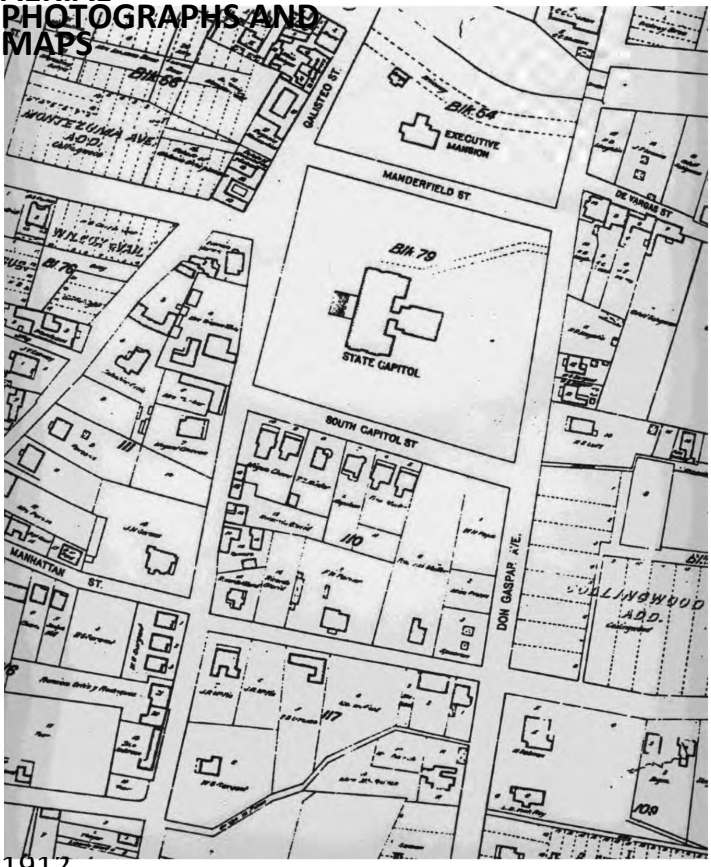
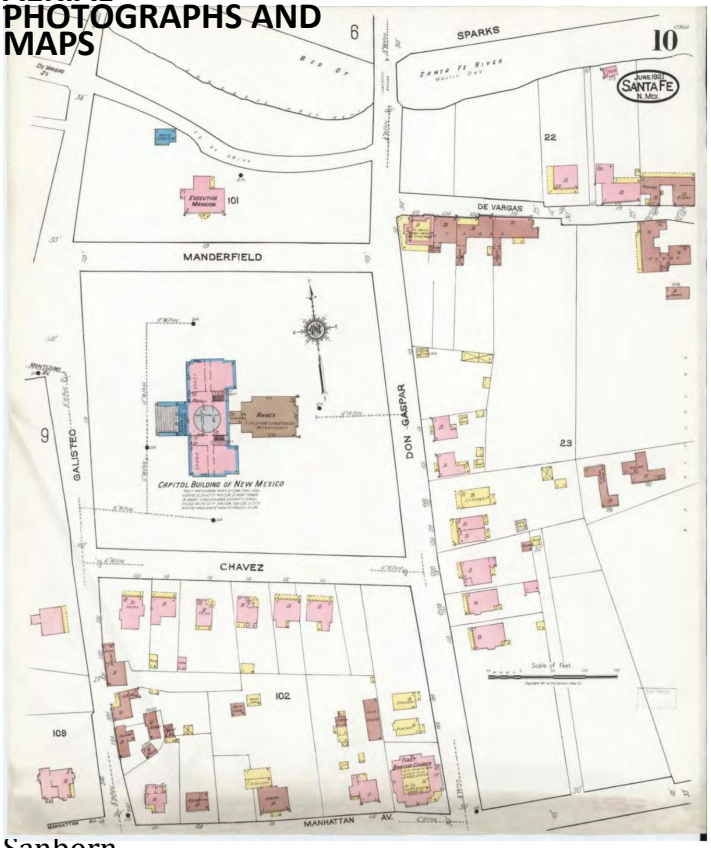


1912
KINGS MAP

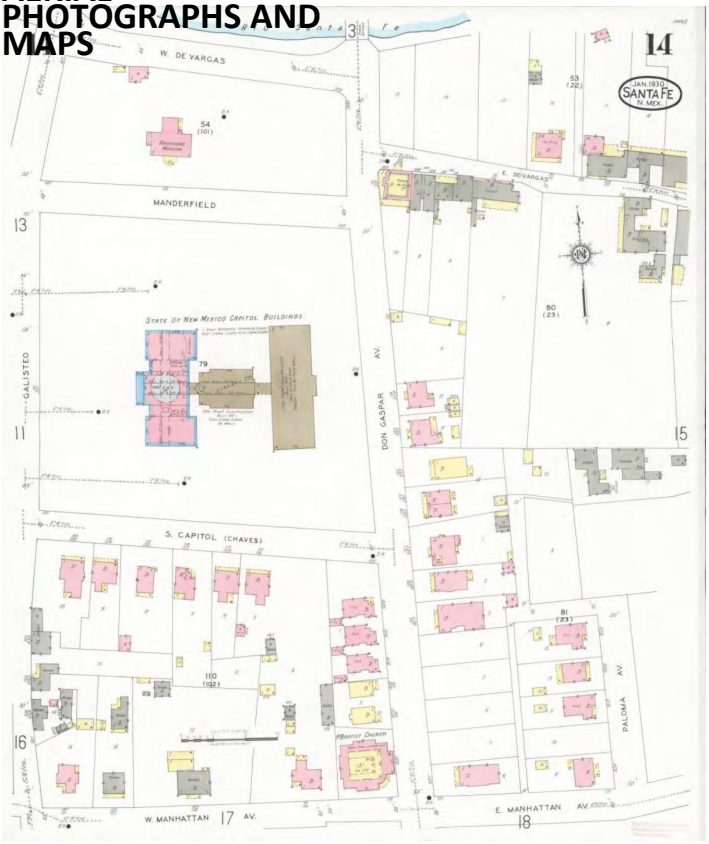
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

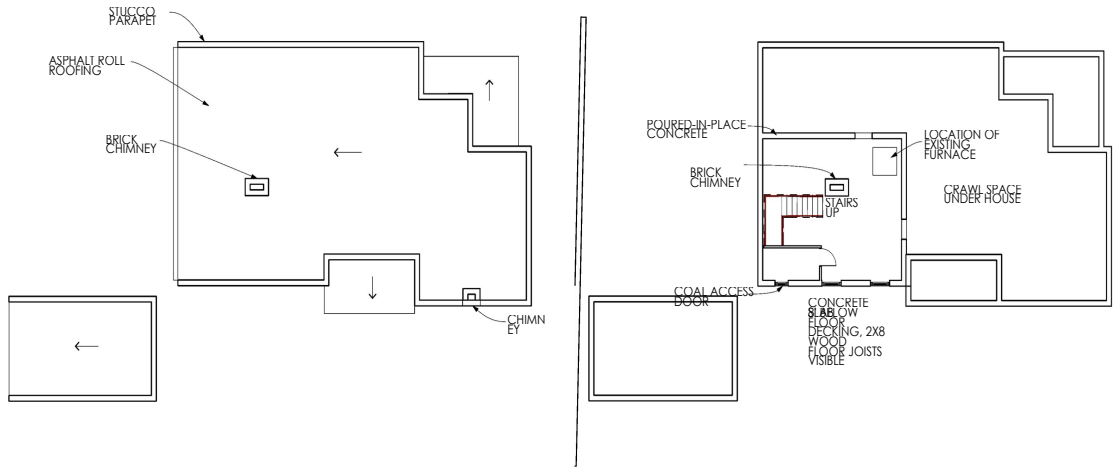


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS

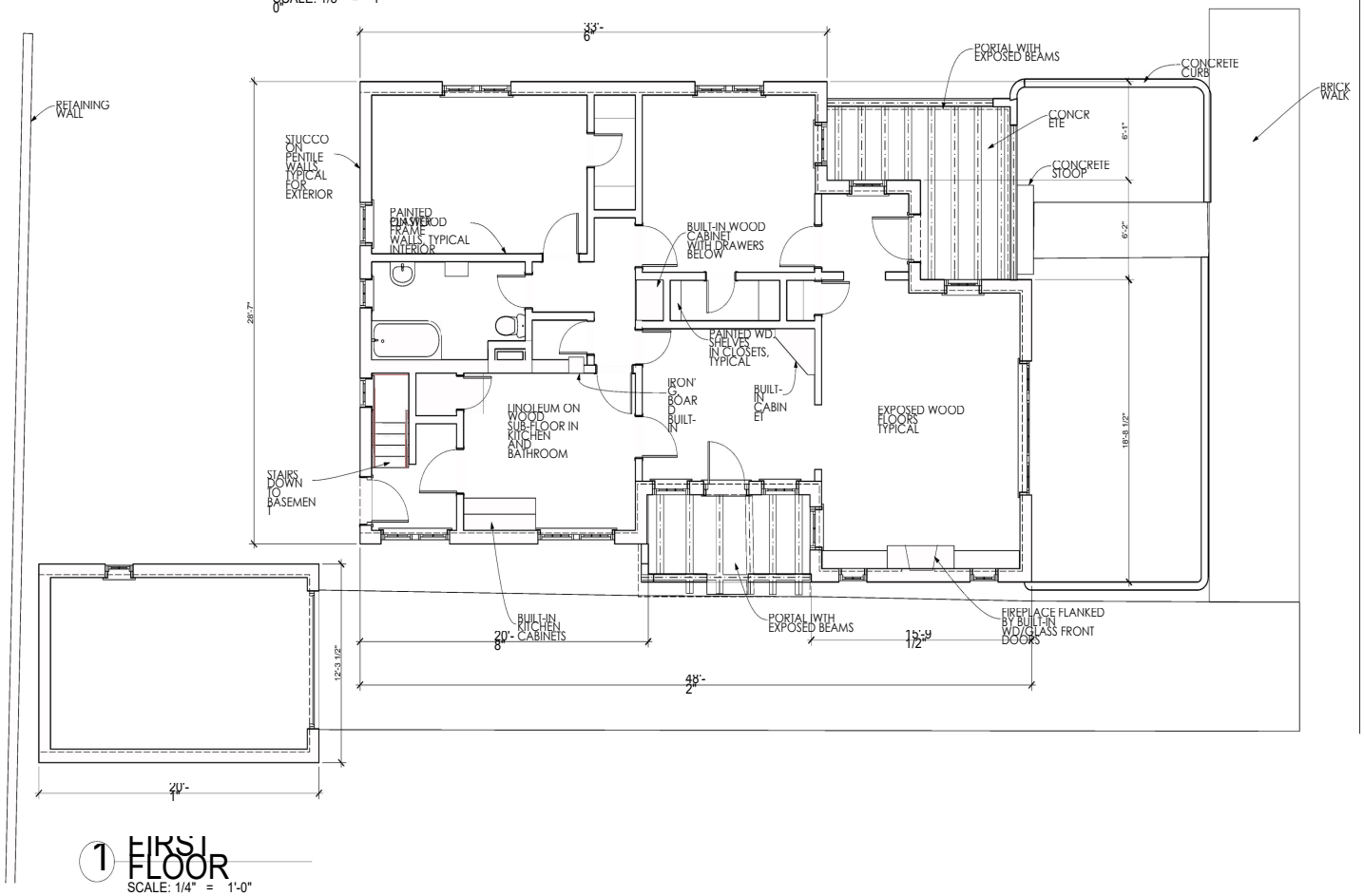


Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

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406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

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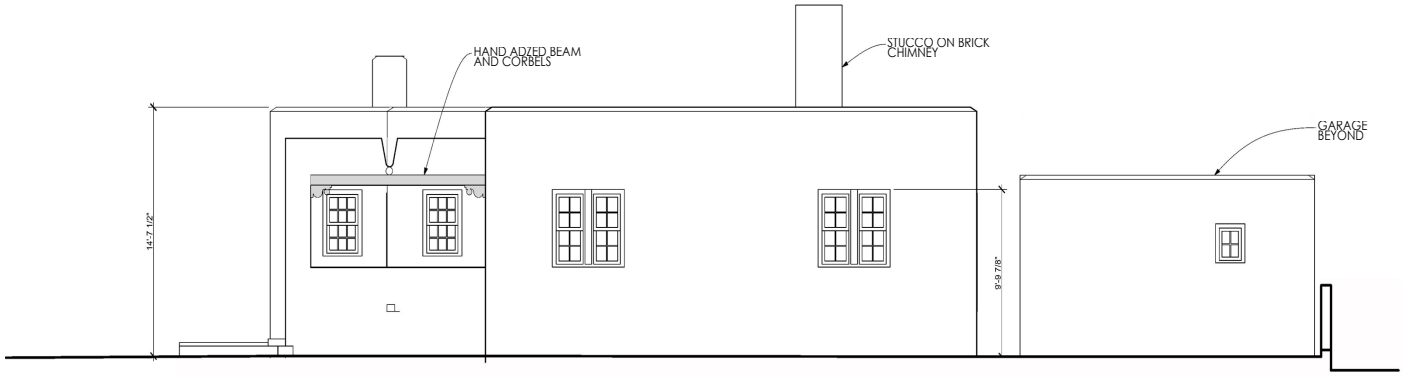
Date: 7/2012

FLOOR PLANS

A 1.1

Plotted On: 7/2012

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
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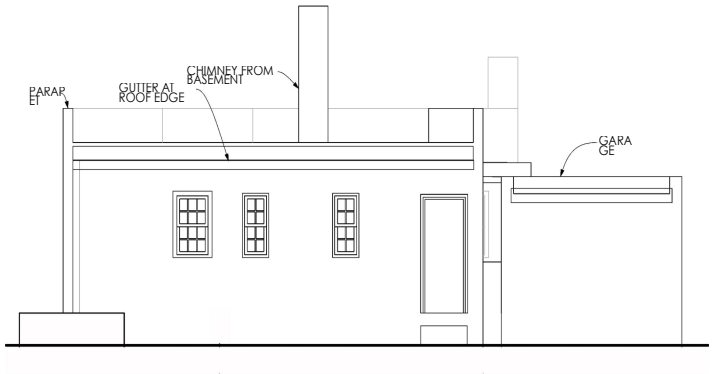


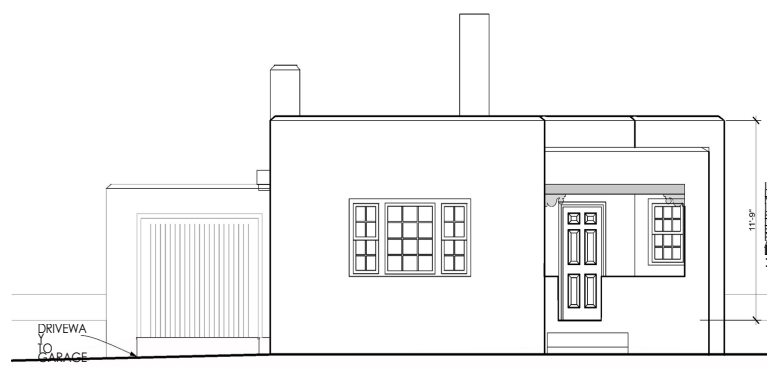
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI ID#: NMCRIS # 152221 Survey Name: Don Gaspar Casitas Survey Date: 2023	Agency Number: Other ID#:
NAME OF PROPERTY: Historic Name: Don Gaspar Casitas	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information:	GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY CATEGORY: Category: ☒ Building(s) ☐ Structure ☐ Object ☐ District ☐ Site	Subcategory: ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear
LAND STATUS: ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) ☐ Federal	

2. LOCATION

STREET ADDRESS: 410 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE Cross Streets: Don Gaspar & Cordova Describe how to locate the property:	UTM Coordinates: Zone: Map datum: NAD83 N: USGS Quad Name: USGS Quad Code: Assessor Parcel #
SETTING: Category: ☐ Suburban ☐ Rural ☐ Village	Subcategory: ☐ commercial ☐ industrial ☐ residential ☐ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING **CONSTRUCTION DATE:** ☒ Known 1930 ☐ Estimated SANBORN MAP ☐ Unknown	**CURRENT CONDITION:** ☐ intact ☐ altered ☒ other ☐ deteriorated ☐ ruins STRUCTURAL ISSUES BUT FINISHES NEED **ARCHITECT/BUILDER:** LAURENCE HOWLAND SIBLEY PRINCE BARTO 1955)
BRIEF DESCRIPTION OF PROPERTY: ☒ continuation REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES, A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR.	THIS IS A TERRITORIAL
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53814 | **NMCRIS #** 152221

Address of Property: 410 DON GASPAR AVENUE

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Territorial	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Spanish Colonial Revival Style/Mission	☐ Vernacular
☐ Classical Revival/Neo-Classical Revival	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Ranchero
☐ Colonial Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Victorian	☐ Pueblo Revival	☐ Spanish-Pueblo Revival
☐ Gothic	☐ Modernism/Modern School/Prairie Style	☒ Territorial Revival

Other, describe:

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☐ No ☒

Is the property individually listed in the National Register? Yes ☐ No ☒ Unknown ☐

Is the property individually listed in the State Register? Yes ☐ No ☒ Unknown ☐

Is the property part of a Register District? Yes ☐ No ☒

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Yes ☒ No ☐ Unknown

☒ Contributing ☐ Non-contributing

MPDF theme

District Name: DOWNTOWN/EASTSIDE HIST.

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Survey/Recordation Data: Is this property listed in a Survey or Recordation Form? ☒ Yes ☐ No Date: 02.08.23

Name of Survey/Recordation: DOWNTOWN/EASTSIDE HISTORIC DISTRICT

Is the property eligible, not eligible, or not sure for listing in the National Register? ☐ eligible ☐ not eligible ☒ not sure

Is the property eligible, not eligible, or not sure for listing in the State Register? ☐ eligible ☐ not eligible ☐ not sure

Applicable eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ state ☐ national consideration:

Area of significance: ARCHITECTURE, PERIOD AND METHOD OF CONSTRUCTION subarea:

Level of significance: ☐ local ☐ state ☐ national

Is this property similar to other nearby properties? ☐ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT

Would it be contributing to an identified district? ☐ Yes ☐ No

B. Agency Determination: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

Applicable eligibility criteria: ☒ a ☐ b ☐ c ☐ d ☐ criteria consideration:

National Register eligibility: ☐ local ☐ state ☒ national subarea:

Level of significance: ☐ Yes ☐ No

Area of significance:

C. SHPO Determination: Would it be contributing to an identified district? Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

Applicable eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

National Register eligibility: ☐ local ☐ state ☐ national subarea:

Would it be contributing to an identified district? ☐ Yes ☐ No

Remarks:

HCPI# 5881	NMCRIS # 152221
Address of Property: 410 DON GASPAR AVENUE	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Asphalt	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Vinyl	☐ Clay
☐ Composition	☐ Simulated	☐ Vinyl or Aluminum Siding
☐ Board	☐ Metal: Structural Siding	☐ Wood: Board & Batten
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Horizontal Siding
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Jacal
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Tongue and Groove
☐ Earth	☐ Stone: River Rock	☐ Wood: Log
☐ Other describe:	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Concrete: Pre-cast	☐ Stone: Tabular	
☐ Curtain Wall		

B. Number of Stories

☒ 1	☐ 1 ½	☐ 2	☐ 2 ½	☐ Other, describe:

C. Foundation Materials:

☐ N/A	☒ Not visible	☐ None	☐ At Grade	☐ Raised
☐ Concrete: Poured	☐ Concrete: CMU	☐ Stone	☐ Other, describe:	

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Feature Barrel	☐ Eave	☒ Parapet	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
☐ Other, describe:	☐ Butterfly	☒ Flat	☐ Cross Gable				
☐ Asphalt	☒ Low	☐ Medium	☐ Steep				
☐ Composition Roll	☐ Metal: Corrugated	☐ Tile: Metal					
☐ Composition Shingle	☐ Metal: Pressed	☐ Tile: Terra Cotta					
☐ Other, describe:	☐ Metal: Standing Seam	☐ Wood: Shingle					
	☐ Metal: V-Crimp						

E. Chimney Construction Material:

☐ N/A	☐ Number Interior 1	☐ Number Exterior 1	☐ Adobe	☐ Stone	☒ Stucco	☐ Terra Cotta Tile
☒ Brick	☐ Metal Flue	☐ Other, describe			

F. Porches Type:

☐ N/A	☒ Incised	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo

Other Details, describe: TWO PORTALS

HCPI # 5381 | **NMCRIS #** 152221

Address of Property: 410 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 3

Type: ☐ Single leaf ☒ Double leaf ☐ Other, describe:

Style: ☒ Panels ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French

Components: Panels/Lights and configuration 2/4

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Window Openings: 15

Window Openings:

☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane Horizontal	☐ Curtain Wall
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Horizontal	☐ Palladian Motif
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 3 Pane Vertical	☐ Picture Window
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe:	☐ Other, describe:
☐ Pivot		☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐ Sliding				

Glazing:

Depth of Reveal: 3"

Notes: TERRITORIAL REVIVAL TRIM

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Describe: DETACHED GARAGE

Are associated properties eligible for listing?

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012; MATTHEW BARBOUR ARCHEOLOGICAL DATA PLAN

9. Attachments

Please indicate which items are attached:

☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Additional sheets (Word document), if applicable
☐ Continuation sheets for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

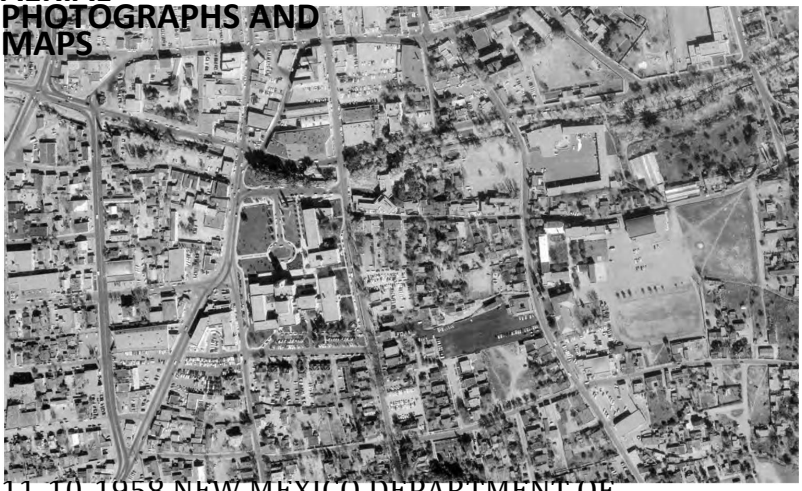
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

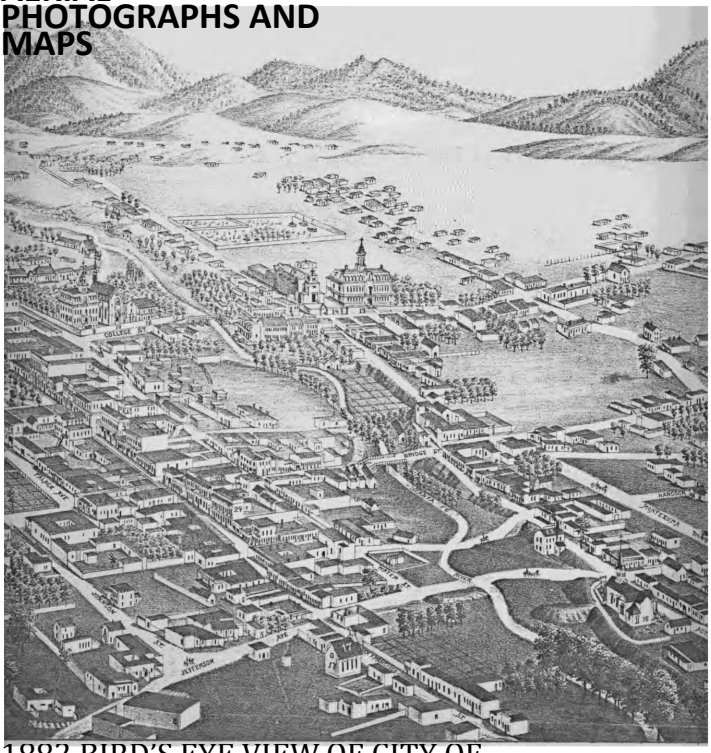
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

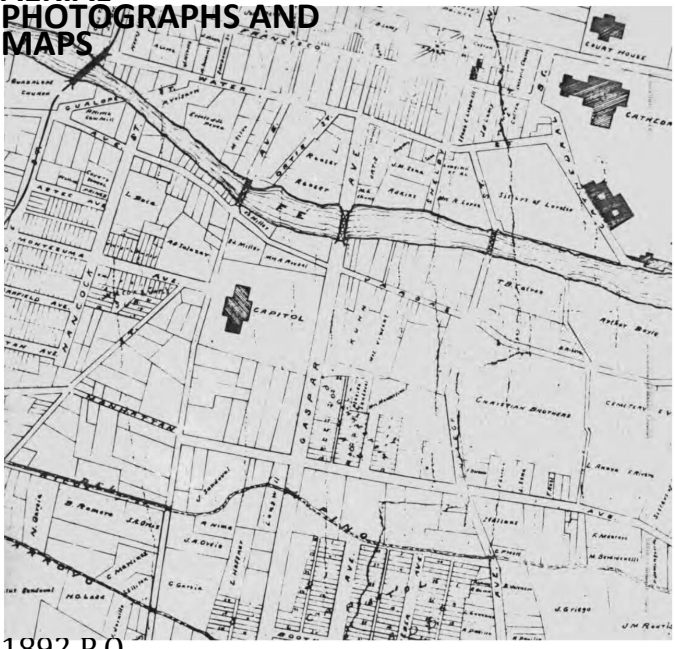
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

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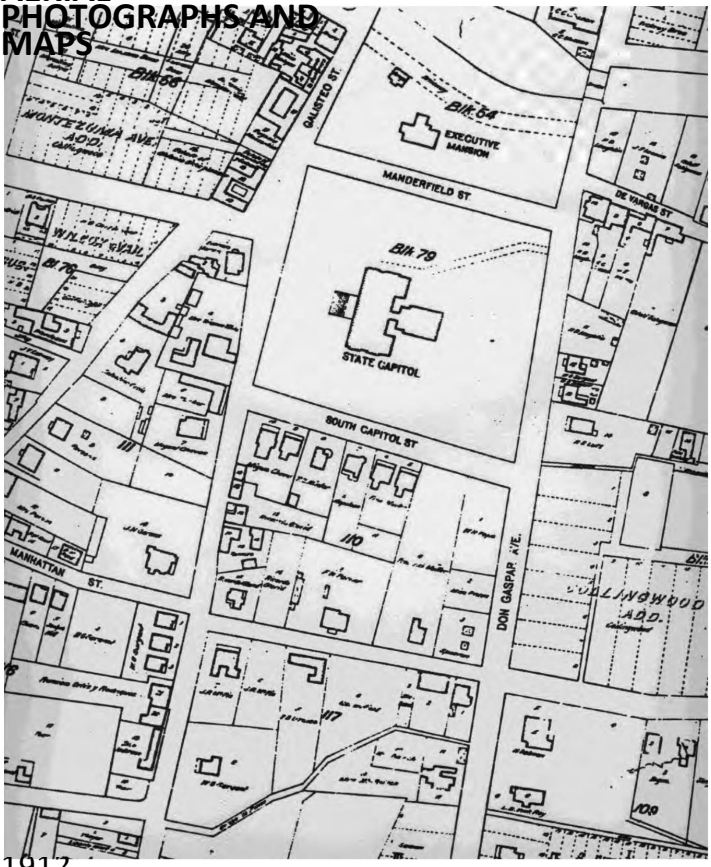
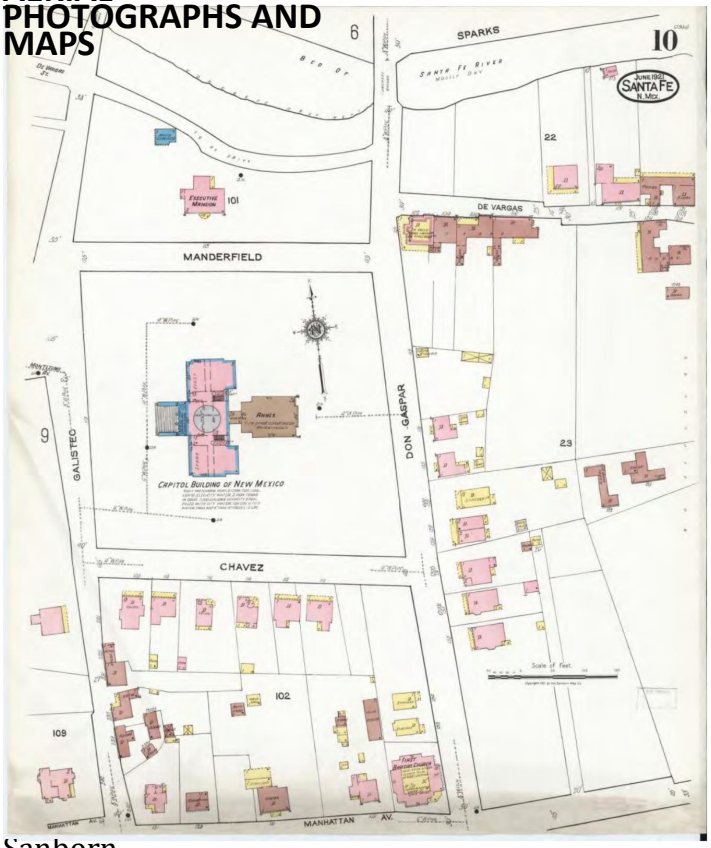
AERIAL PHOTOGRAPHS AND MAPS



1912
KINGS MAP

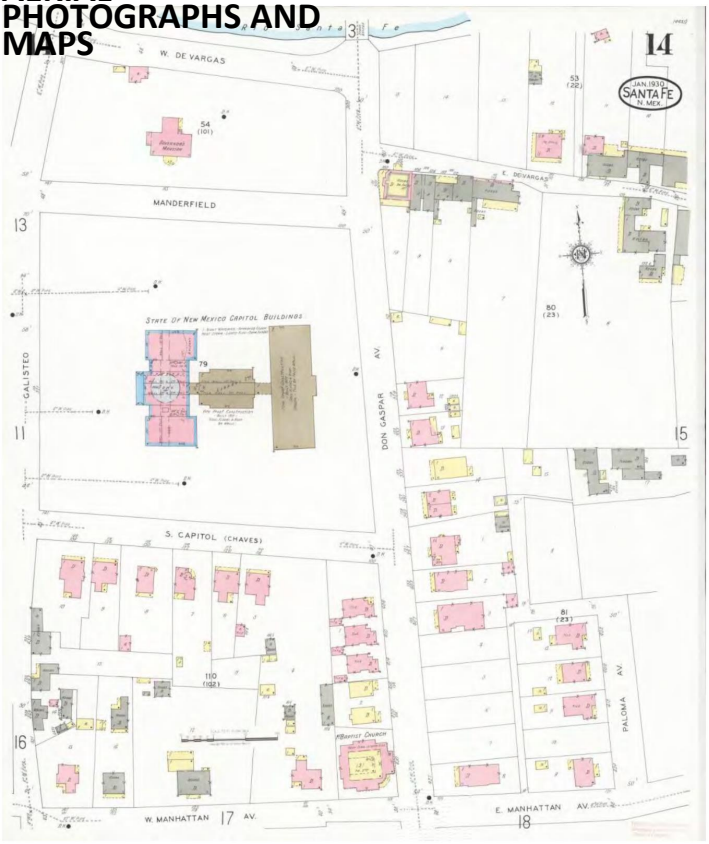
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

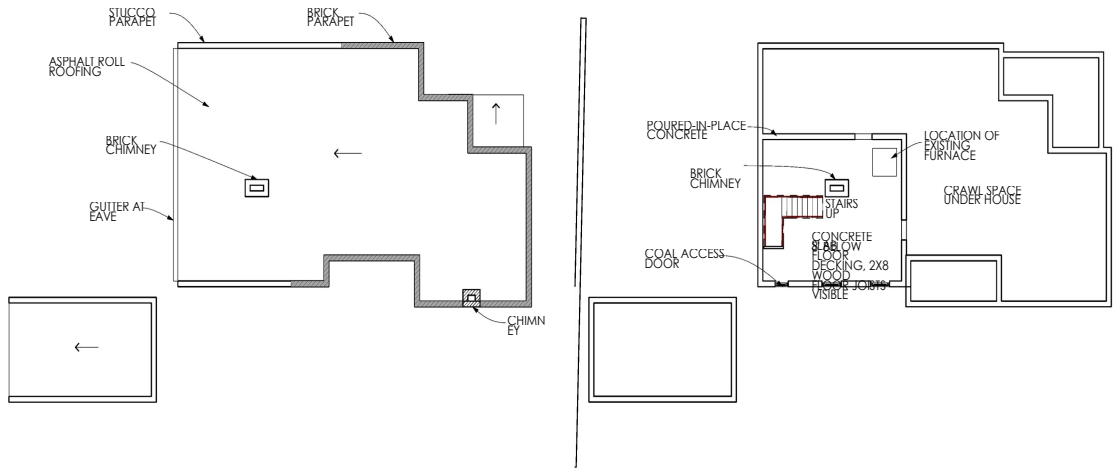


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS

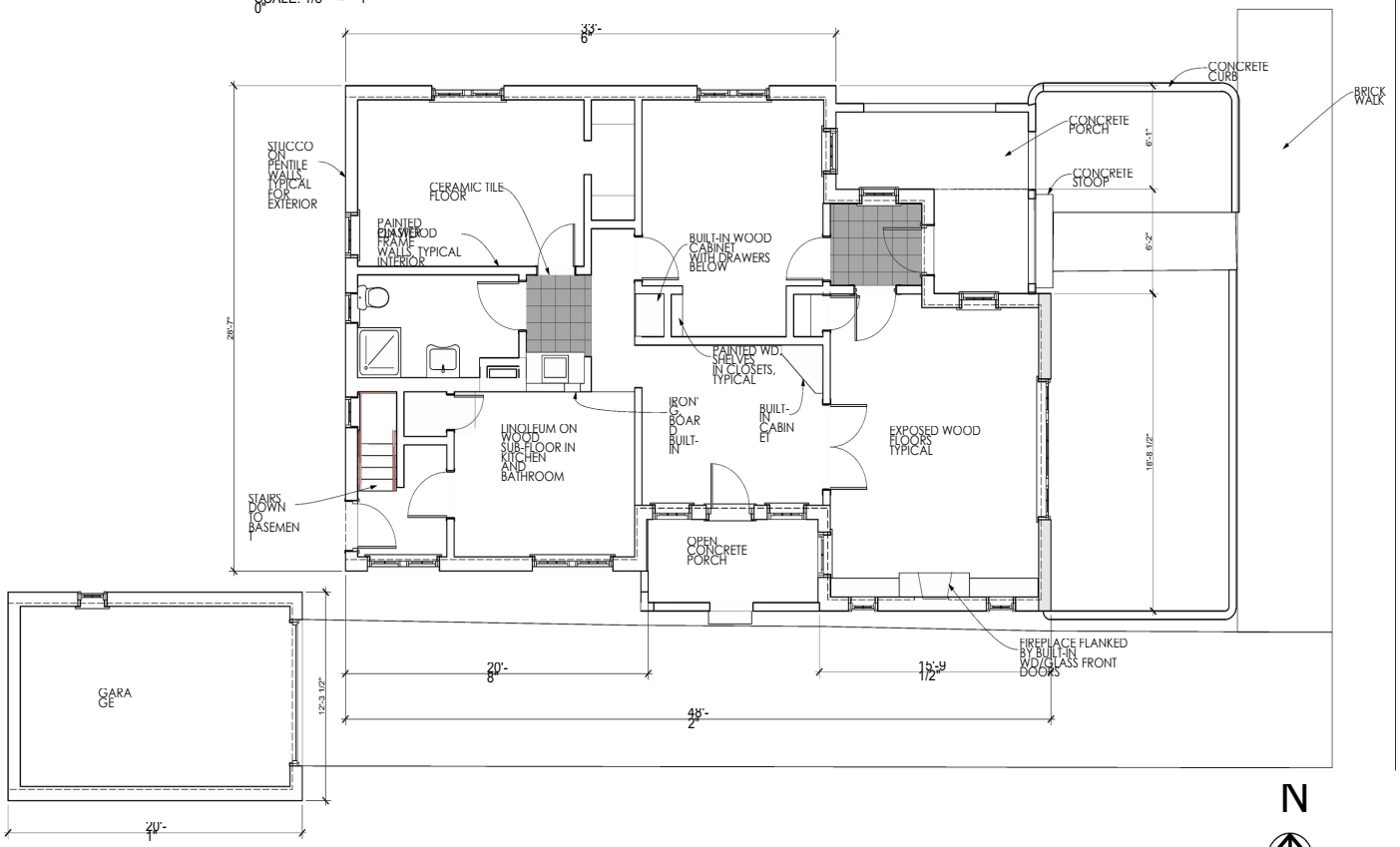


Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

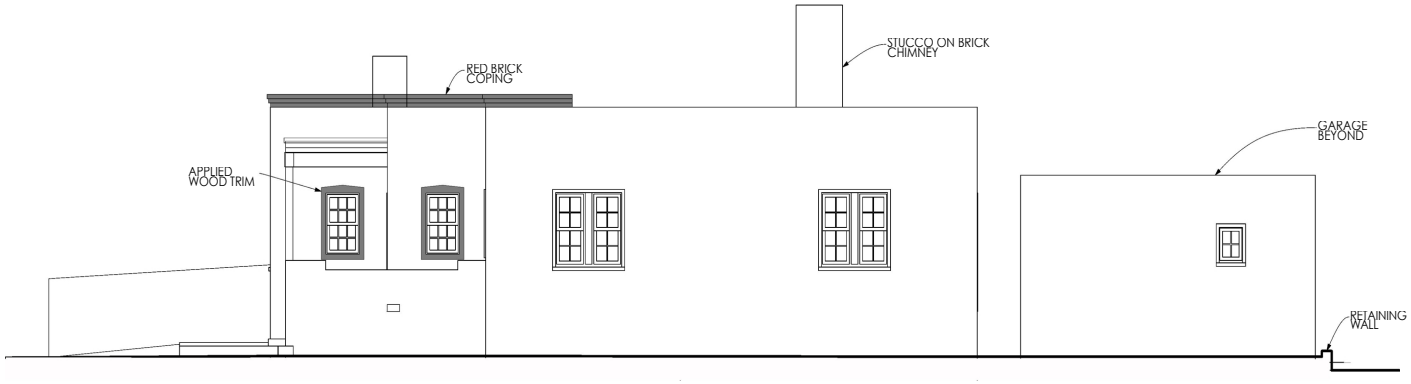
IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS AND SCALES

Date: 2
Plotted On: 7/12

A 1.1
FLOOR PLANS

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



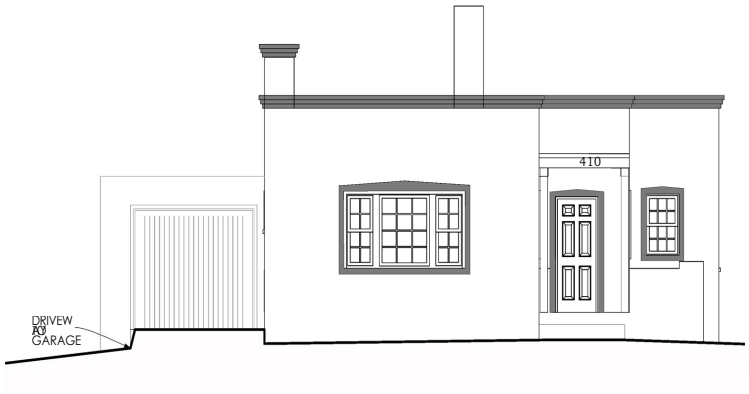
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL LABELED SCALES

Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gasper.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI #: 152221 NMCRIS #: 152221 Don Gaspar Casitas Survey Date: 5/30/2013 Survey Name: Re-survey Acreage: 0.23	Agency Number: Other #: Update
NAME OF PROPERTY: Don Gaspar Casitas Historic Name: Other Name/Site #:	OWNER and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
PROPERTY CONTACT and contact information:	GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY Category: X Building(s) Structure Object District Site Subcategory: Acequia/Historic Irrigation Ditch Road/Trail Other Linear	
LANDS X State Tribal Federal Other	Local Private Other (land grant, tribal, etc.)

2. LOCATION

STREET ADDRESS: 414 DON GASPAR AVENUE CITY: SANTA FE If no street address, describe how to locate the property: COUNTY: SANTA FE	UTM Coordinates: Zone: Map datum: NAD 83 USGS Quad Name: N: USGS Quad Code:
Assessor Parcel #	
SETTING Category: Suburban Rural Village Urban	Subcategory: Residential Commercial Industrial Public-Quasi-Public Religious Educational Agricultural Recreational X

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL CURRENT FUNCTION: STATE OFFICE BUILDING	CURRENT CONDITION: intact altered X other Describe: STRUCTURAL ISSUES BUT HOUSES NEED WORK
CONSTRUCTION DATE: 1930 X Known Estimated SANBORN BASIS: MAP/PERMIT X Other	ARCHITECT/BUILDER: FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
PHOTOS: Photo Log X Photocopied DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES, A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR.	X continuation
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI#: 53815	NMCRIS #
Address of Property: 414 DON GASPAR AVENUE	152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Mediterranean	☐ Pueblo/Pueblo
☐ Bungalow/Craftsman	☐ Style/Miesian	☐ Vernacular
☐ Classical Revival/Neo-Classical Revival	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Ranch Ame
☐ Colonial Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Victorian	☐ New Mexico Ve	☐ Spanish-Pueblo Revival
☐ Gothic	☐ Modernism	☒ Territorial Revival
	School/Prairie Style	

Other, describe:

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☒ No

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☐ No ☐ Unknow

Is the property part of a Register District? ☒ Yes ☐ No ☐ Non-contributing

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Yes ☒ No ☐ Unknown ☒ Contributing

District Name: DOWNTOWN/EASTSIDE HIST. MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Property Documentation Form: Date: 02.08.23

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☐ No

Name: DOWNTOWN/EASTSIDE HIST. MPDF theme

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ a ☐ state ☐ national ☐ consideration:

Level of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION

Area of significance: ☐ Yes ☐ No

Is this property similar to other nearby properties? ☒ Yes

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT

B. Could it be contributing to an unrefined district? ☐ Yes ☒ No

Determination: Date:

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ local ☐ state ☐ national ☐ consideration:

Level of significance: ☐ Yes ☐ No

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undefined district?

C. Determination: Date:

Agency Remarks:

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ local ☐ state ☐ national ☐ consideration:

Level of significance: ☐ Yes ☐ No

Area of significance: ☐ Yes ☐ No

Could it be contributing to an unrefined district?

Remarks:

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Metal: Simulated	☐ Vinyl or Aluminum Siding
☐ Composition Board	☐ Metal: Structural Siding	☐ Wood: Board &Batten
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Horizontal Siding
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Jacal
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Tongue and Groove
☐ Other, describe: Concrete: Pre-Cast Curtain Wall	☐ Stone: River Rock	☐ Wood: Shingle
	☐ Stone: Rock Faced	☐ Other, describe:
	☐ Stone: Tabular	

B. Number of Stories: ☐ ½ ☐ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☒ Other, describe: BASEMENT

C. Foundation Materials: ☐ Not Visible ☐ Poured Concrete: ☐ CMU ☐ Stone ☐ None ☐ At Grade ☐ Raised ☐ Other, describe:

Notes:

D. Roof Shapes: ☐ N/A ☐ Features: ☐ Butterfly ☒ Eaves ☐ Flat ☒ Parapets ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other ☐ Barrel ☐ None

Pitch descriptions: ☒ Low ☐ Medium ☐ Steep

Materials: ☐ Asphalt ☒ Composition Roll ☐ Composition Shingle ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Clay ☐ Terra Cotta ☐ Wood: Shingle ☐ Other, describe:

E. Chimney Construction: Number Interior: 1 Number Exterior: 1

Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

Type: ☒ N/A ☐ Incised ☐ Partial ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe: TWO PORTALS, ONE WITH SHED ROOF, LOW WALLS AT PORTAL

HCPI # 5381 | NMCRIS # 152221

Address of Property: 414 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 4

Type: ☐ Doorways ☒ Two-leaf

Style: ☐ One-leaf ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French ☐ Other, describe: ☒ Panel

Components: Panels/Lights and configuration 2/4

Number 6

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Other, describe

Sidelights - number and configuration ☐ ☐ Transom ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Windows: 15

Window Opening Type: ☐ Awning ☐ Casement ☐ Double Hung ☐ Fixed ☒ Hopper ☐ Louver ☐ Pivot ☐ Sliding ☐ Single Hung

Material: ☐ Anodized Aluminum ☐ Bare Aluminum ☐ Steel ☐ Vinyl ☒ Wood ☐ Other, describe:

Glazing: ☐ 1/1 ☒ 2/2 ☐ 3/1 ☐ 4/4 ☒ 6/6 ☐ 9/9 ☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1

Glazing: ☐ 2 Pane Horizontal ☐ 2 Pane Vertical ☐ 3 Pane Vertical ☐ Combination, describe: ☒ Grouped, describe: 1 ☐ Other, describe:

Glazing: ☐ Curtain Wall ☐ Glass Block ☐ Palladian Motif ☐ Picture Window ☐ Store Front or display ☐ Other, describe:

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Discuss: YES, DETACHED SINGLE CAR GARAGE

Are associated properties eligible for listing? NO

K. Documents Available

Documents and Drawings: ☒ Yes ☐ No

Describe Documents and Drawings: ARCHEOLOGICAL DATA PLAN, JULY 2012: MATTHEW BARBOUR,

L. Attachments

Please indicate which items are attached:

☒ Site Plan (required)

☒ Photos (required)

☒ Map (required)

☒ Continuation sheet (Word document), if necessary

☐ Additional detail forms for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

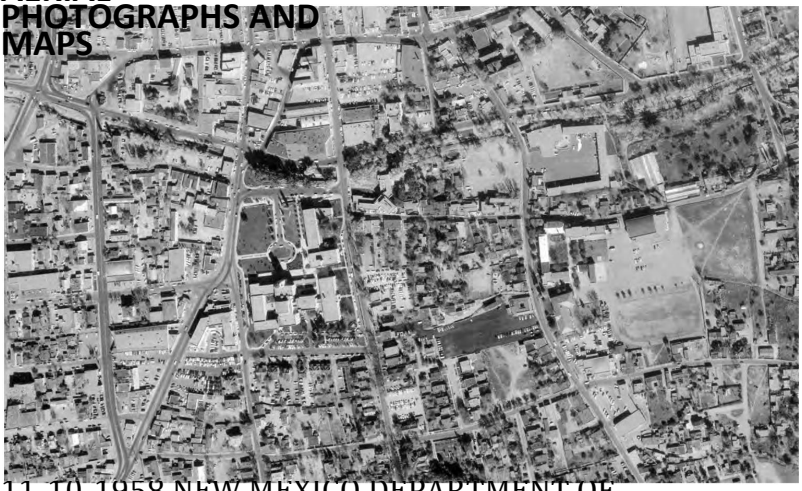
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

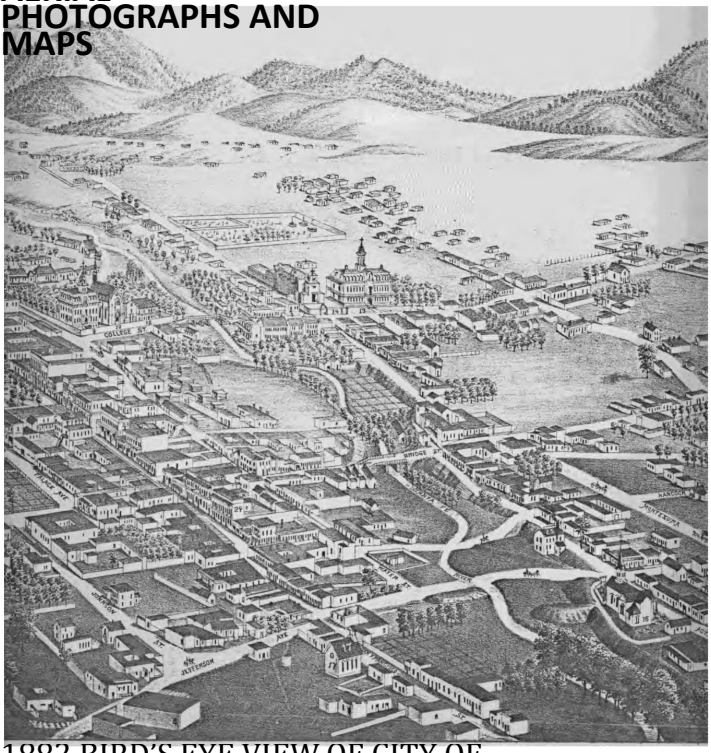
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

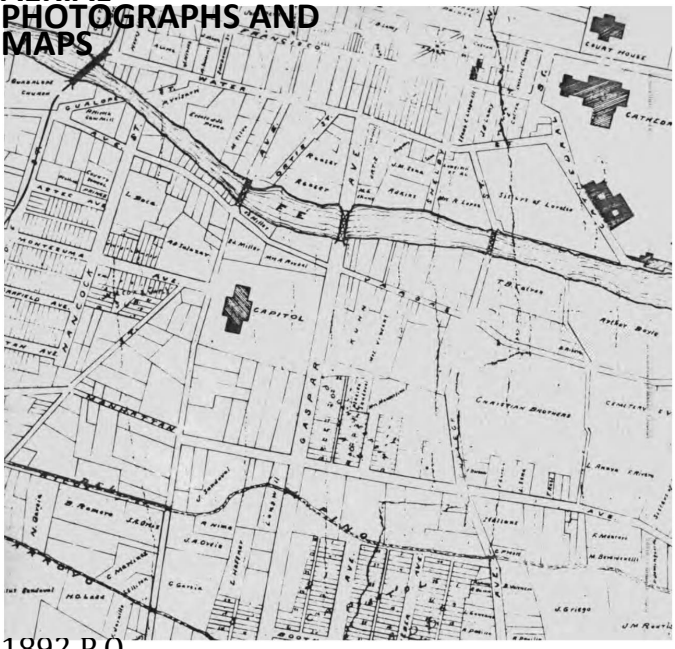
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

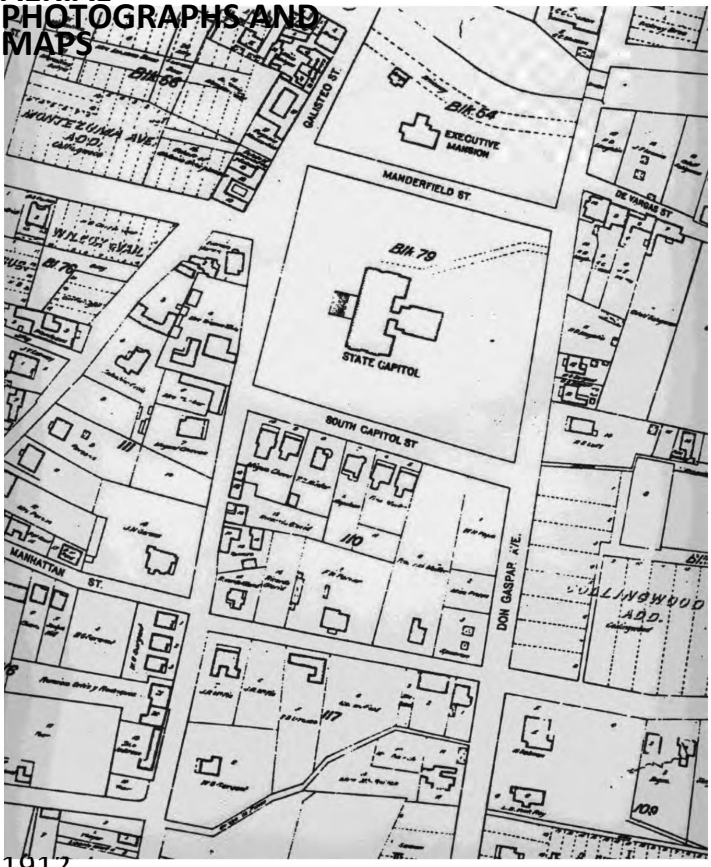
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

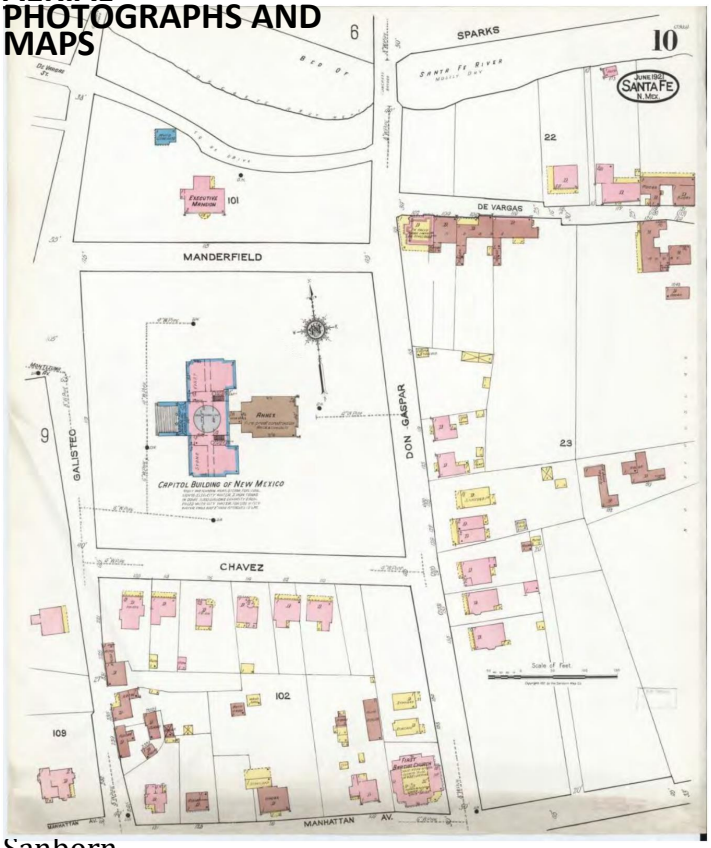
AERIAL PHOTOGRAPHS AND MAPS



1912
KINGS MAP

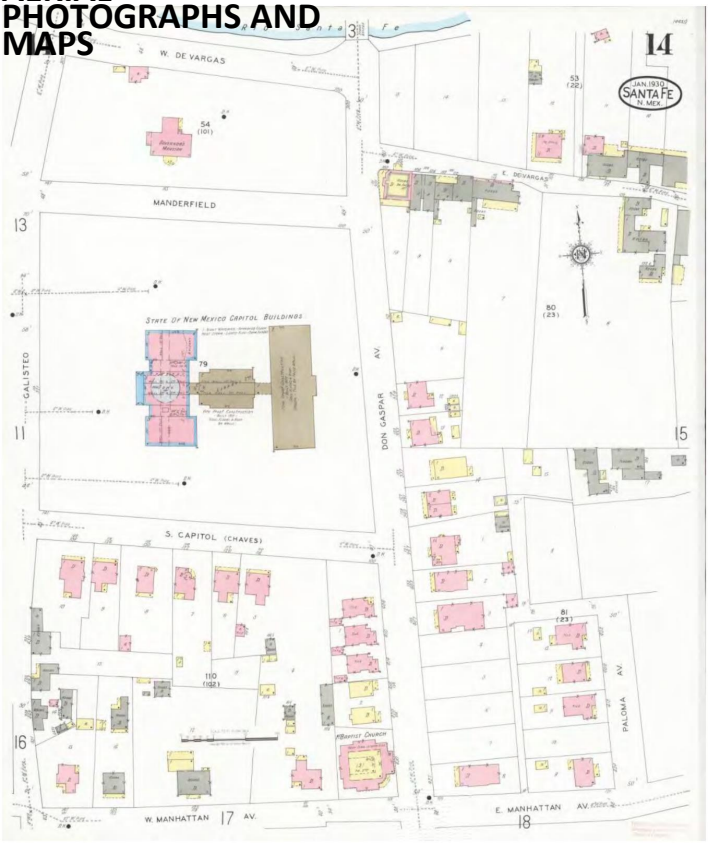
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

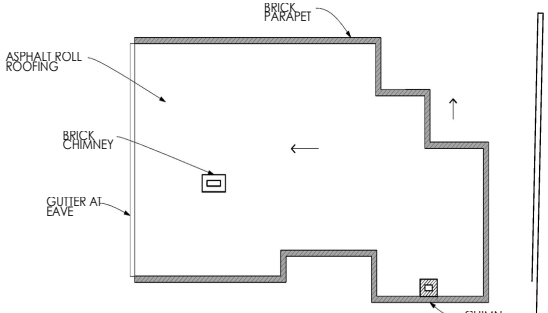


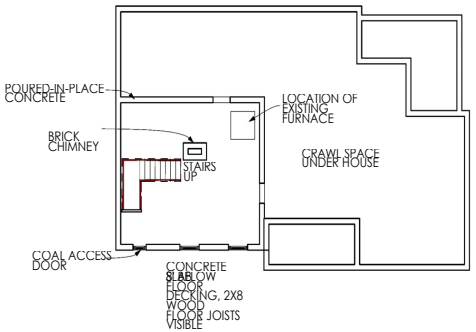
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



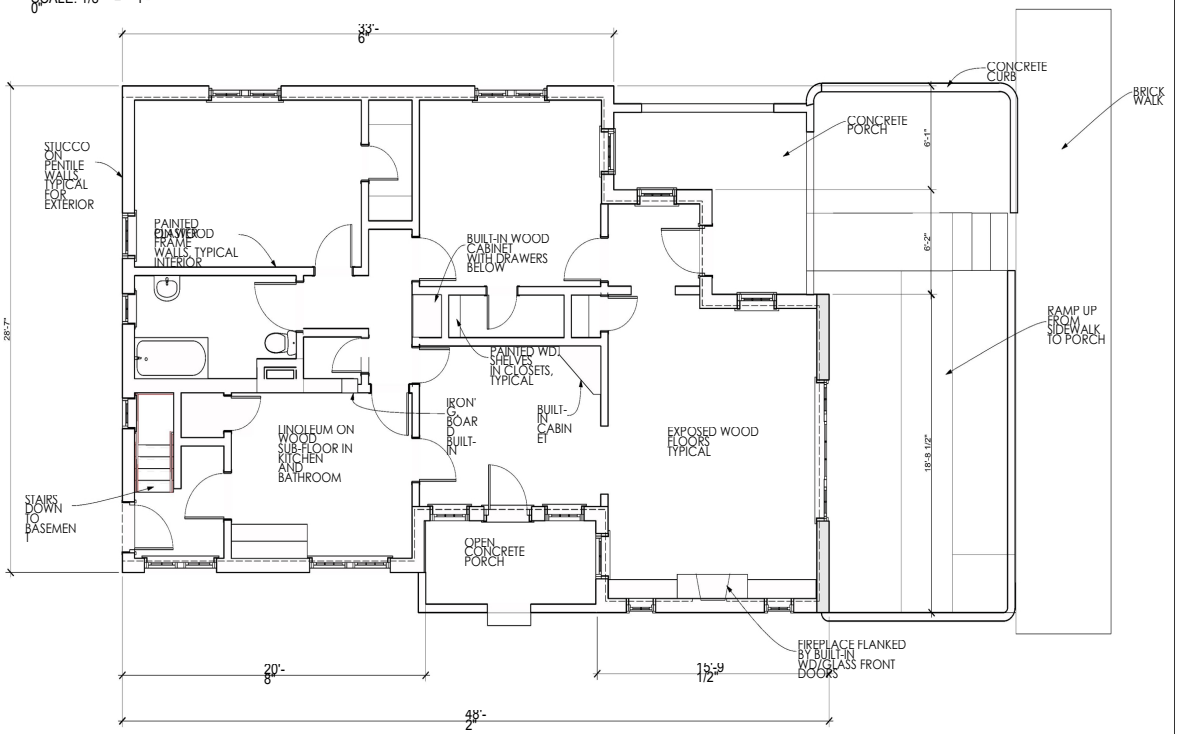
Sanborn map, 1930





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

GAYLA BECHTOL ARCHITECT
505-988-3310 WWW.GBASANTAFE.COM

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS

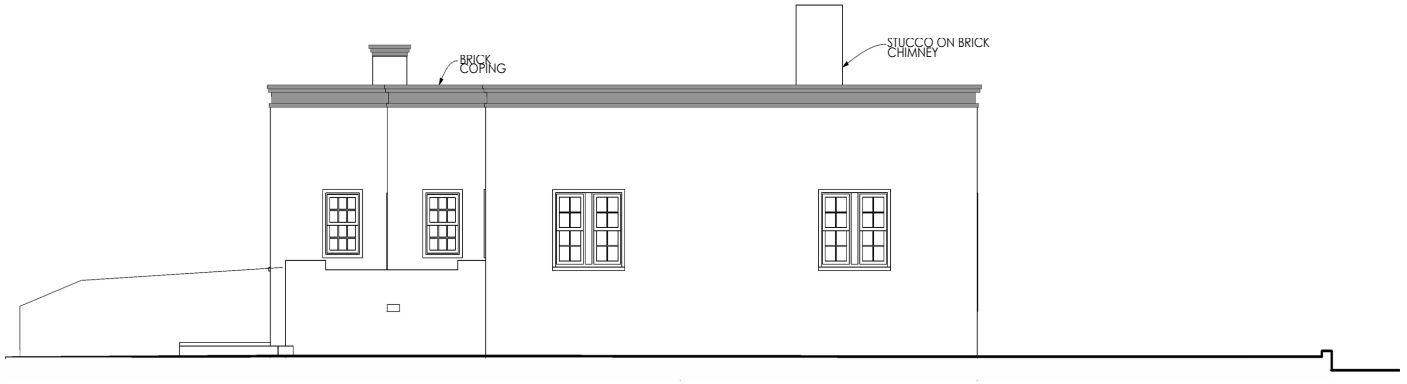
Date: 7/9/12
Scale: 1/4" = 1'-0"
Sheet: 2

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

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Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



402 DON GASPAR AVE,
NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



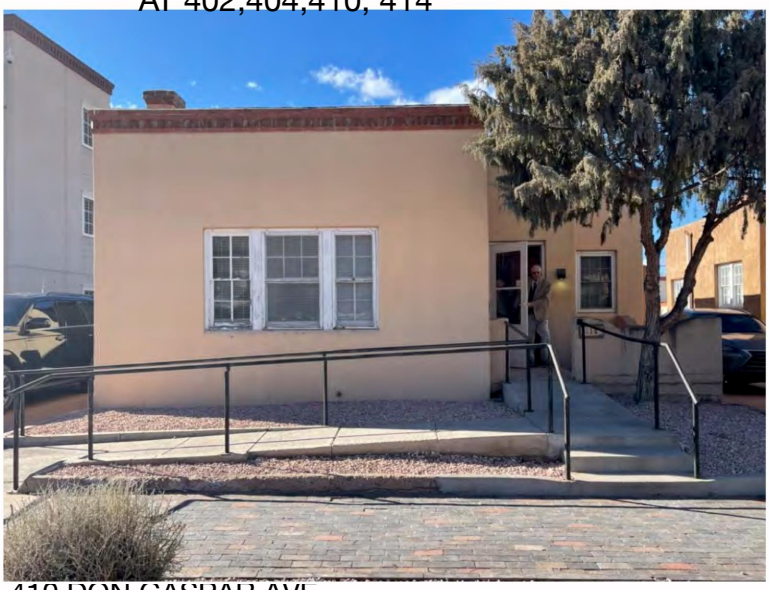
402 DON GASPAR AVE.
NORTHWEST ELEVATION

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



406 DON GASPAR AVE,
NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



410 DON GASPAR AVE,
EAST ELEVATION

414 DON GASPAR AVE,
EAST ELEVATION





402 Don Gaspar Ave –
East (Front) Façade



402 Don Gaspar Ave –
North Façade



402 Don Gaspar Ave –
West Façade



402 Don Gaspar Ave –
South Façade



402 Don Gaspar Ave –
Garage East Façade



402 Don Gaspar Ave –
Garage North Façade



402 Don Gaspar Ave –
Garage West Façade



402 Don Gaspar Ave –
Garage South Façade



406 Don Gaspar Ave
– East Façade



406 Don Gaspar Ave –
North Façade



406 Don Gaspar Ave –
West Facade



406 Don Gaspar Ave –
South Facade



406 Don Gaspar Ave – Garage East Façade



406 Don Gaspar Ave –
Garage North Facade



406 Don Gaspar Ave –
Garage West Façade



406 Don Gaspar Ave –
Garage South Façade



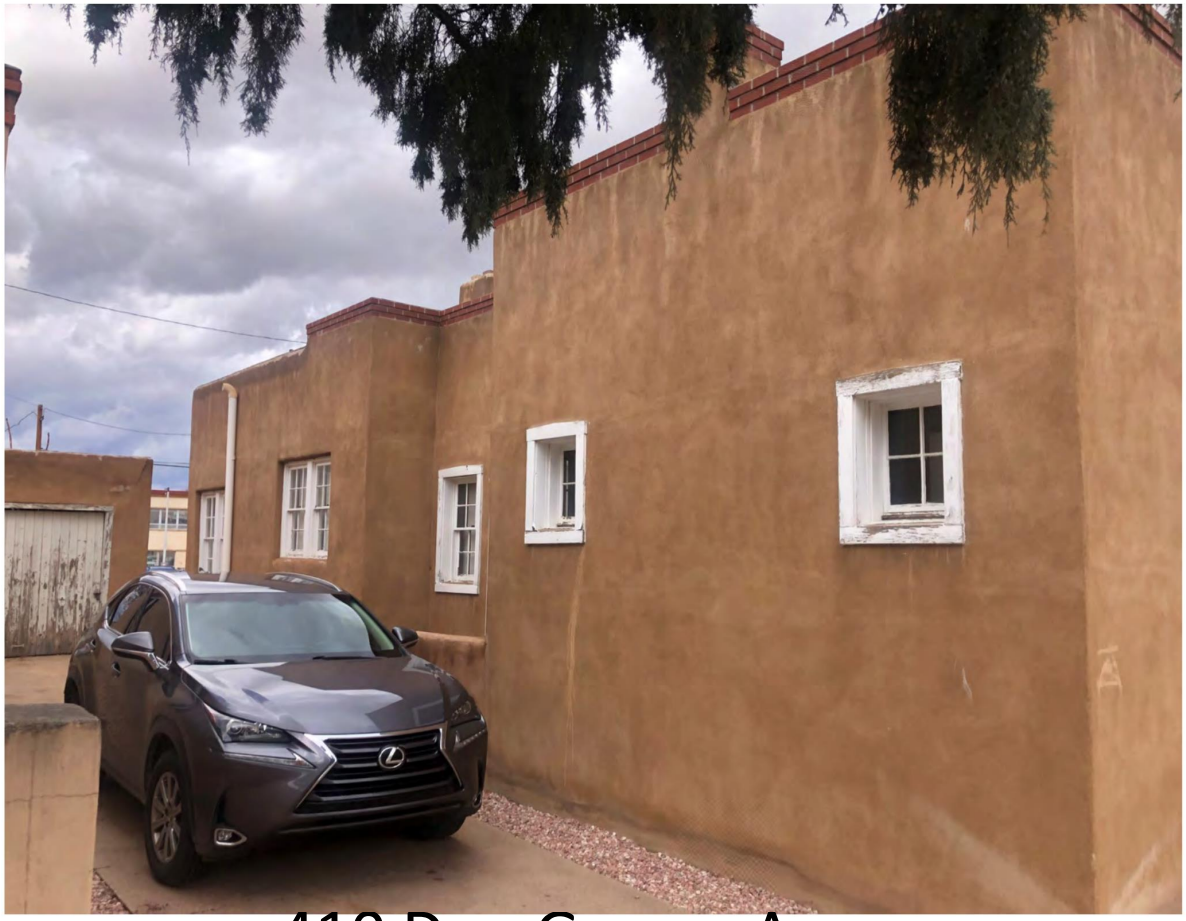
410 Don Gaspar Ave
– East Façade



410 Don Gaspar Ave – North Façade



410 Don Gaspar Ave –
West Facade



410 Don Gaspar Ave –
South Facade



410 Don Gaspar Ave –
Garage East Façade



410 Don Gaspar Ave –
Garage North Façade



410 Don Gaspar Ave –
Garage West Façade



410 Don Gaspar Ave –
Garage South Façade



414 Don Gaspar Ave – East Façade



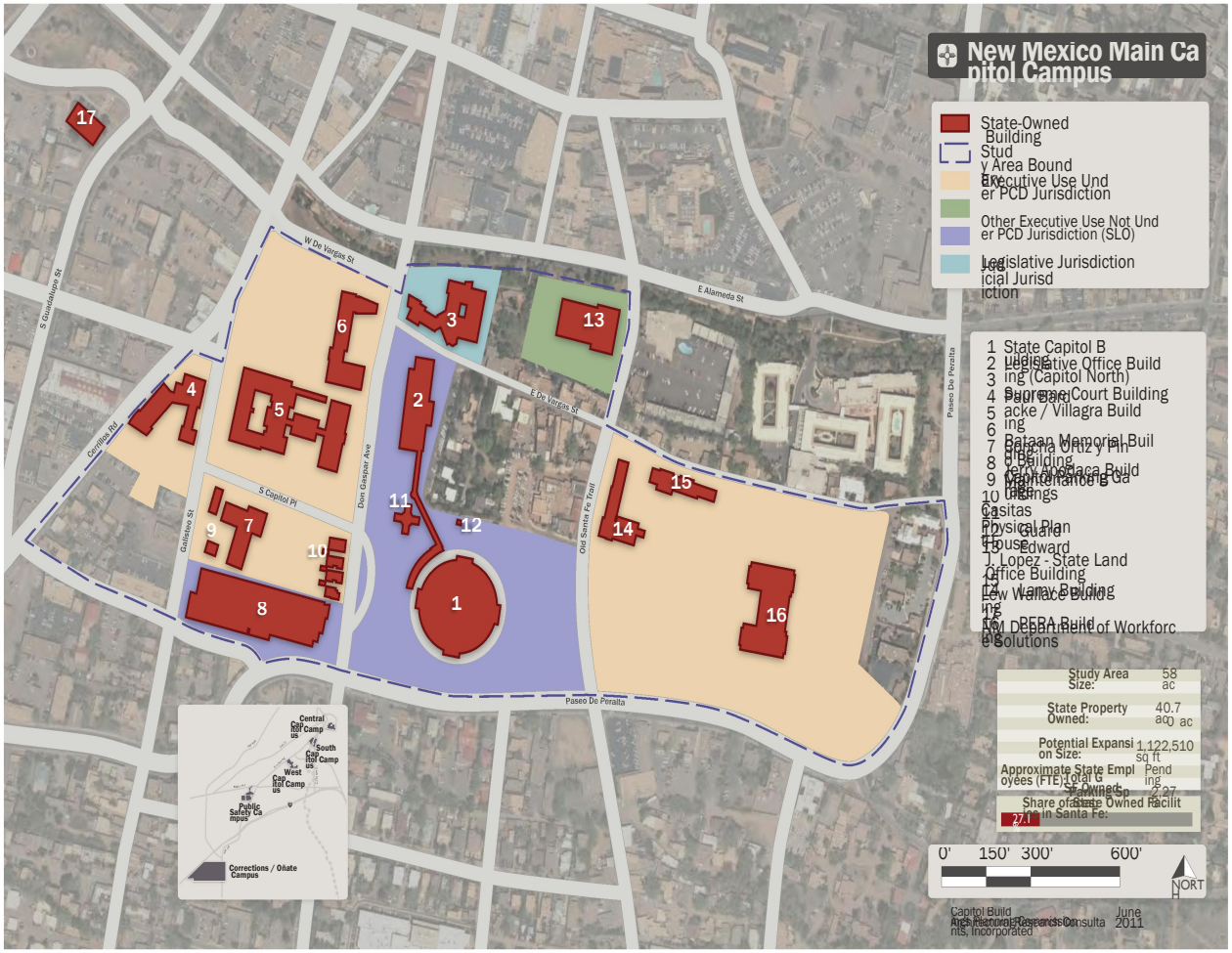
414 Don Gaspar Ave –
North Façade



414 Don Gaspar Ave –
West Façade



414 Don Gaspar Ave –
South Façade


New Mexico Main Capitol Campus
State-Owned Building
Study Area Bound
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bard
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Patricia Ortiz y Pino Building
8 Mary Ann Gallegos Maintenance Garage
9 Casitas
10 Physical Plan
11 Guard House
12 Edward J. Lopez - State Land Office Building
13 Lew Wallace Building
14 Lamy Building
15 PERA Building
16 NM Department of Workforce Solutions
17
W De Vargas St
E Alameda St
E De Vargas St
S Guadalupe St
Cerrillos Rd
Don Gaspar Ave
S Capitol Pl
Galisteo St
Old Santa Fe Trail
Paseo De Peralta
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 1,122,510 sq ft
Approximate State Employees (FTE): Pending
Total GSF Owned: 2,27
Parking Sp
Share of State Owned Facilities in Santa Fe: 27.0
0' 150' 300' 600'
NORTH
Capitol Build
Architectural Research Consultants, Incorporated
June 2011
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus

State of New Mexico Executive Office Building Project
Historic Status Review Site Plan

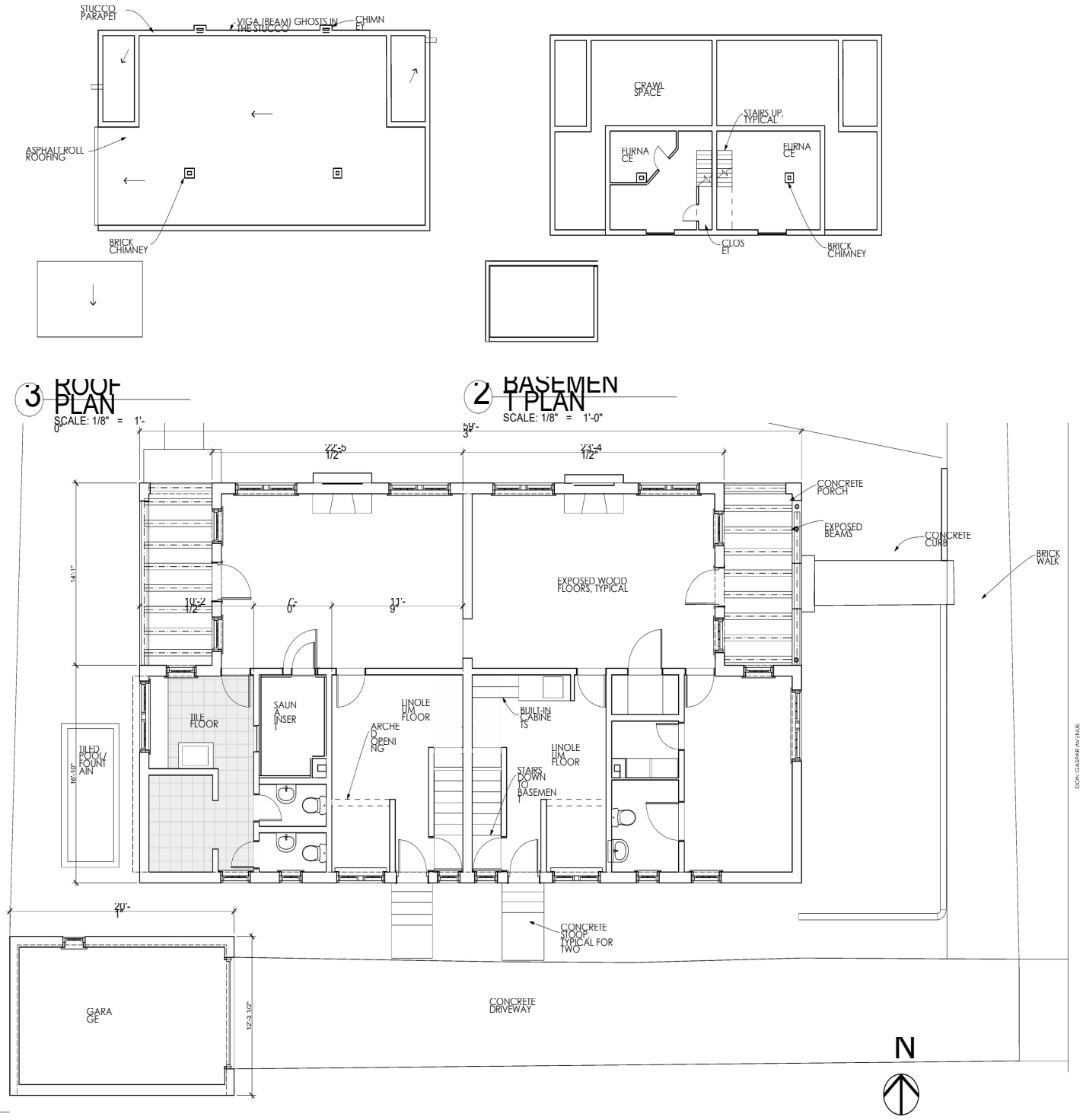


Not to scale.

Site Boundary

BUILDING KEY:

1. Motor Pool Building
   128 S. Capitol Street
2. Maintenance / Garage
   128 S. Capitol Street
3. Concha Ortiz y Pino Building
   130 S. Capitol Street
4. "Don Gaspar Casitas"
   402 Don Gaspar Avenue (casita & garage)
5. 406 Don Gaspar Avenue (casita & garage)
6. 410 Don Gaspar Avenue (casita & garage)
7. 414 Don Gaspar Avenue (casita only)



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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

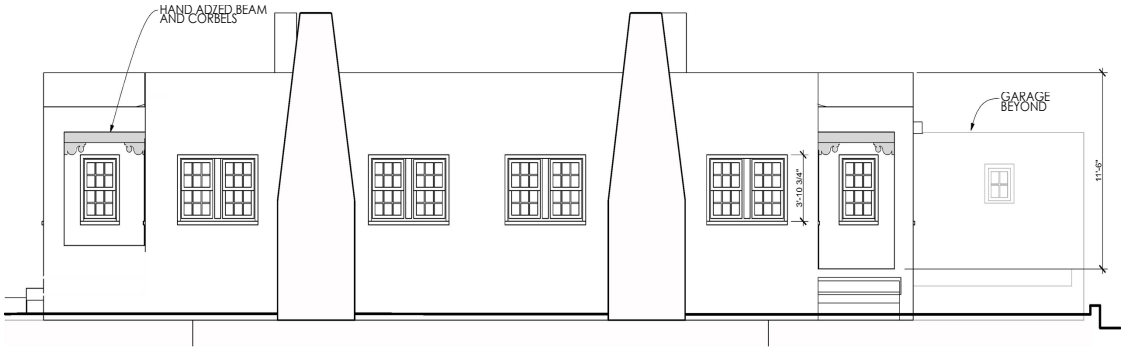
Date: 2

Plotted On: 7/8/12

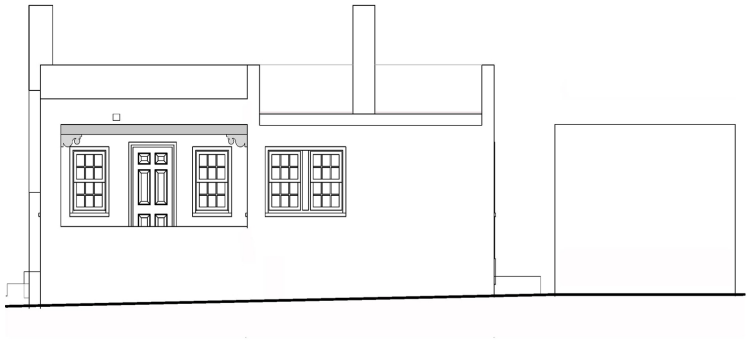
A 1.1

FLOOR PLANS

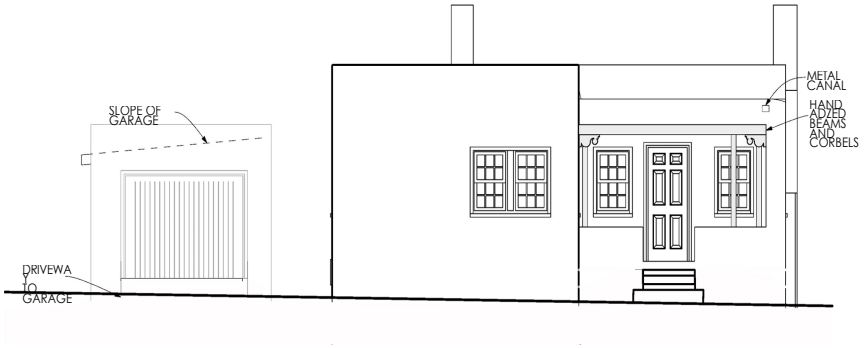
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



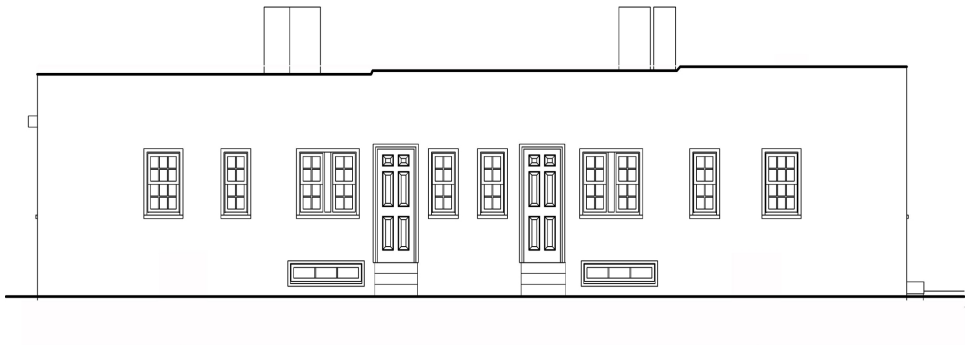
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



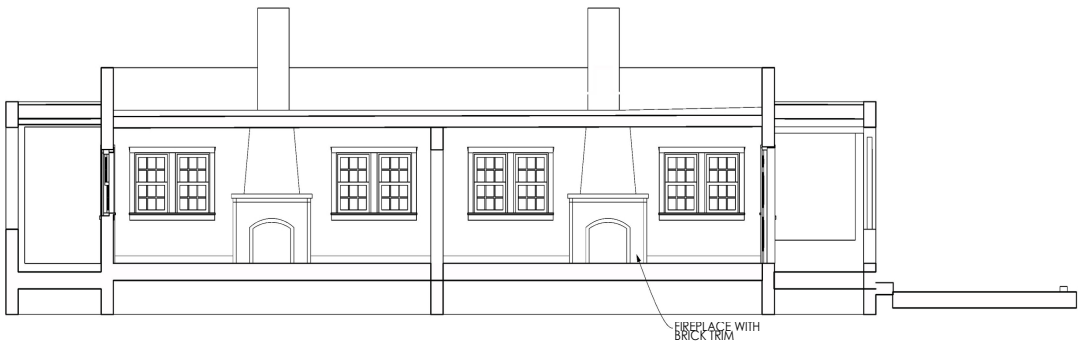
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

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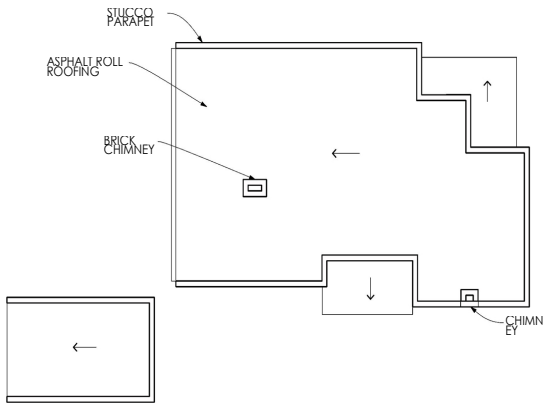
Date: 7/8/12
Plotted On: 7/8/12

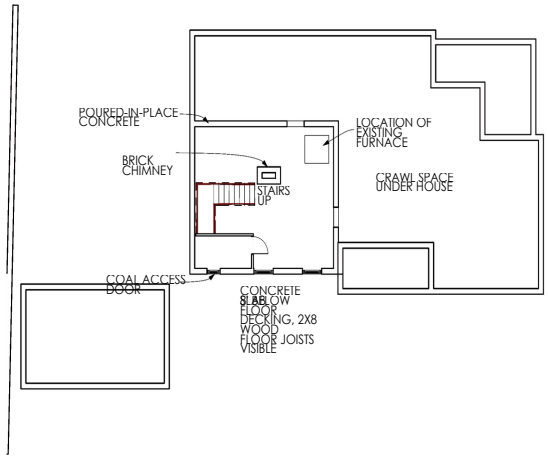
BUILDING ELEVATIONS

A 1.2

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/402 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
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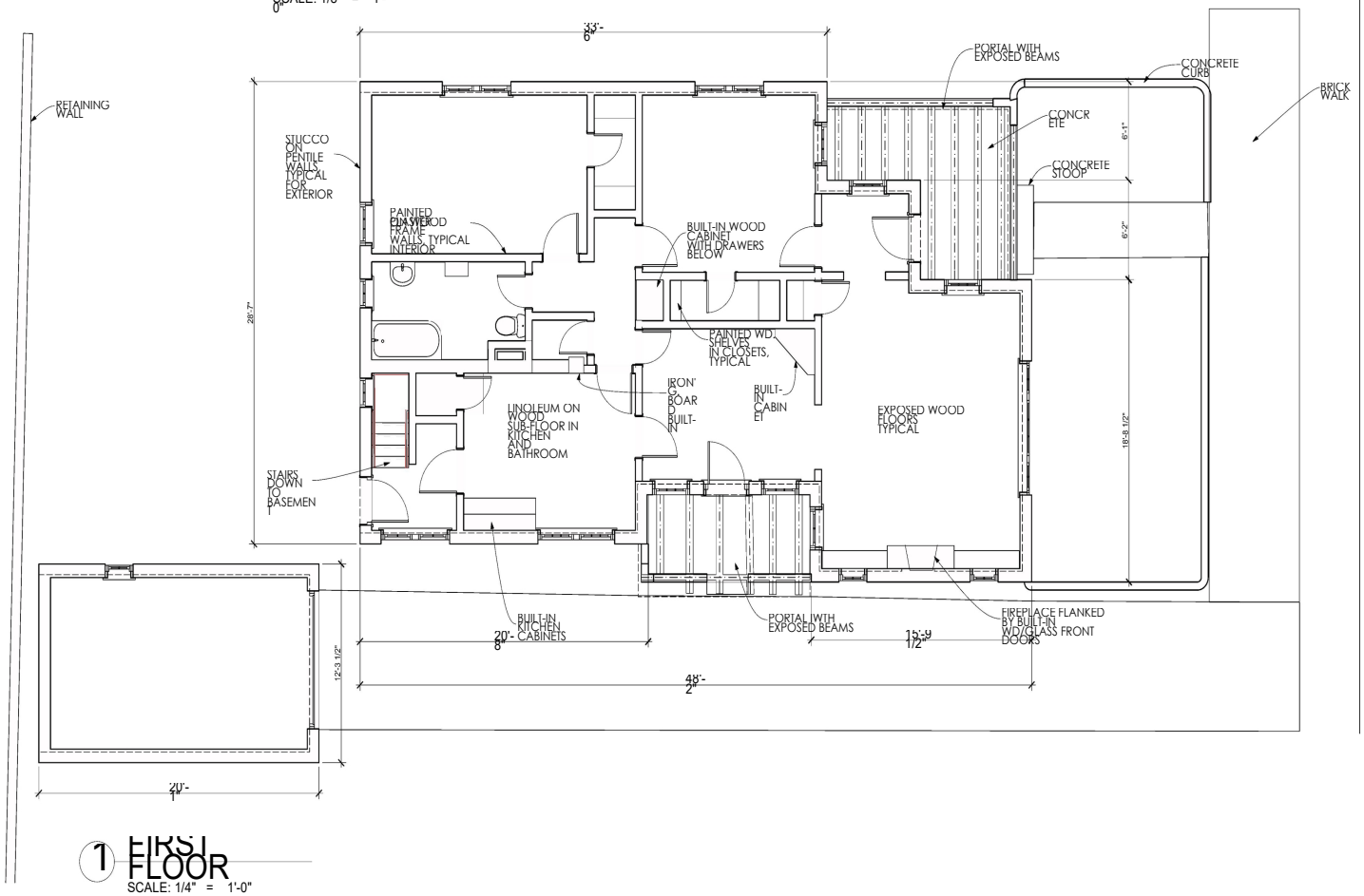

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

N

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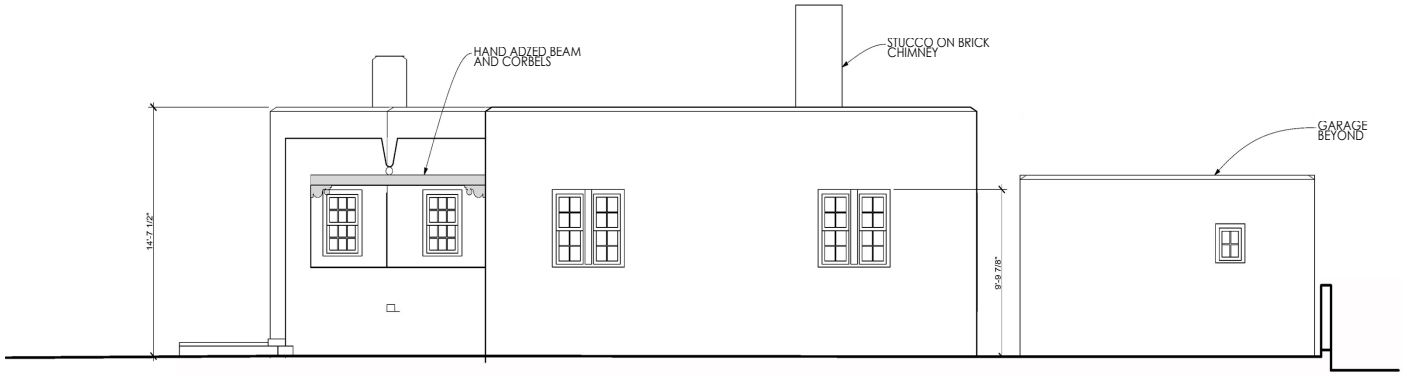
DATE: 2

FLOOR PLANS

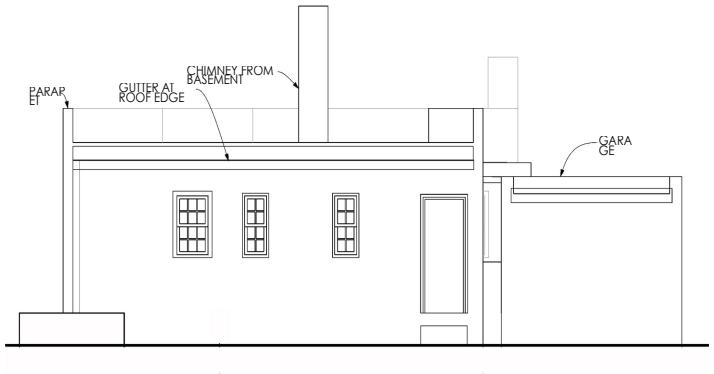
A 1.1

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



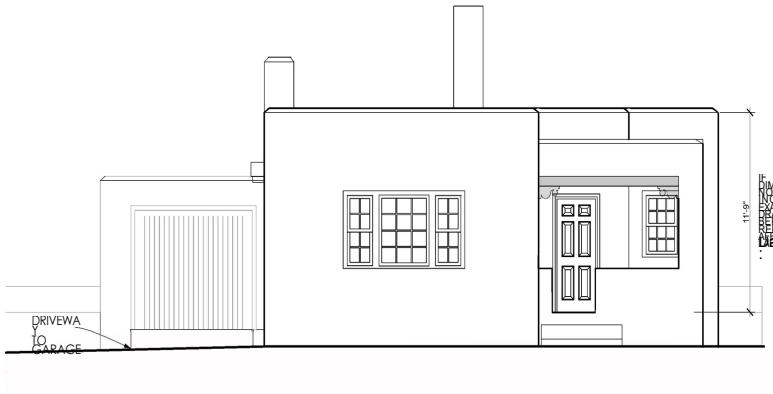
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS AND SCALES.

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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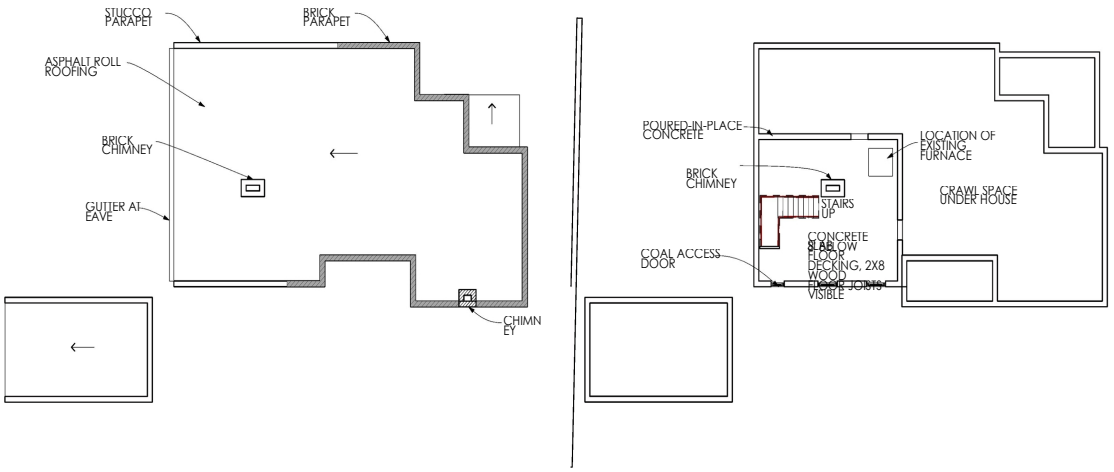
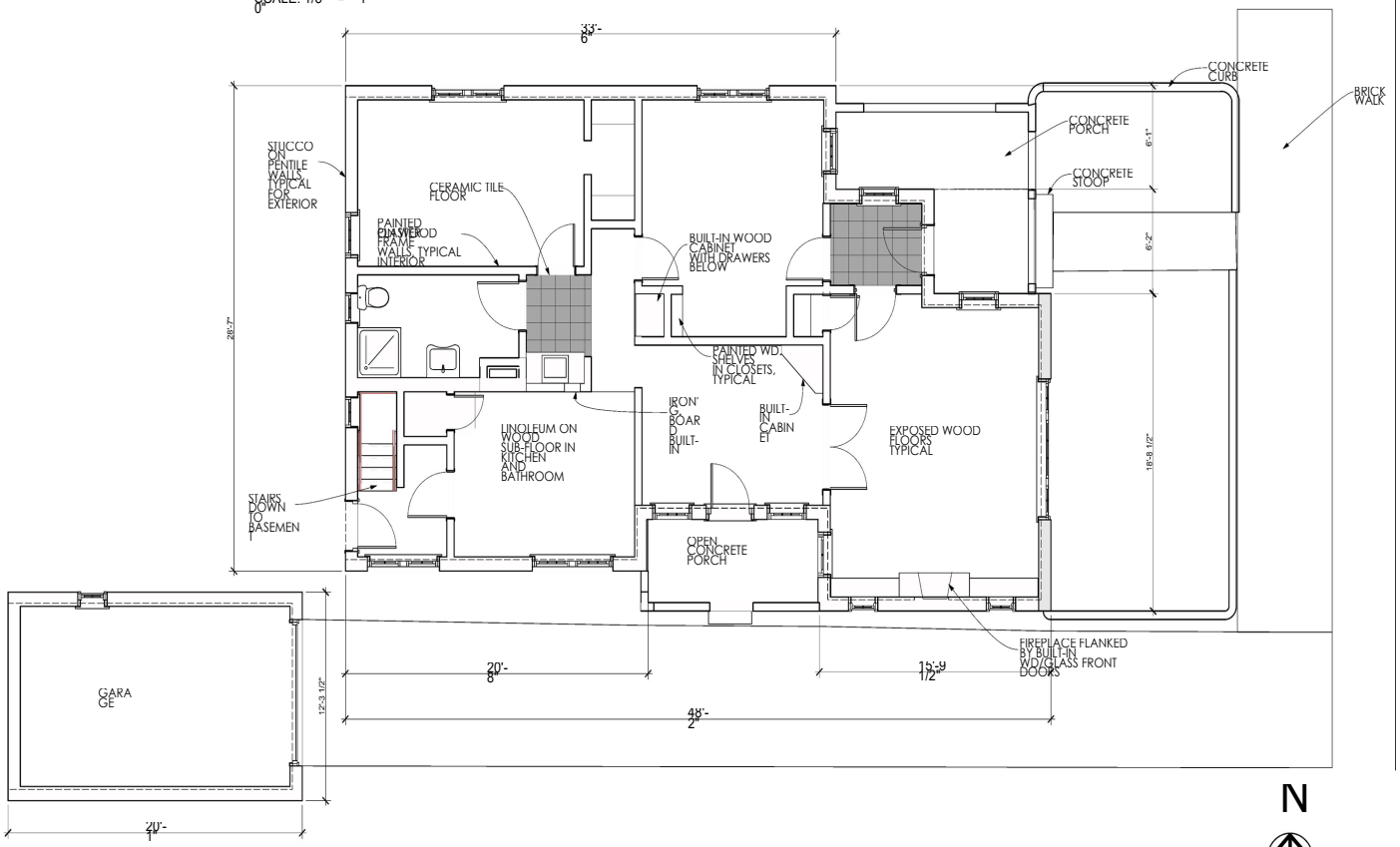
/Volumes/Gayla Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR FINAL 406 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

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Issued Status
Date: 2

FLOOR PLANS

A 1.1

Plotted On: 7/12

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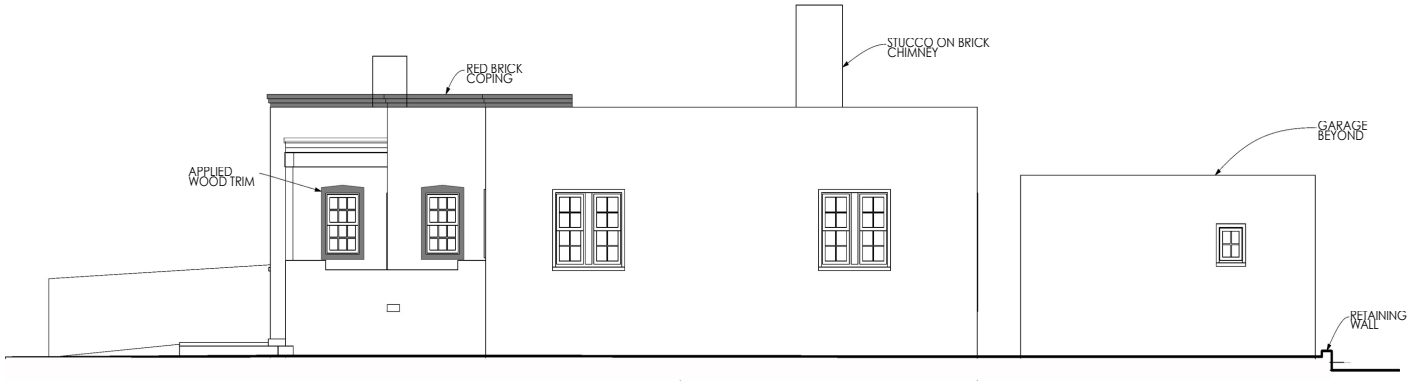


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



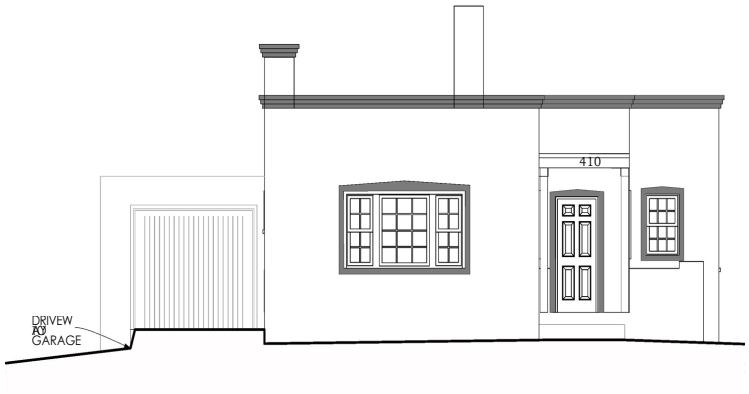
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUST DRAWING ALL LABELED SCALES

Date: 2

A 1.2

Plotted On: 7/9/12

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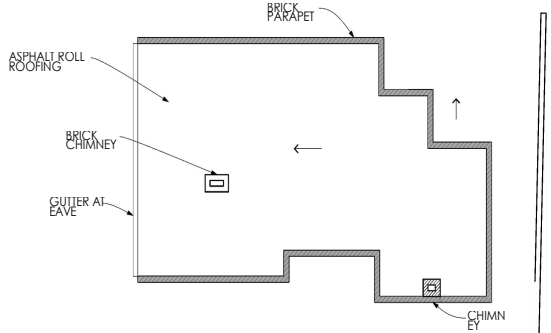
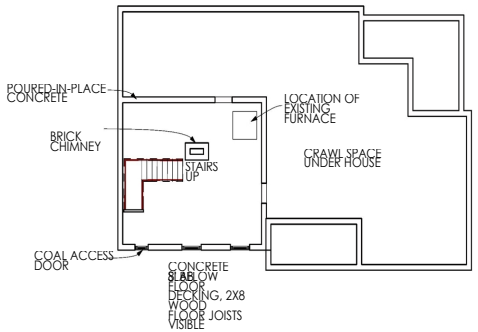
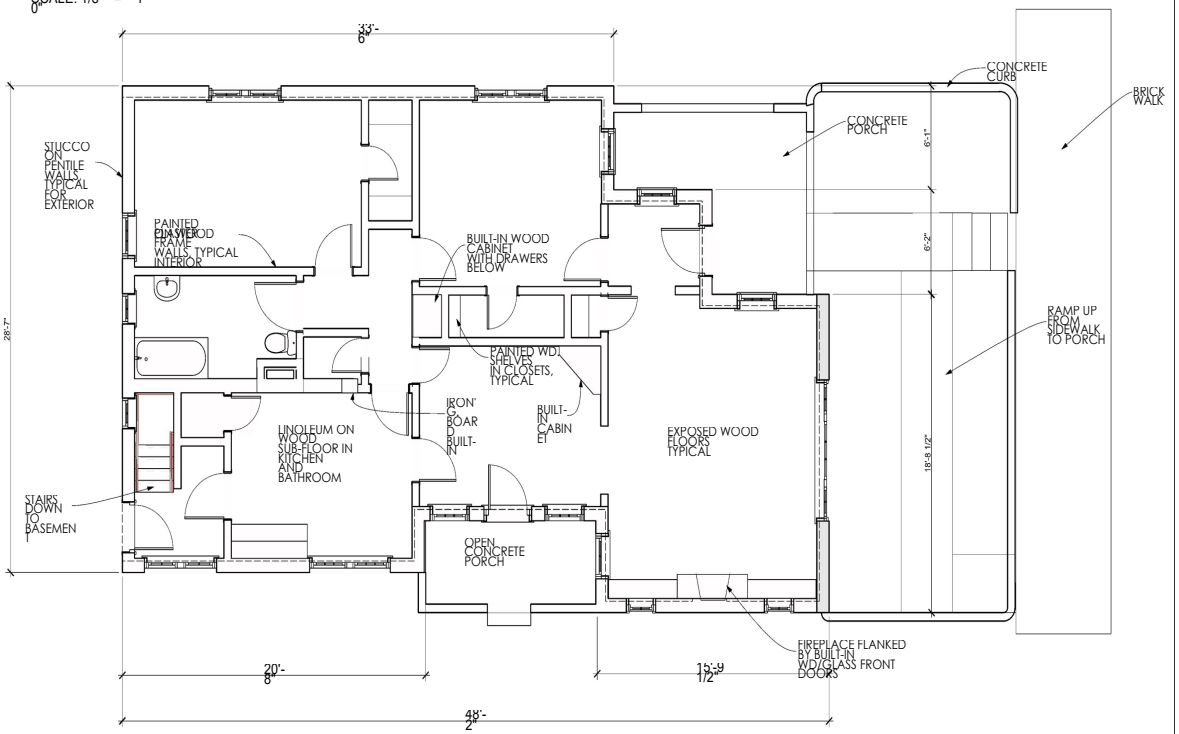




3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

414 DON GASPAR AVE. SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

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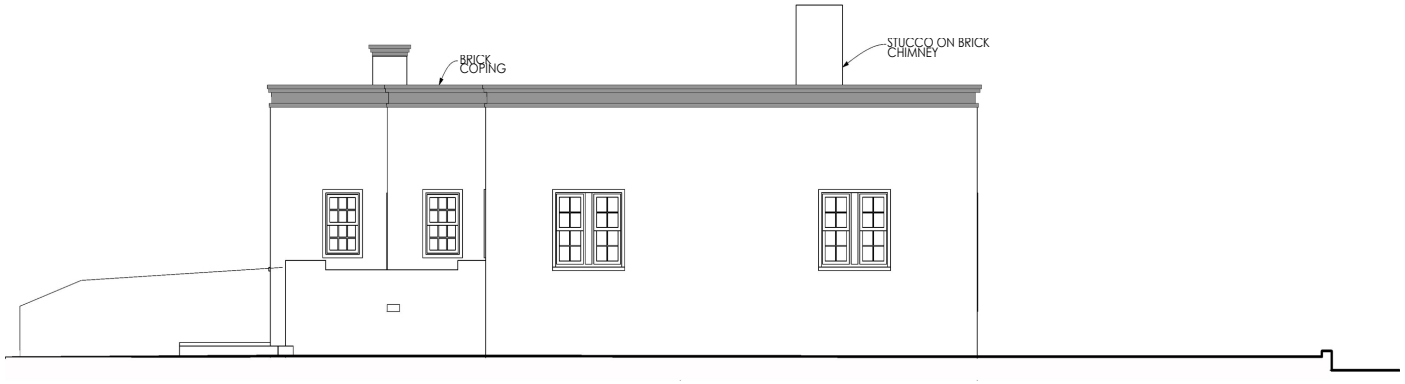
Date: 7/2012
Scale: 1/4" = 1'-0"

Plotted On: 7/2012

A 1.1

FLOOR PLANS

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS NOT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL RELATED SCALES

Date
2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

City of Santa Fe, New Mexico

memo

DATE: May 9, 2023

TO: Historic Districts Review Board Members

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

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Case # 2023-006705-HDRB

Address: 410 Don Gaspar Ave
Historic Status: Significant – Residence
Contributing – Garage
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**: 2012 Hearing Packet
2012 Minutes
2011 HABS report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

_x_ **Photographs**

_x_ **Other:** HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the single-family structure at 410 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The current request for historic status review of 410 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose*

of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).



Sanborn map, 1930

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 410 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a smaller Territorial-Revival Style porch, which is smaller than the adjacent building to the north at 406 Don Gaspar Ave and the structure has an additional stepback on the north elevation. Furthermore, there is no porch on the south elevation in contrast to 406 Don Gaspar. There was a concerted effort to differentiate the homes on the block to provide better urban character. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *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:*

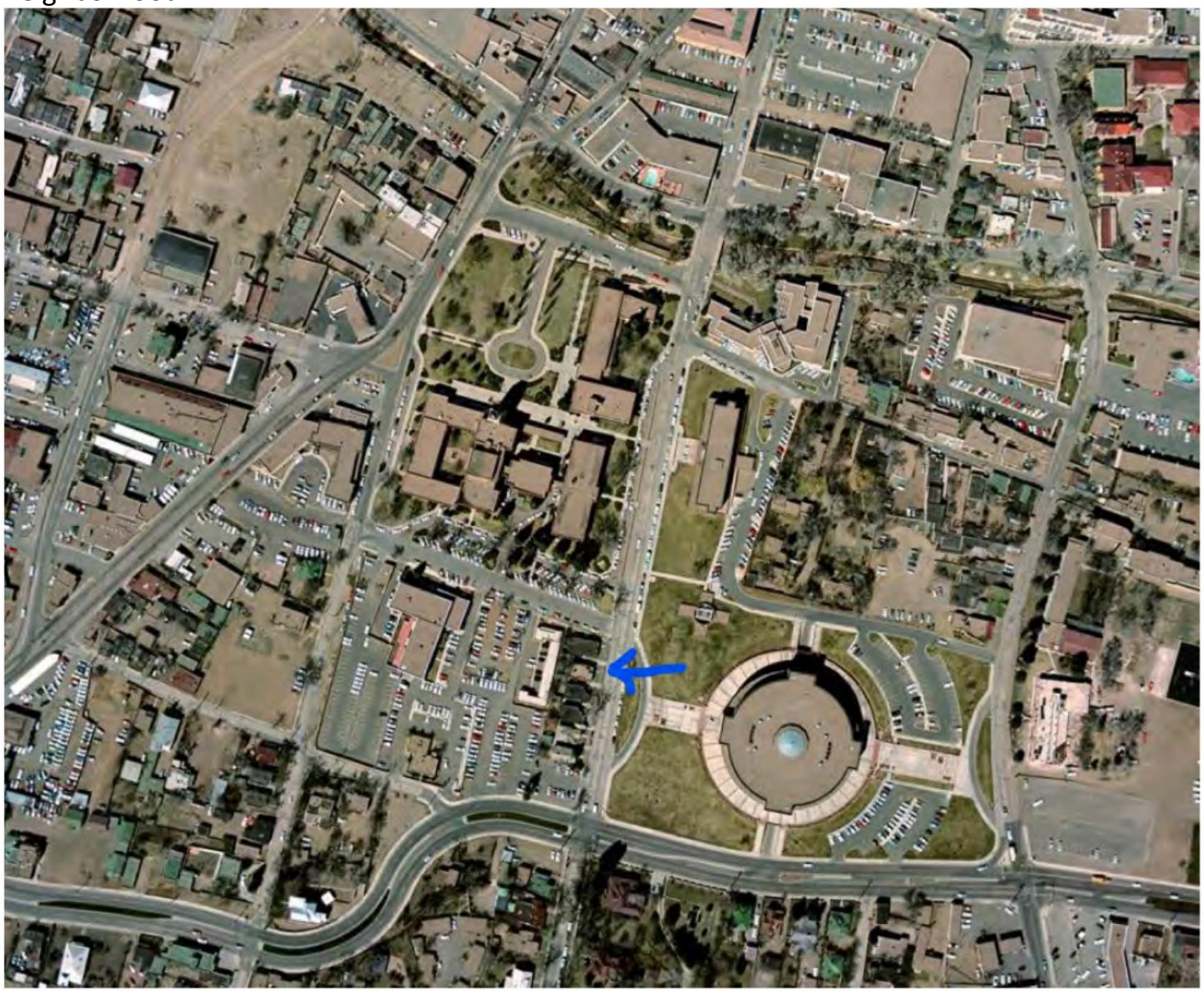
> *(A) for its association with events or persons that are important on a local, regional, national or global level; or*
> *(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.*

The definition of a contributing structure is as follows: *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.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 410 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to

the regional Territorial Revival Style. This includes the use of stucco as well as pedimented columns and porch on the east as well as a brick coping. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as non-contributing.

The aerial from 1969 below illustrates how the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.



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 Significant Structure:

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

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

14-12 Contributing Structure:

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

14-12 Noncontributing Structure:

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

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.



Detail of Photo by Tyler Dingee, 1956 , Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA) 074146

HISTORIC AMERICAN BUILDING SURVEY

402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO

VOLUME I OF II

STATE OF NEW MEXICO
GENERAL SERVICES DEPARTMENT
PROPERTY CONTROL DIVISION

JULY 1, 2012

Gayla Bechtol Historic Architect Santa Fe, New Mexico

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NM



2012 photograph by Kellogg Johnson

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HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
EXECUTIVE SUMMARY

Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico

This report documents four buildings: 402, 406, 410 and 414 Don Gaspar Avenue, Santa Fe, New Mexico according to standards similar to the Historic American Building Survey/ Historic American Engineering Record Standards, Level II. The State of New Mexico, Historic Preservation Division is the curator of the documentation. This narrative, associated photographs and original plans comprise that historic survey. This report contains a reduced set of the drawings. For the complete full size set consult the archives at the Historic Preservation Division.

The objective of this survey is to document as well as possible the buildings as they are now together with the history of the area. Gayla Bechtol, Historic Architect was responsible for the research, documentation, measuring, drawing and photography.

This report treats the possible demolition of four houses located across the street from the New Mexico State Capitol. The buildings were built ca 1921-1930 and lie just outside of the historic Barrio Analco. They were built adjacent to the former State Capitol Building, now the Bataan Memorial Building by the former daughter-in-law of the Territorial Governor LeBaron Bradford Prince. Replacement of the former neighborhoods in this area started as early as the 1850's when the move of the Territorial Capitol across the river was first contemplated. These homes are remnants of the former diversity of the area around the Territorial Capitol Building.

Included in the Supplemental Documentation are documents and a recording of the tour given to the author by a local historian of her family and their roots in this neighborhood. Part of her family is the Ortiz of the Ortiz land grant of which this land was a part. Her great-grandfather was a New Mexico Territory treasurer, Antonio Ortiz y Salazar, whose house stood where the Journal North building is today at the corner of Cerrillos and Sandoval, just a few blocks from this site. For her the neighborhoods and houses that have been replaced over the years by large state office buildings are very real, and the families are still present, even if only by the name on the building.

This report is organized following the Outline Format as prescribed by the HABS guidelines. Each building is described separately but because most of their character and context is shared the historic context and sources of information are combined for brevity.

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
HISTORIC CONTEXT

In 1886 the Territorial Capitol opened and in 1907 the Governor's residence was moved from the Palace of the Governors on the Plaza to a site across the river near the Barrio Analco. In the 1882 Stoner's Birdseye View of Santa Fe the future site appears as a field except for the houses along the river forming a relatively continuous urban built fabric starting at College Street extending along the river on Agua Fria Street. The fields that the new capitol occupied were behind these houses.

Reading from an aerial photograph from ca. 1930 the area around the former State Capitol, now the Bataan Memorial Building, is still spotted with orchards and houses although fewer and fewer fields. There is a gas station visible at the corner of Cerrillos and Montezuma Rd.

In 1930 the car was changing the landscape. The houses in question for this report are in place with their garages. Trees surround the capitol building. Many of the houses immediately surrounding the capitol are pitched roof, bungalow houses. The houses in this study appear to be some of the smaller houses in the neighborhood other than the much finer grained adobe houses also adjacent to the capitol building.

This area is adjacent to the Don Gaspar Historic District. The eastern style houses share many of the characteristics of the houses built in the district. *See Don Gaspar Architectural Historic Survey, Prepared by Ellen Threinen Ittelsen and Linda Tigges, City of Santa Fe, 1983.* Closer to the river in the Barrio Analco the houses are flat roofed, more traditional vernacular buildings except for the multi-story governor's mansion which replaced some of these houses. On the east are some larger homes, orchards and then the institutional St. Michael's college buildings. Along Canyon Road are mostly fields.

In this block between Don Gaspar, Galisteo, South Capitol and Manhattan streets are differently scaled homes, physical evidence of the "socio-economic diversity" that lived side by side in this part of Santa Fe at this time or perhaps by this time. From the reading of the City Directories the occupants of these four houses were mostly middle class. In 1930 John Gaw Meem, a noted Santa Fe architect, was mid-career designing Pueblo Revival houses and Territorial Revival style institutional buildings.

The aerial photograph of 1969 shows a very different picture. Very soon after these houses were built the neighborhood began changing in character. The Villagra building was built in 1934 as the New Mexico Public Welfare building in the Territorial Revival style, and in 1936-37 the State Supreme Court was built on Don Gaspar. The Bataan Building and the State Department of Education were built in 1950 and in 1963 the new Capitol Building was built also in the Territorial Revival style. These buildings required replacement of parts of existing neighborhoods. Santa Fe was

growing dramatically to the south and west in a typical suburban-style development of post WWII America.

In 1982 this district is called the Capitol District and Civic Sites. "Like a university campus, the Capitol District is a realm of large institutional buildings set on lawns." *See Design and Preservation in Santa Fe: A Pluralistic Approach, National Park Service, Planning Department, City of Santa Fe, January 1977.*

In 1988 the Capitol Complex Historic Neighborhood is described as institutional in character with the construction of the Roundhouse. In addition the construction of Paseo de Peralta further separated these four remaining houses from the residential character contained in the Don Gaspar Historic district neighborhood. See *Santa Fe Historic Neighborhood Study, by Corinne P. Sze and Beverley Spears, with assistance by Boyd Pratt and Linda Tigges, City of Santa Fe, 1988.* Also in this study is a description of how this neighborhood went from primarily residential buildings and or fields to the present Capitol Complex.

This reflects the planning at least since the 1963-1980 Capitol plan, and also the current planning documents that describe the State's intention to acquire more property to consolidate the Capitol Complex in order to accommodate the needs of State Government.

HABS REPORT

402 DON GASPAR/ 102 S. CAPITOL
Santa Fe, NM

Location: Tract A of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential duplex structure in a simplified Pueblo Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.
2. Architect: None
3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b. 1919) owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. However in 1930-31 the first owner is listed as E.A Watts, the New Mexico State Treasurer. For

a complete listing from the Hudspeth's Santa Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.*
http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence, a spa, and lastly office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residences to spa, and offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once. Bathrooms were added, and the building was made as handicapped accessible as possible. The projecting vigas were removed after 1956. See 1956 photograph.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414). Each apartment has an entry, bathroom, kitchen and basement in addition to one bedroom that were considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920. Water and sewer utilities were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage was provided in every room. The basements have access doors for fuel.

The most distinguishing character and the reason for this survey is their location. They are across the street from the NM State Capitol. They are simple but well-made homes in a locally popular style.

2. Condition of fabric: This home has been maintained and is in good condition. The 102 S. Capitol address was more modified in the interior for the spa.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 59' x 30'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: Exposed wood log beams on hand adzed rectangular beams at the entries.

6. Chimneys: stucco over brick. There are two very tall rectangular chimneys for the former boiler/furnaces and one chimney for the fireplace in each apartment.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. The original screens in the garage have three visible colors of paint. The paint on the raw wood is dark green, the next color is light green and the top color is brown.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None except for the chimneys from the basement.

C. Description of Interior

1. Floor Plans: The layout of the rooms has the living rooms on one side and the bedroom/bathroom kitchen on the other side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the painted fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows. The vertical trim pieces are tapered.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges. Wood is painted fir plywood panels. Trim is wide.

b. Windows: Windows are trimmed with wide trim. Each room has at least one window, including the basement that has two. Many of the glass panes appear to be original.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. A short closet is over the stair in the kitchen.

The bathroom built-in is shown, and there is a medicine cabinet with an exposed light above.

The fireplace is plaster with painted brick outlines.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.

b. Lighting: In each room were ceiling fixtures/junction boxes. No original fixtures exist except possibly the sconces next to the fireplace.

c. Plumbing: Replaced.

d. Fire suppression: None.

e. Utilities: Provided by the City of Santa Fe

except for the heating fuel source.

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The streets were widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

406 DON GASPAR
Santa Fe, NM

Location: Tract B of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Pueblo Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

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Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps,1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.
2. Architect: None
3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. However in 1930-31 the first owner other than Mrs. Barto is listed as E.A Watts, the New Mexico State Treasurer. For a complete listing from the Hudspeth's

Santa Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used as office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: Exposed wood log beams on hand adzed rectangular beams at the entry and side portals.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Many of the glass panes appear to be original.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges with swing...Wood is stained fir plywood panels. Trim is wide. See section- showing elevation of trim. The interior hallway has been trimmed out to include the doors and cabinet.

b. Windows: Windows are trimmed as with wide trim as shown on section. Each room has at least one window, including the basement that has two.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. There is an ironing board built in. A short closet is over the stair in the kitchen.

The cabinet in the hallway contains two drawers and two doors that give access to shelves. The hardware for the doors are turning glass knobs. The drawers use a wire pull.

In the bathroom is a sink and tub from American Standard. The toilet is not original. The built-in is against the wall, and there is a medicine cabinet with an exposed light above.

In the room adjacent to the kitchen is a corner cabinet with glass uppers, also with glass knobs. The fireplace is plaster with slightly battered outlines for a more organic look. The fireplace has a wood mantel that extends over the fireplace and the two flanking cabinets with wood and glass doors. See the section.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys. Latching rosette fluted crystal door knobs on the glass/wood cabinets.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room with a large vent in the hallway. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.
The fireplace uses a butterfly damper.

b. Lighting: In each room were ceiling fixtures/junction

boxes. No original fixtures exist.

c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

410 DON GASPAR
Santa Fe, NM

Location: Tract C of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Territorial Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.

2. Architect: None

3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. The first owner listed other than Mrs. Barto is Mrs. George L. Lusk of unknown profession in 1944. For a complete listing from the Hudspeth's Santa Fe City

Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used to house office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once. The brick parapet and applied Territorial Revival trim added after 1956.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes. A brick parapet has been built over a portion of the walls.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: A porch was added to the entry after 1956 in the Territorial Revival style. The side stoop does not have a porch.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Original glass panes.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges with swing...Wood is stained fir plywood panels. Trim is wide. See section- showing elevation of trim. The interior hallway has been trimmed out to include the doors and cabinet.

b. Windows: Windows are trimmed as with wide trim as shown on section. Each room has at least one window, including the basement that has two.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. There is an ironing board built in. A short closet is over the stair in the kitchen.

The cabinet in the hallway contains two drawers and two doors that give access to shelves. The hardware for the doors are turning glass knobs. The drawers use a wire pull.

In the bathroom is a sink and tub from American Standard. The toilet is not original. The built-in is against the wall, and there is a medicine cabinet with an exposed light above.

In the room adjacent to the kitchen is a corner cabinet with glass uppers, also with glass knobs. The fireplace is plaster with slightly battered outlines for a more organic look. The fireplace has a wood mantel that extends over the fireplace and the two flanking cabinets with wood and glass doors. See the section.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys. Latching rosette fluted crystal door knobs on the glass/wood cabinets.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room with a large vent in the hallway. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.
The fireplace uses a butterfly damper.

b. Lighting: In each room were ceiling fixtures/junction boxes. No original fixtures exist.

c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

414 DON GASPAR
Santa Fe, NM

Location: Tract D of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Territorial Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.

2. Architect: Unknown

3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of who, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. The first owner other than Mrs. Barto is Gus Kahn in 1936, owner of Kahn's Shoe Store. For a complete listing from the Hudspeth's Santa Fe City Directories see

Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used as office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes. The brick parapet is on three sides of the house and is light orange and quite weathered on the south.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: No porches, only concrete stoops.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Original glass panes.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

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6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. There is an ironing board built in. A short closet is over the stair in the kitchen.

The cabinet in the hallway contains two drawers and two doors that give access to shelves. The hardware for the doors are turning glass knobs. The drawers use a wire pull.

In the bathroom is a sink and tub from American Standard. The toilet is not original. The built-in is against the wall, and there is a medicine cabinet with an exposed light above.

In the room adjacent to the kitchen is a corner cabinet with glass uppers, also with glass knobs. The fireplace is plaster with slightly battered outlines for a more organic look. The fireplace has a wood mantel that extends over the fireplace and the two flanking cabinets with wood and glass doors. See the section.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys. Latching rosette fluted crystal door knobs on the glass/wood cabinets.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room with a large vent in the hallway. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.
The fireplace uses a butterfly damper.

b. Lighting: In each room were ceiling fixtures/junction

boxes. No original fixtures exist.

c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a brick sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol.

2. Outbuildings: The garage to this residence was previously demolished.

SOURCES OF INFORMATION



Part III. Sources of Information

Table of Contents

A. Architectural Drawings
B. Early Views
C. Aerial Photos and Maps
D. Interviews
E. List of Selected Sources
F. Likely Sources Not Yet Investigated
G. Supplemental Material

A. Arch. Drawings: The author has measured and drawn the houses. A reduced set is included in this report.

B. Early views:

Wesley Bradfield, 10-12-1919, View of State Capitol building
Unkown photographer, c. 1920, view of State Capitol building
Aaron B. Craycraft, c. 1920, View of State Capitol building
Photographer unkown, c. 1930, Aerial of Old State Capitol building
Tyler Dingee, 1956, Aerial, college Street Area
Dick Kent, 1967, View of State Capitol building

C. Aerial Photos and Maps

1882 Excerpt of Bird's eye view of City of Santa Fe by J.J. Stoner
1885-86 Excerpt of Hartmann Map of Santa Fe
1892 Excerpt of P.O. Gaynor Map of the City of Santa Fe
1912 Excerpt of King's Map of the City of Santa Fe
1935, 1948, 1949, 1981 Aerial views of the State Capitol area, Earth Data Analysis Center, UNM.
11-10-58, 6-27-69 Aerial views of the State Capitol area, Department of Transportation.

D. Interviews:

Margaret Josena Campos, May 22, 2012. Audio recording on DVD.
Bart Prince email from 6.26.12
Andy Prince interview, 6.26.12
Interview material included in the Supplemental Information.

E. Selected Sources:

Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.
http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

See Don Gaspar Architectural Historic Survey, Prepared by Ellen Threinen Ittelsen and Linda Tigges, City of Santa Fe, 1983.

Design and Preservation in Santa Fe: A Pluralistic Approach, National Park Service, Planning Department, City of Santa Fe, January 1977.

Santa Fe Historic Neighborhood Study, by Corinne P. Sze and Beverley Spears, with assistance by Boyd Pratt and Linda Tigges, City of Santa Fe, 1988

Building the Dream, A social History of Housing in America, Gwendolyn Wright MIT Press Cambridge Massachusetts, 1983

Santa Fe County Clerk, Santa Fe, New Mexico

F. Likely Sources Not Yet Investigated:

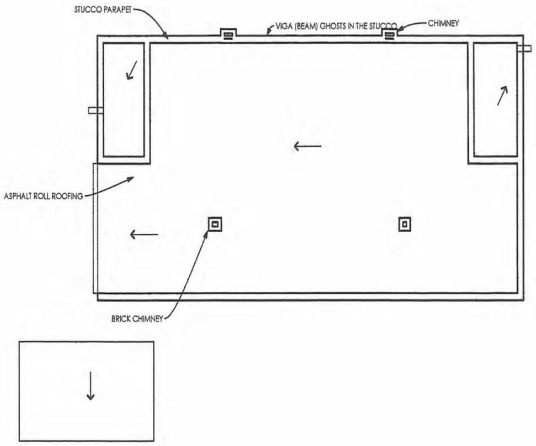
Museum of New Mexico Photo Archives: Given the proximity of the State Capitol I thought there would more photographs of these houses. According to Ms. Josena Campos the families who lived in these houses or close by have donated their photograph collections to the Archives but are cataloged by collection. Someone with more local knowledge, such as Ms. Campos, might be able to find more in the Photo Archives that have not been cataloged other than by collection.

Were the papers of Florence S. Barto saved by anyone? Does Big Jo Lumber Company have records of the supplies? Were bank loans used for the construction of the homes?

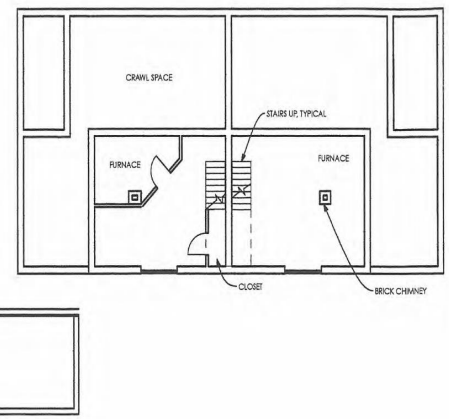
The County Assessor might have more information in their archives. After the properties were bought by the State the properties became tax-exempt and therefore historical records were not readily searchable.

G. Supplemental Material:

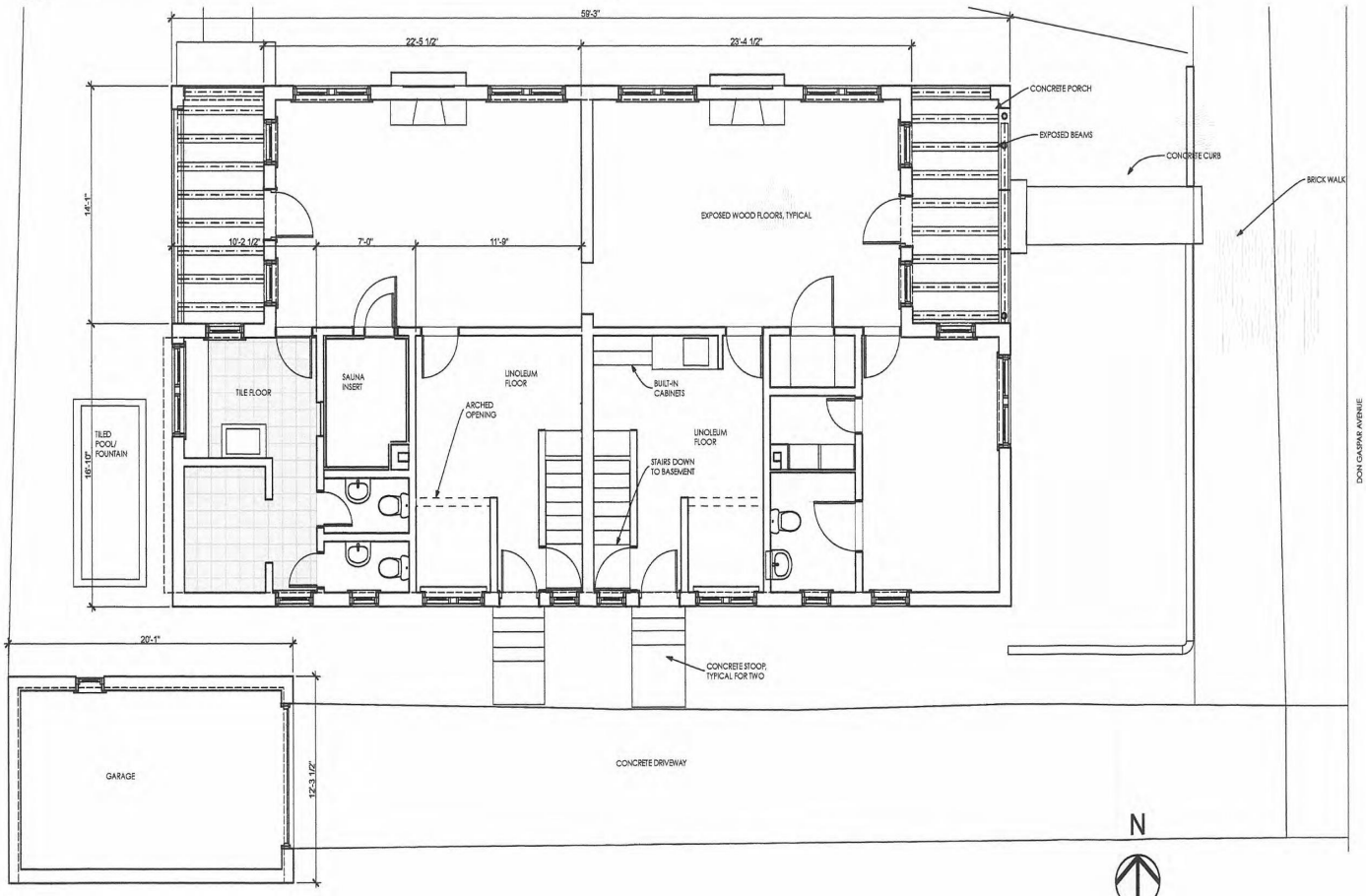
1. Notes from interviews with Margaret Josena Campos, Bart Prince and Andy Prince
2. Obituaries of Florence S. Barto, William Raymond Prince and New Mexico Office of the State Historian's essay on Le Baron Bradford Prince
3. Warranty Deeds and Plats, 1887-1999
4. Santa Fe county Assessor Property Record cards plus UPC map
5. List of occupants until 1960
6. Maps from Capitol Buildings Master Plan
7. Field Notes



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 6/27/12

A 1.1

FLOOR PLANS

Plotted On: 6/27/12

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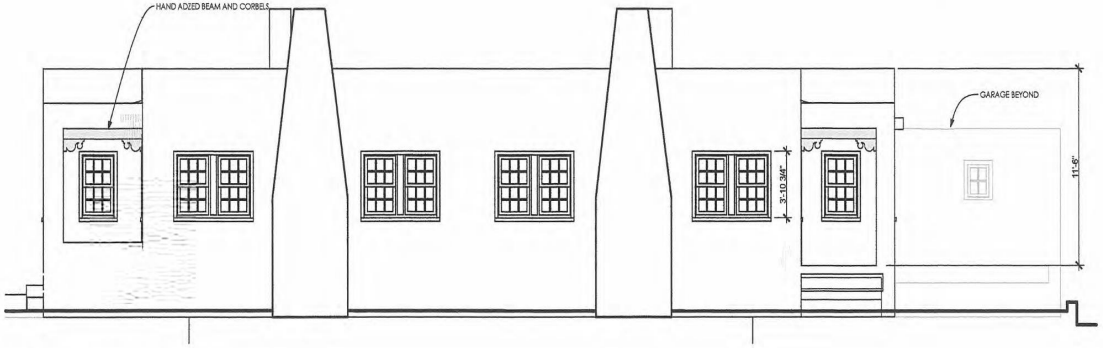
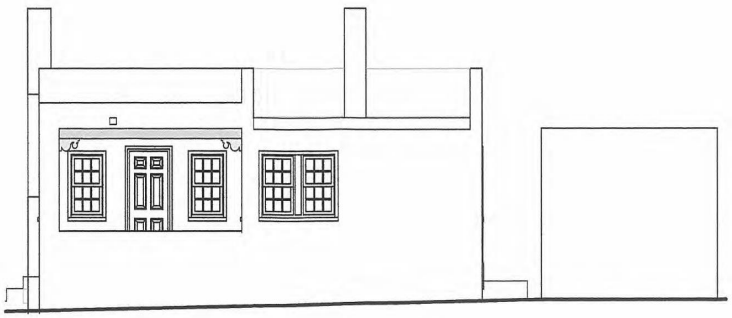


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
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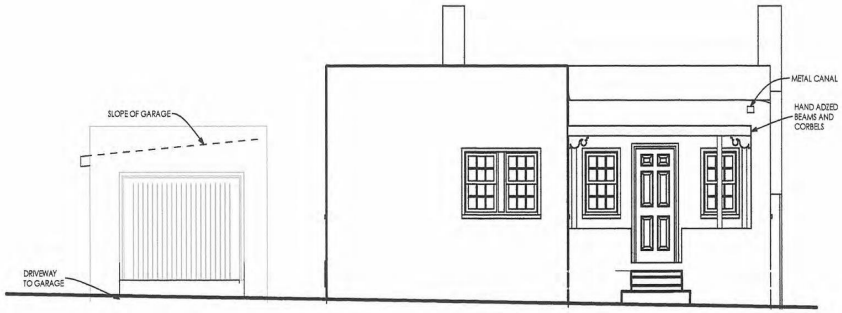
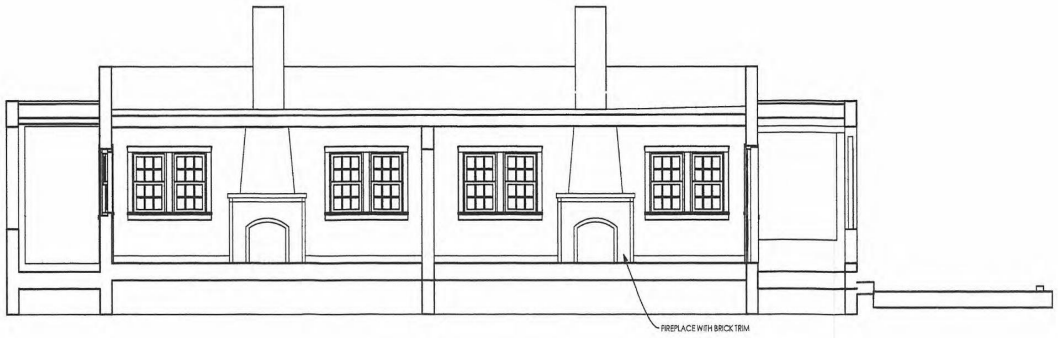


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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BUILDING ELEVATIONS

A 1.2

Plotted On: 6/27/12

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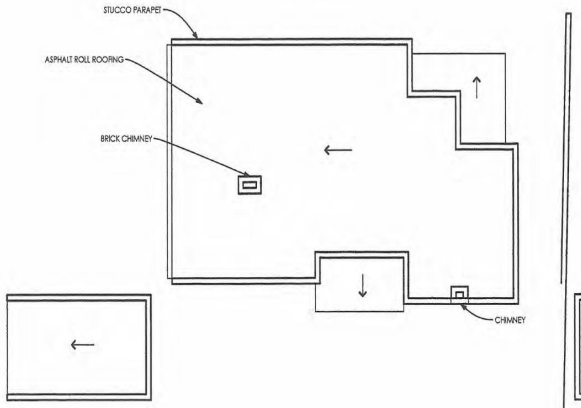
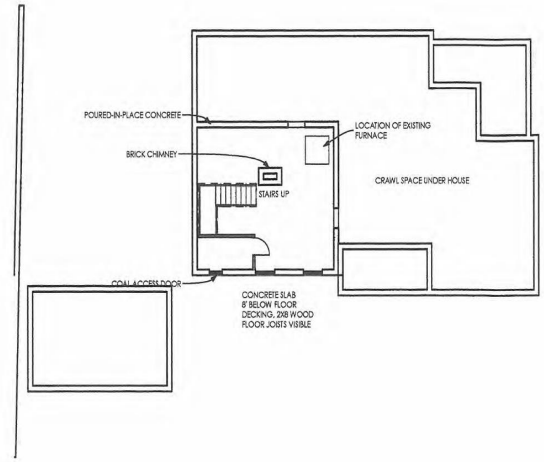


3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
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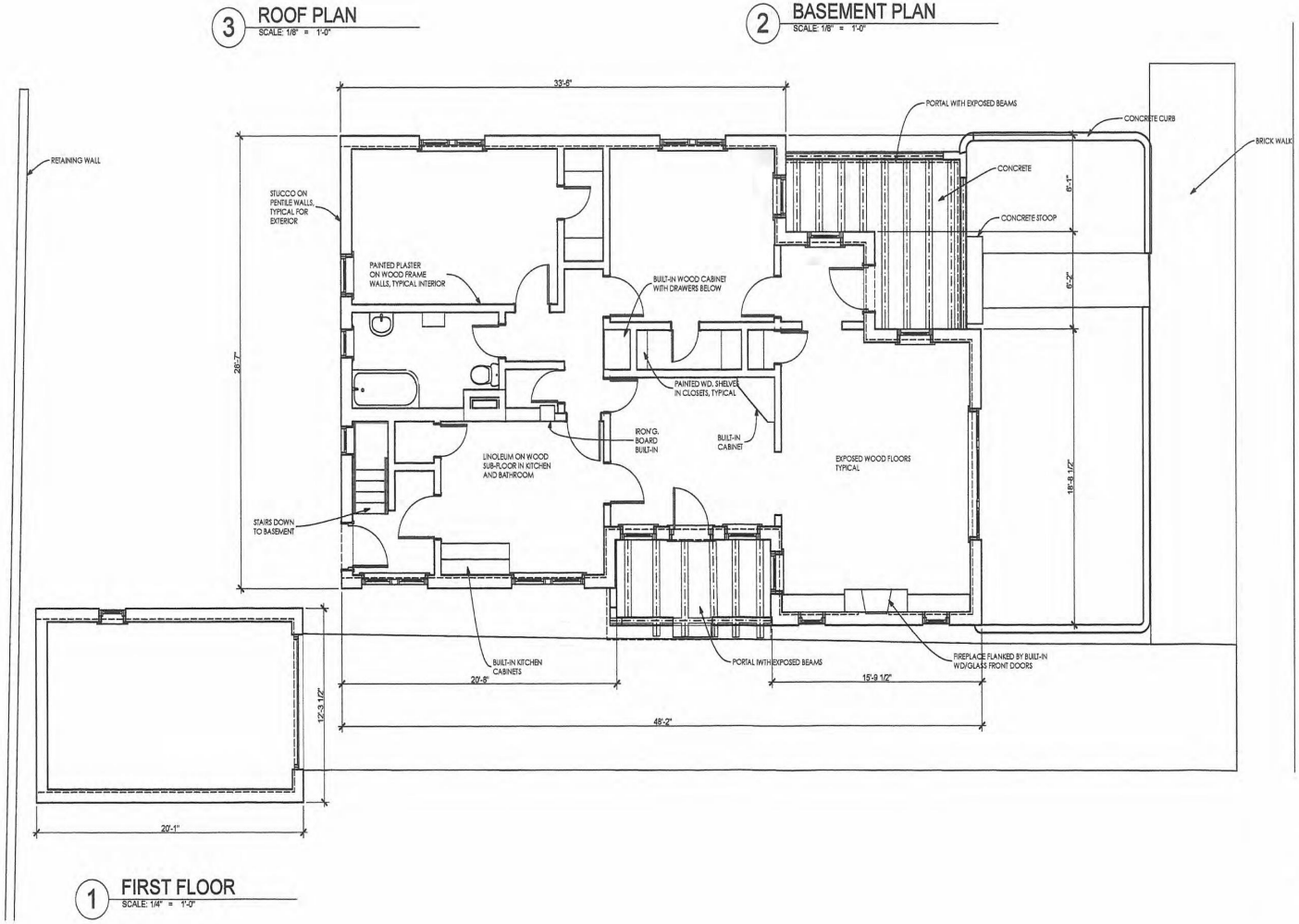

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Date: 6/27/12

A 1.1

Plotted On: 6/27/12

FLOOR PLANS

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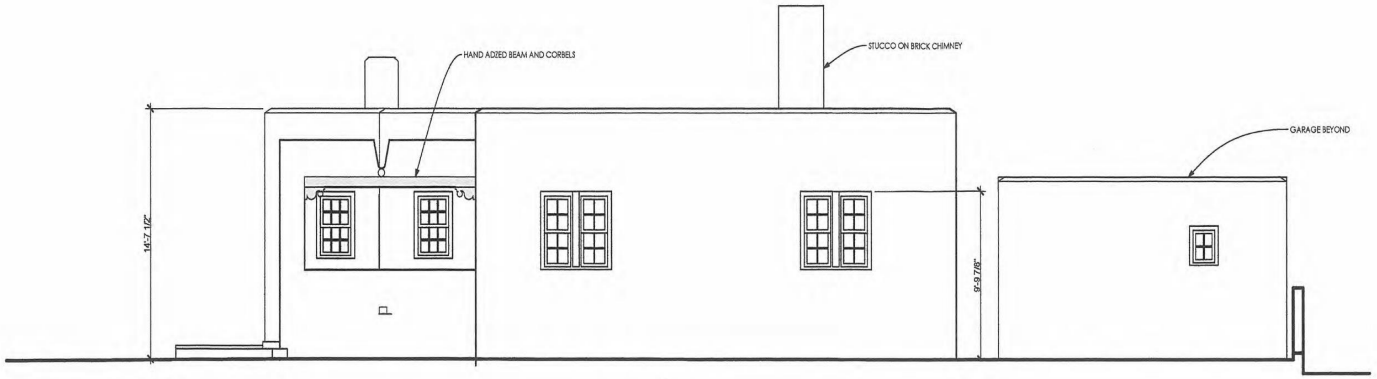
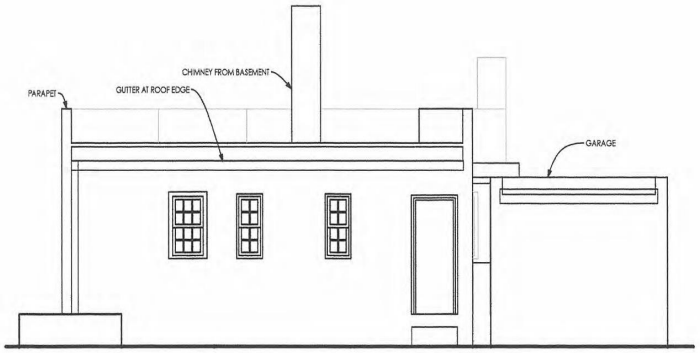


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



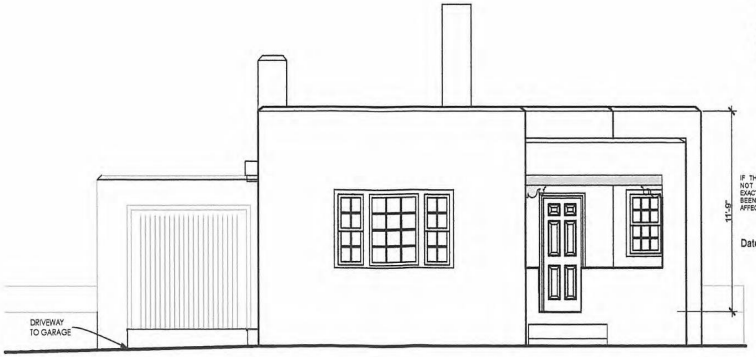
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

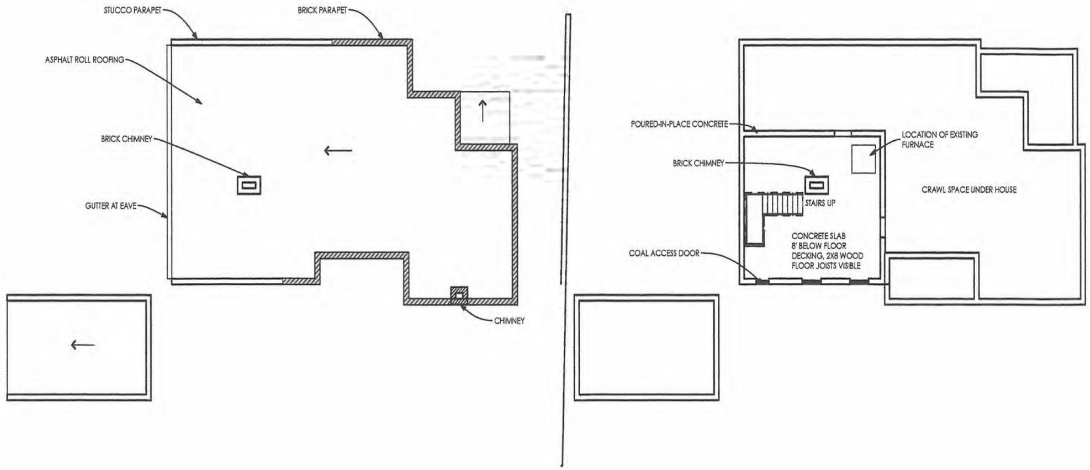
Date: 6/27/12

BUILDING ELEVATIONS

A 1.2

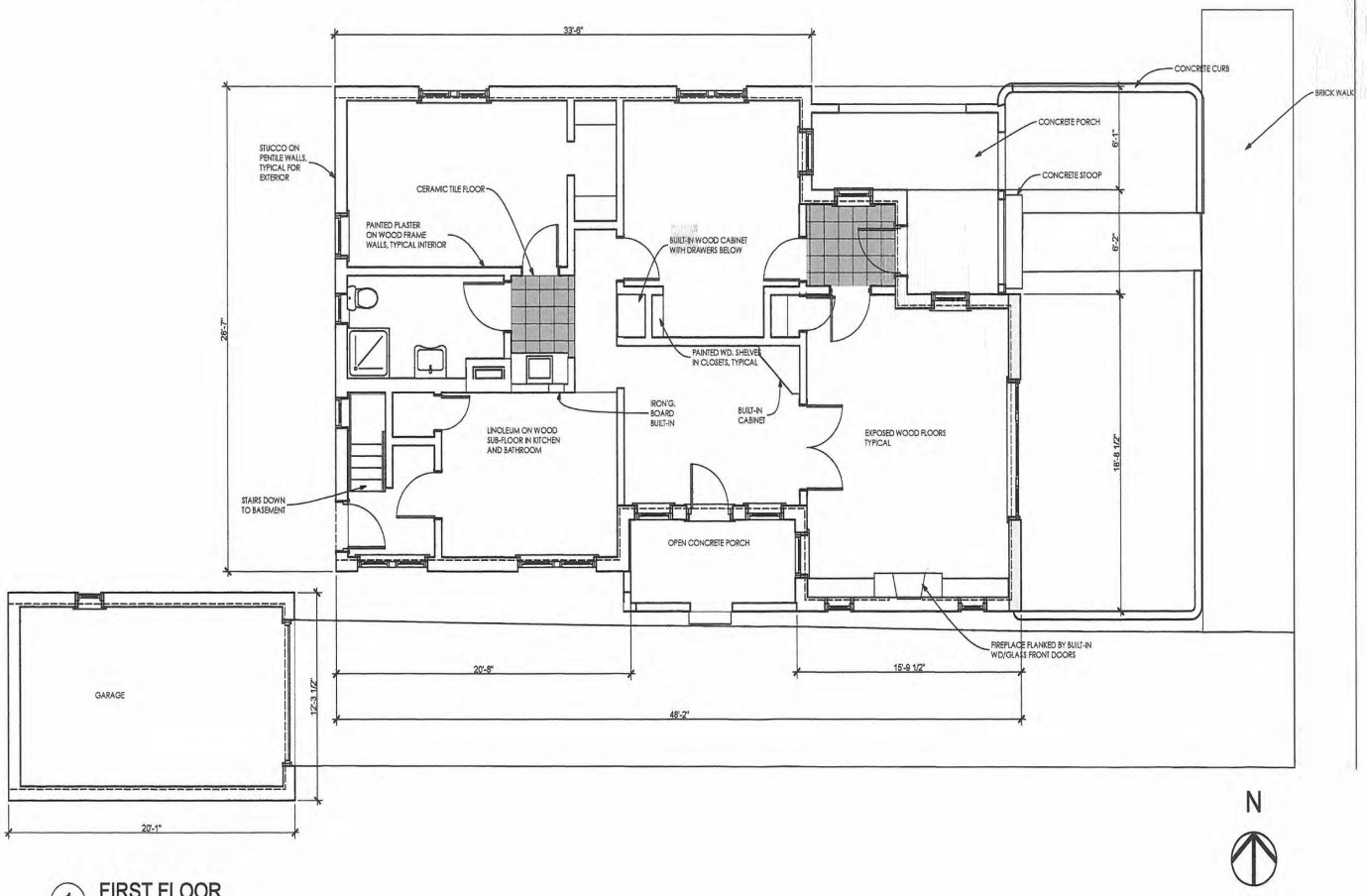
Plotted On: 6/27/12

Alabama\Gayla Data HD\Data Documents\GBA Documents\GBA Projects\NM Don GASPAR\FINAL 406 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

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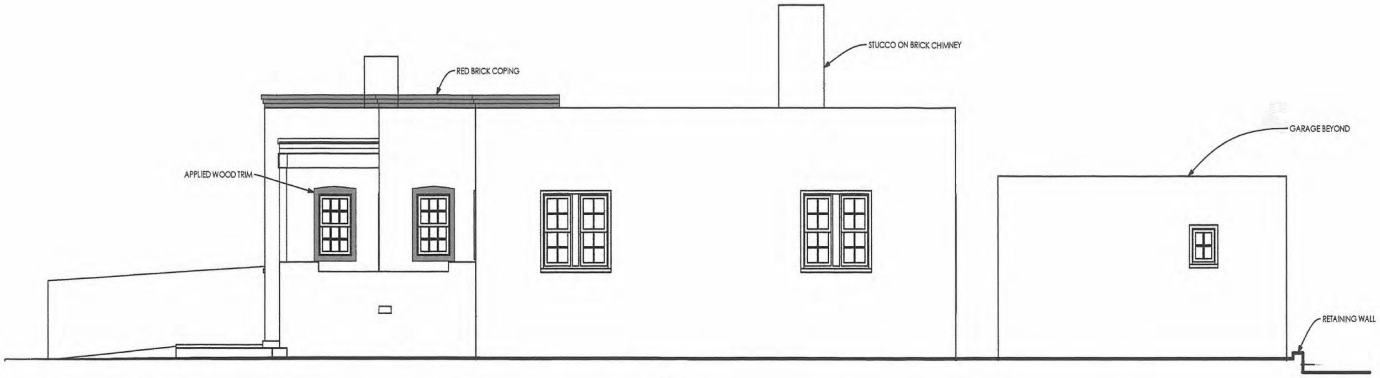
Date: 6/27/12

A 1.1

Plotted On: 6/27/12

FLOOR PLANS

/Adams/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



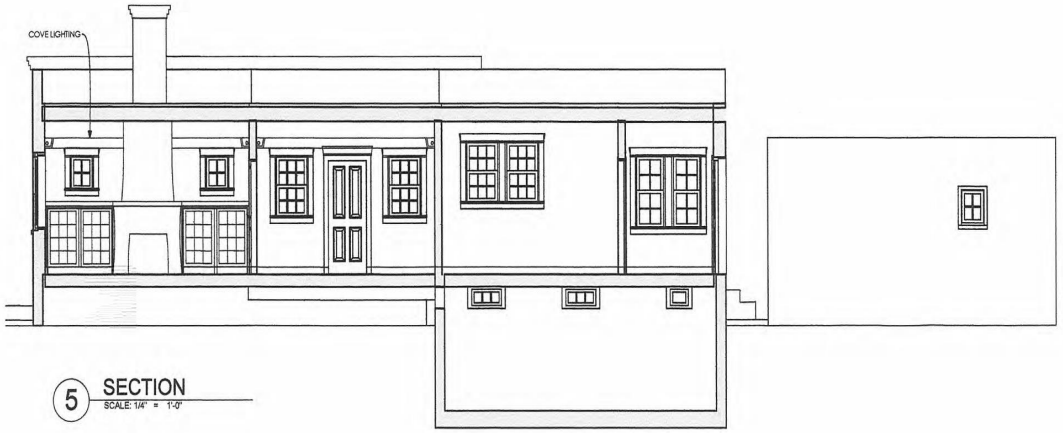
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES

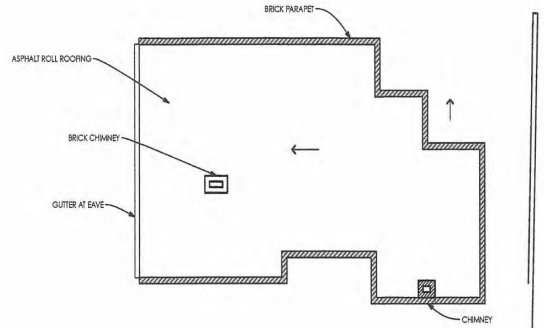
Date: 6/27/12

BUILDING ELEVATIONS

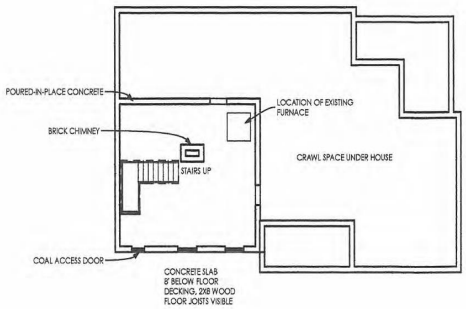
A 1.2

Plotted On: 6/27/12

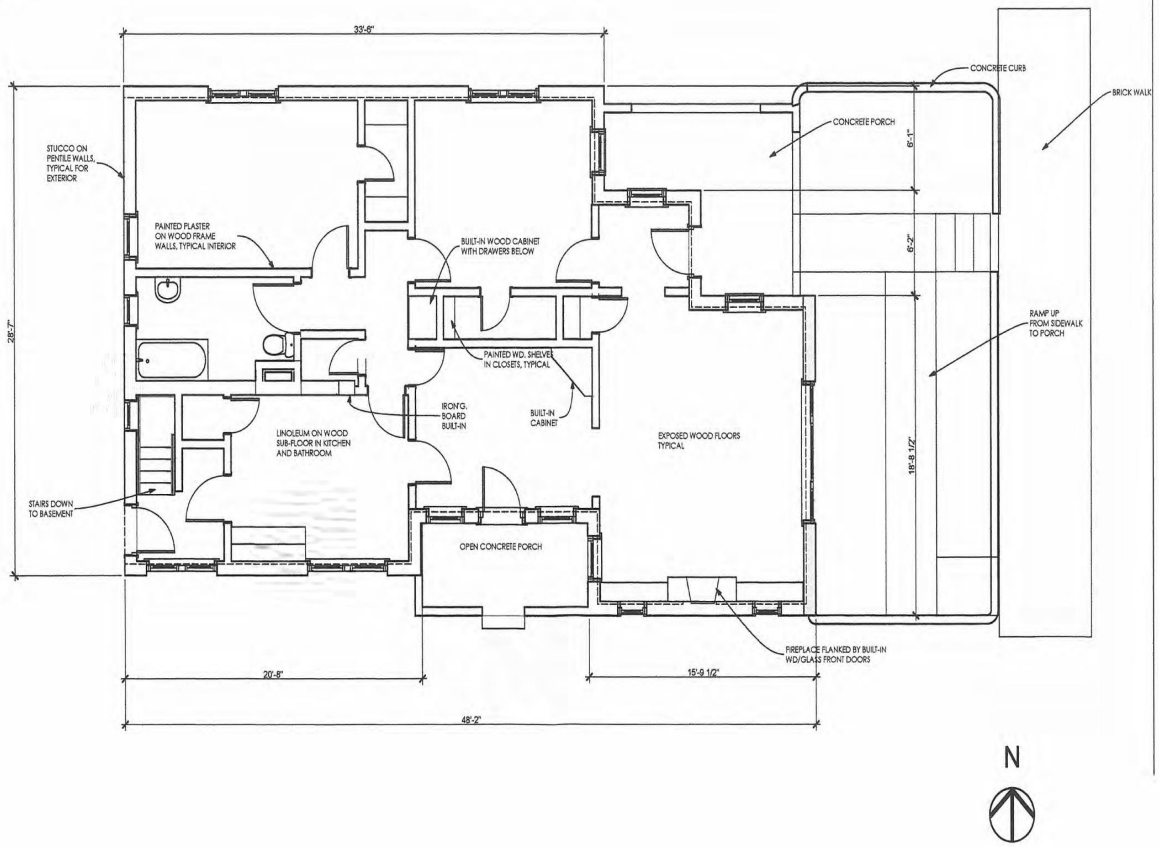
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/HM Don GASPAR/410 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

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HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 6/27/12

A 1.1

FLOOR PLANS

Plotted On: 6/27/12

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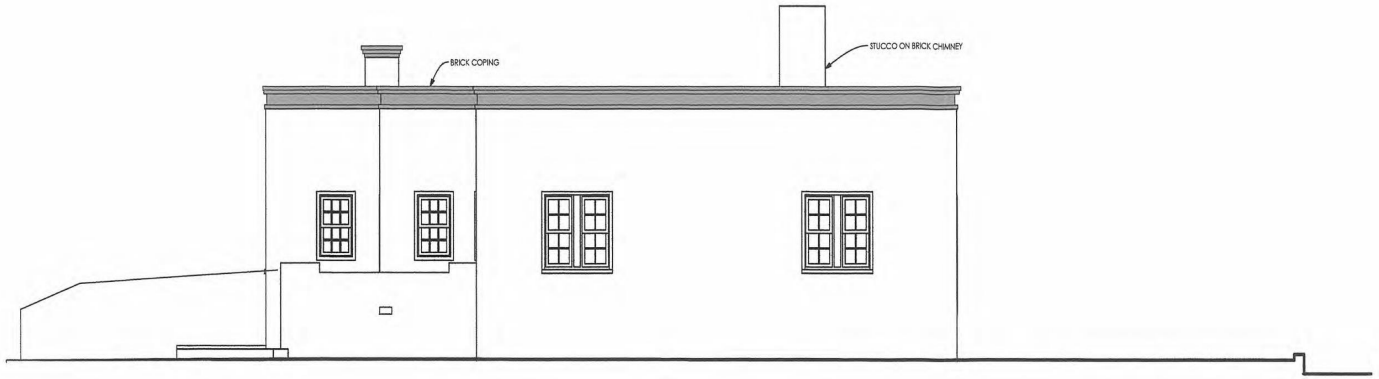
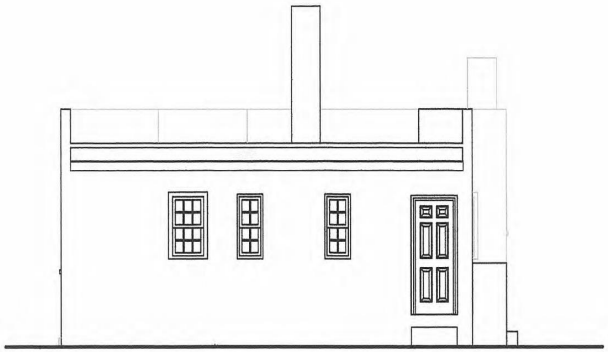


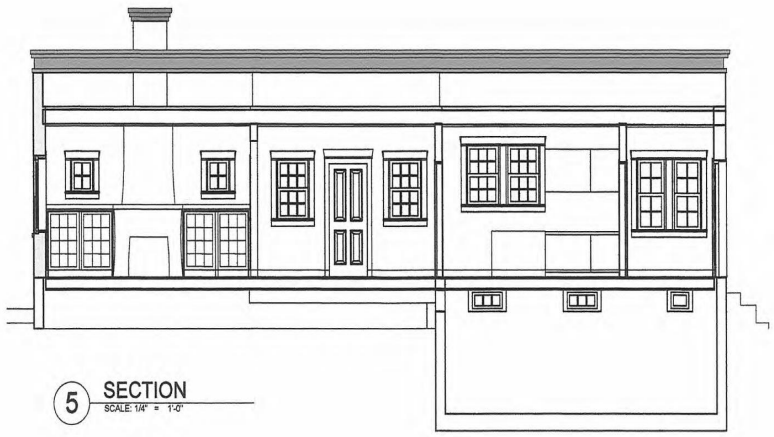
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
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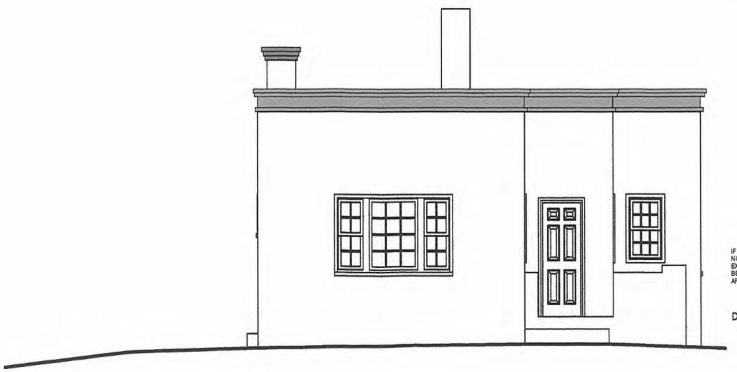

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

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Date: 6/27/12

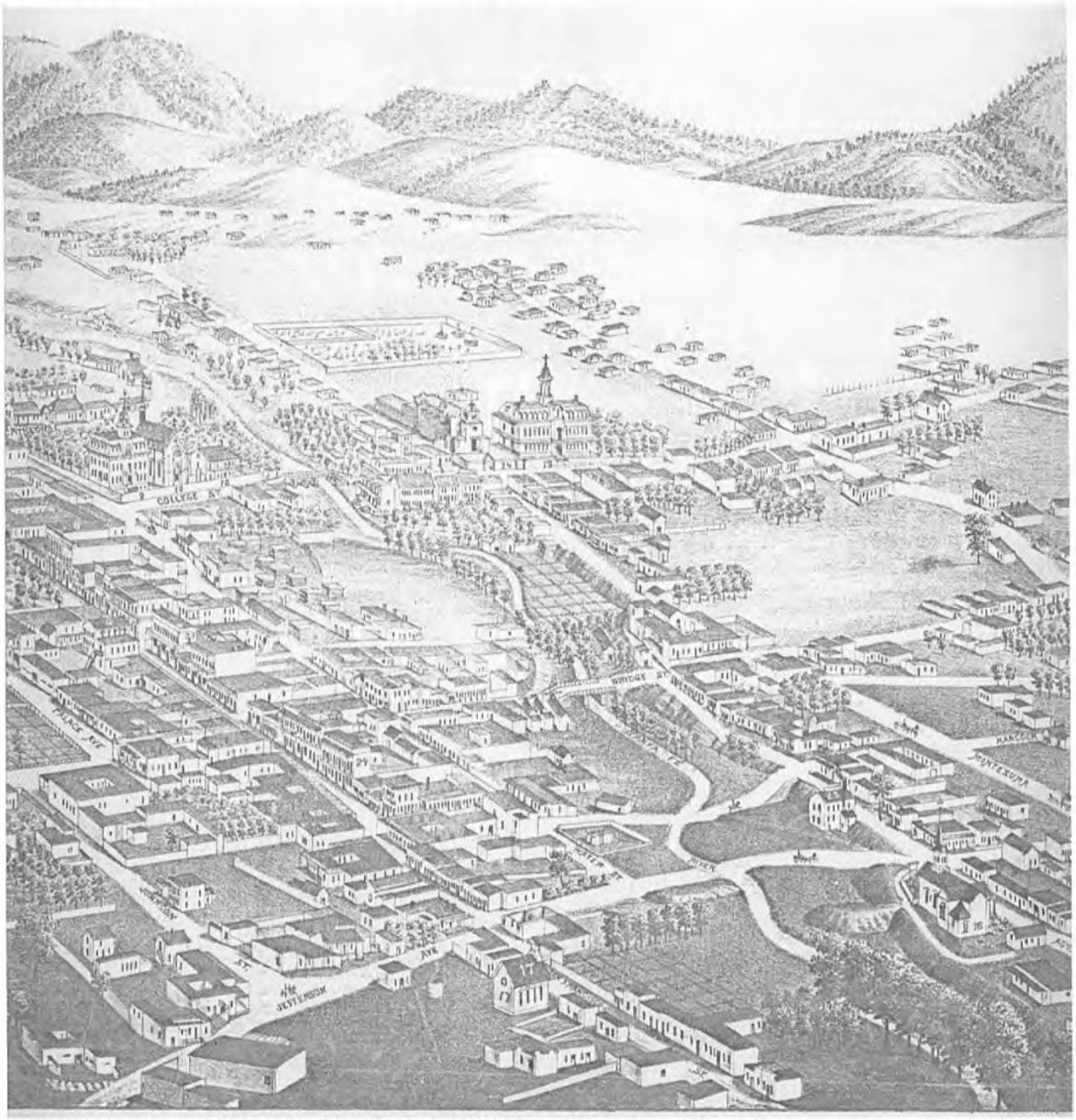
BUILDING ELEVATIONS

A 1.2

Plotted On: 6/27/12

Arkansas/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



1885-86 HARTMANN

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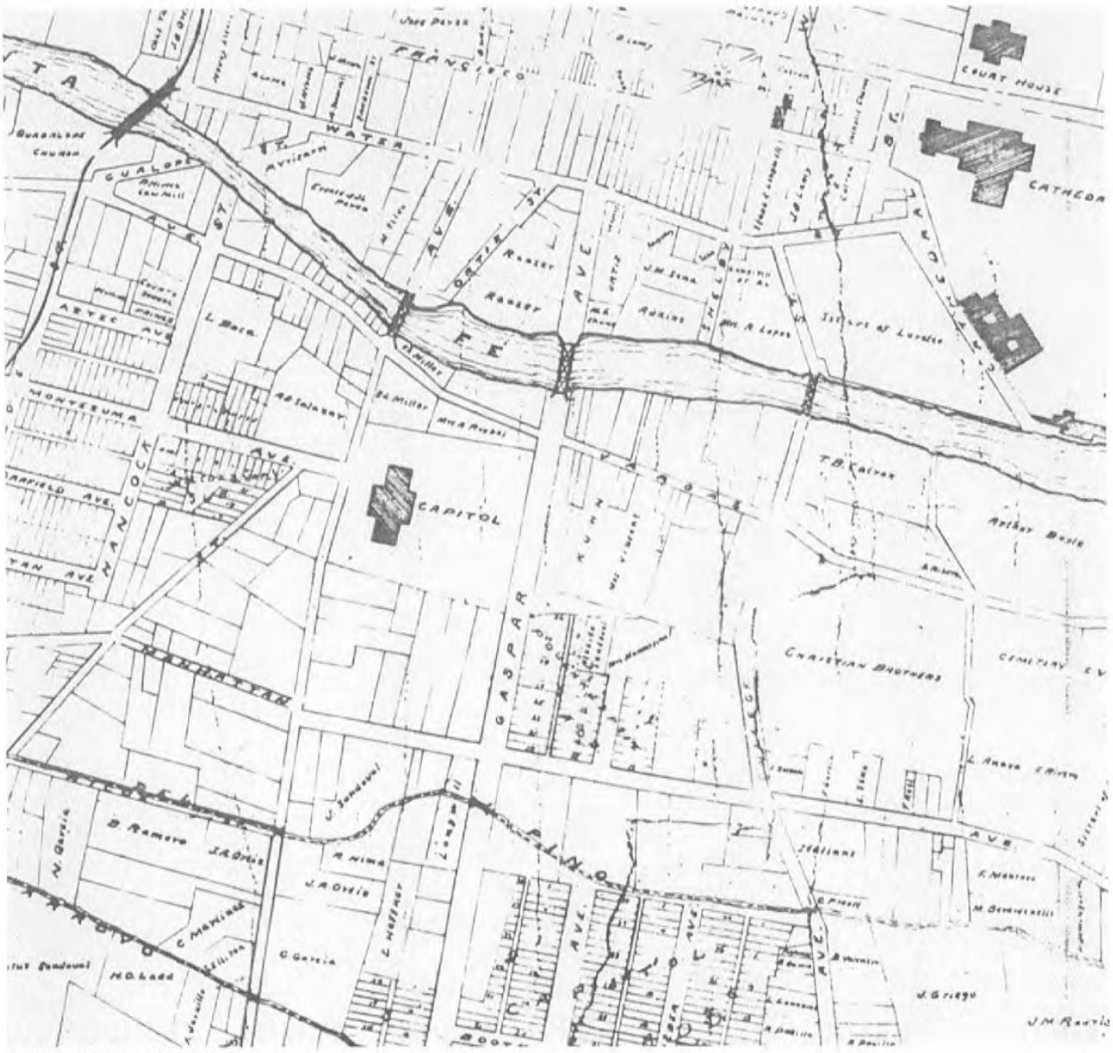
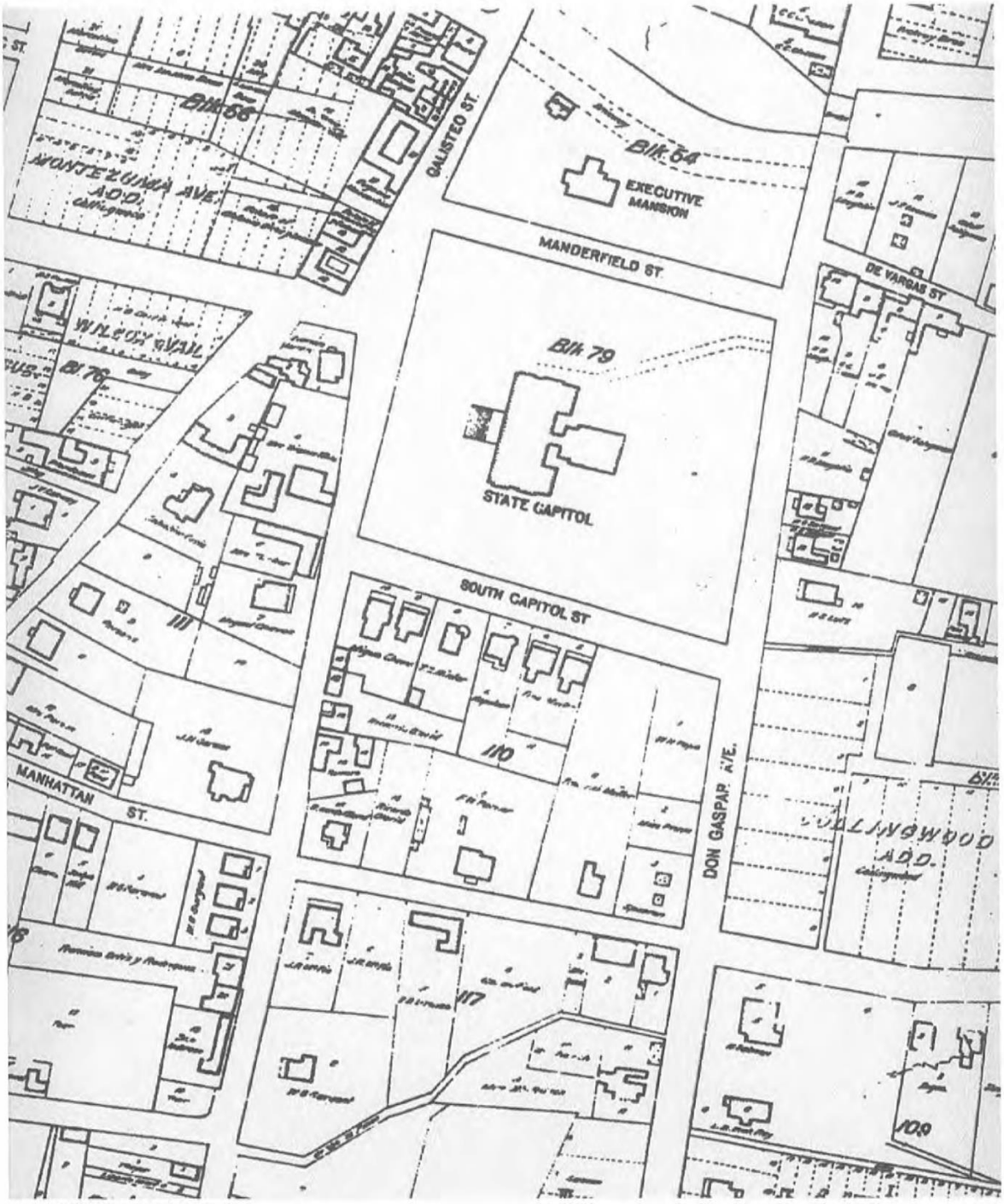
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



1912 KINGS MAP

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402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

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1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

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1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

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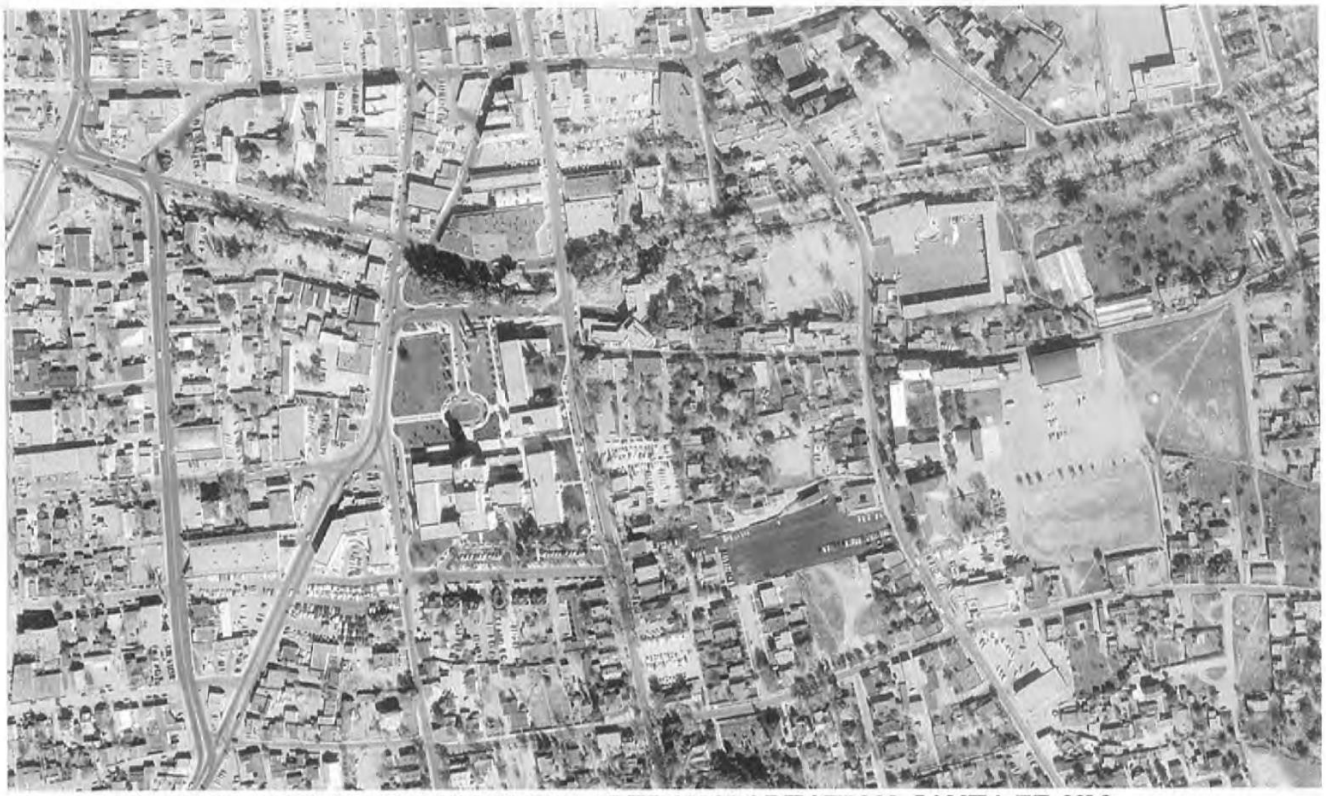
AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
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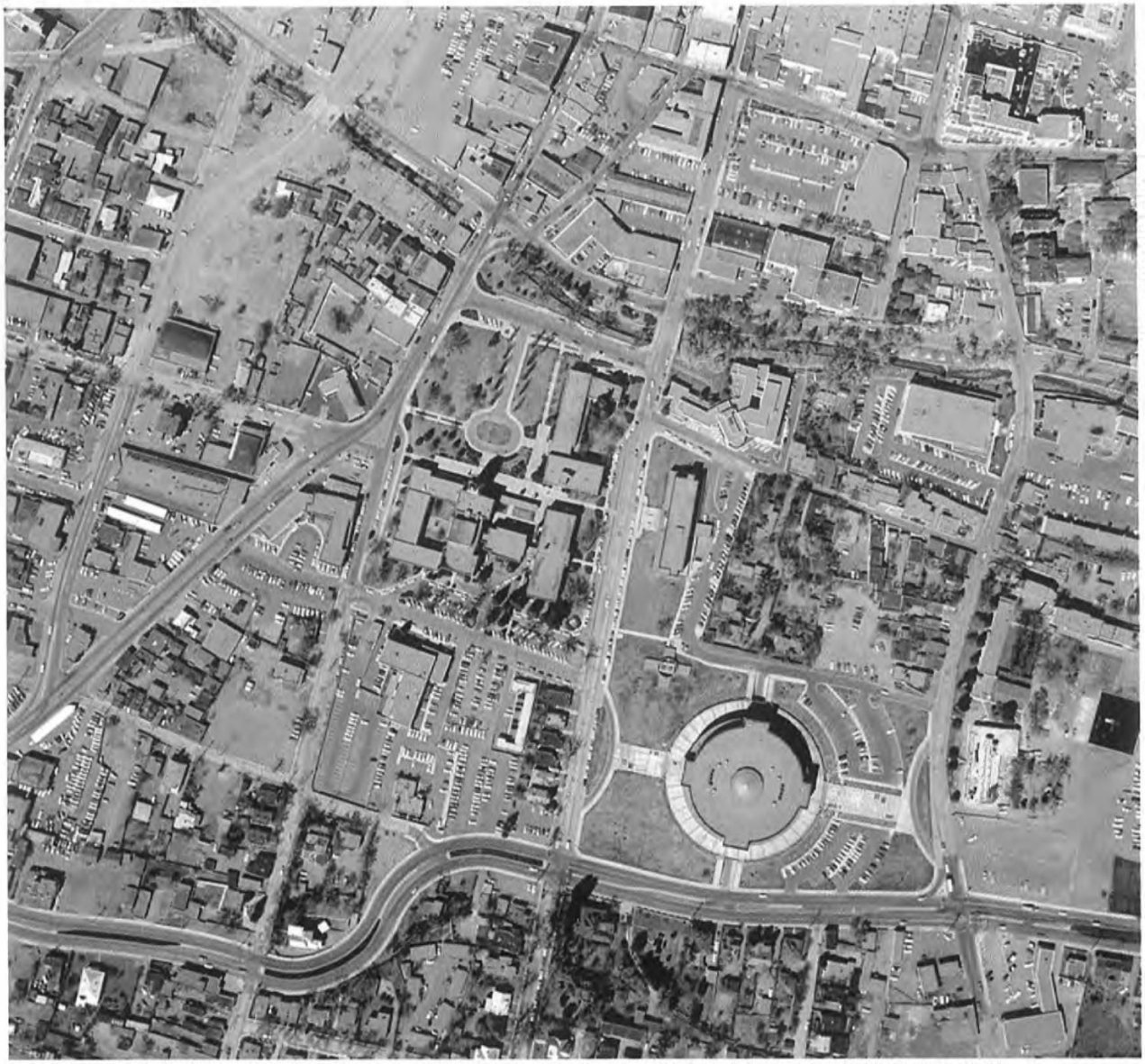
AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

EARLY VIEWS



PHOTO BY WESLEY BRADFIELD, 10-12-1919, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 51272

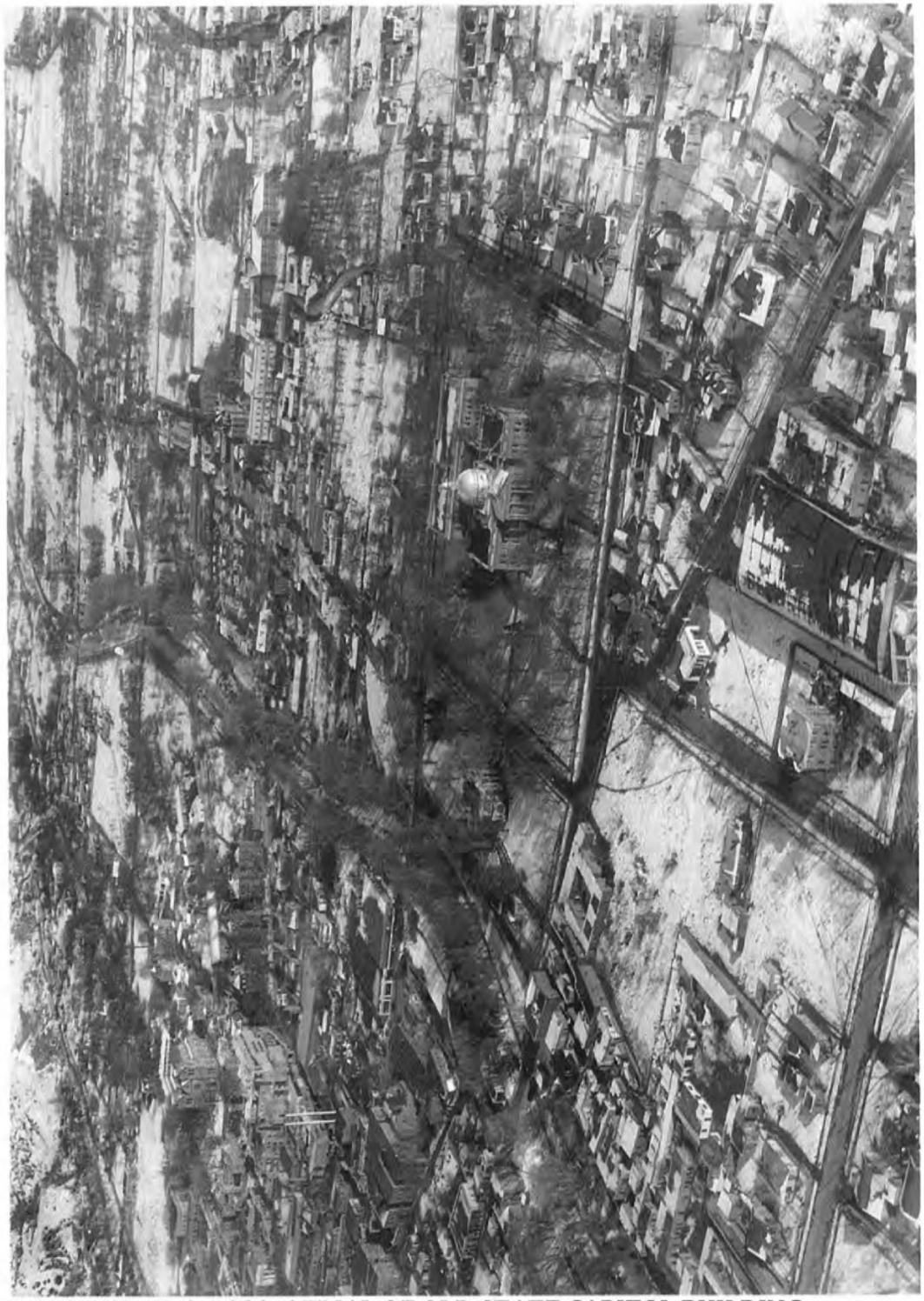


PHOTOGRAPHER UNKNOWN, C. 1920, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 16

EARLY VIEWS



PHOTO BY AARON B. CRAYCRAFT, C. 1920, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 10394



PHOTOGRAPHER UNKNOWN, C. 1930, AERIAL OF OLD STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 040671



EARLY VIEWS



CLOSE UP OF TYLER DINGEE PHOTOGRAPH, 1956, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 074146

EARLY VIEWS



PHOTO BY TYLER DINGEE, 1956, AERIAL, COLLEGE STREET AREA. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 074146

EARLY VIEWS



PHOTO BY DICK KENT 1967, VIEW OF STATE CAPITOL BUILDING. SANTA FE, NM, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 091176

EARLY VIEWS



CLOSE-UP OF PHOTO BY DICK KENT 1967, VIEW OF STATE CAPITOL BUILDING. SANTA FE, NM, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 091176



Detail of Photo by Tyler Dingee, 1956 , Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA) 074146

HISTORIC AMERICAN BUILDING SURVEY

402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO

VOLUME II OF II

STATE OF NEW MEXICO
GENERAL SERVICES DEPARTMENT
PROPERTY CONTROL DIVISION

JULY 1, 2012

Gayla Bechtol Historic Architect Santa Fe, New Mexico

HABS REPORT
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SANTA FE, NEW MEXICO
INDEX TO PHOTOGRAPHS

GAYLA BECHTOL, Architect
and KELLOGG JOHNSON, Photographer, APRIL 2012

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402-2	C-2	Northeast Elevation
402-3	C-4	Southeast Elevation
402-4	B-7	Northwest Elevation
402-5	D-26	Southwest Elevation
402-6	A-27	East Living Room looking east
402-7	A-26	East Living Room looking west
402-8	A-34	West Living Room looking west
402-9	A-31	East Kitchen Alcove looking south
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402-11	A-30	Bath with cabinets
402-12	A-29	Closet with back of cabinets
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402-14	B-2	"Spa" area in old bedroom
402-15	C-3	Garage on south
402-16	B-9	Garage Detail
402-17	D-1	Interior of garage
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406-3	B-10	North elevation
406-4	C-6	Southeast corner with Garage
406-5	B-13	South Elevation at Portal
406-6	B-12	Southwest Corner
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406-24	B-35	Garage window detail

410 DON GASPAR AVENUE

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410-11	C-35	Main living space looking west
410-12	C-36	Main living space looking west
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410-14	D-15	From main living space looking west
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414 DON GASPAR AVENUE

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414-6	D-30	South Elevation with corner of garage
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414-8	B-23	Brick parapet detail
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SANTA FE, NEW MEXICO

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414-21	A-17	Cabinet in bathroom

Contact Sheets, Negatives and Field Notes Included with original photographs at the State of New Mexico



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402-3 C-4



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402-5 D-26



402-6 A-27



402-7 A-26



402-8 A-34



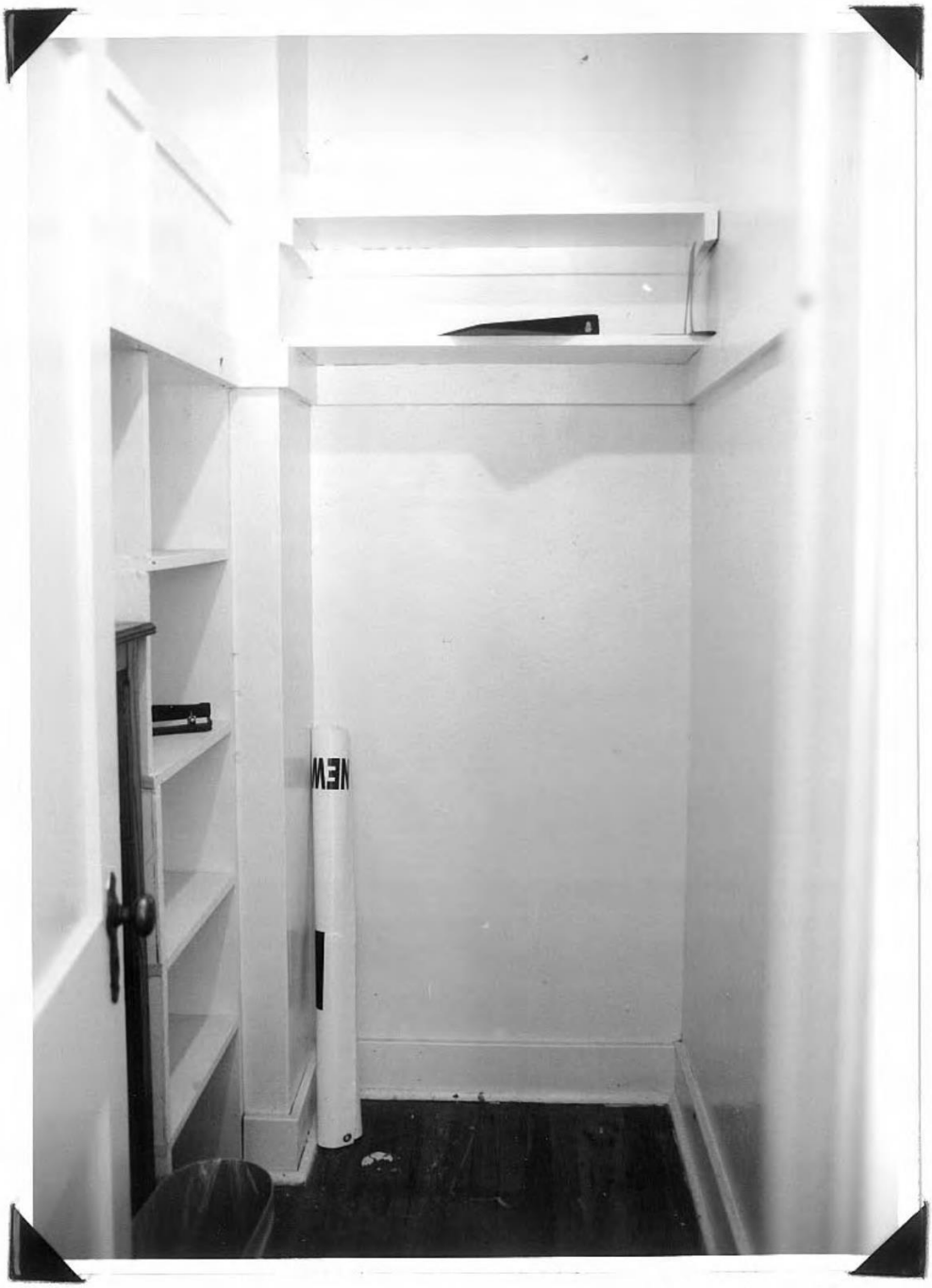
402-9 A-31



402-10 A-33



402-11 A-30



402-12 A-29



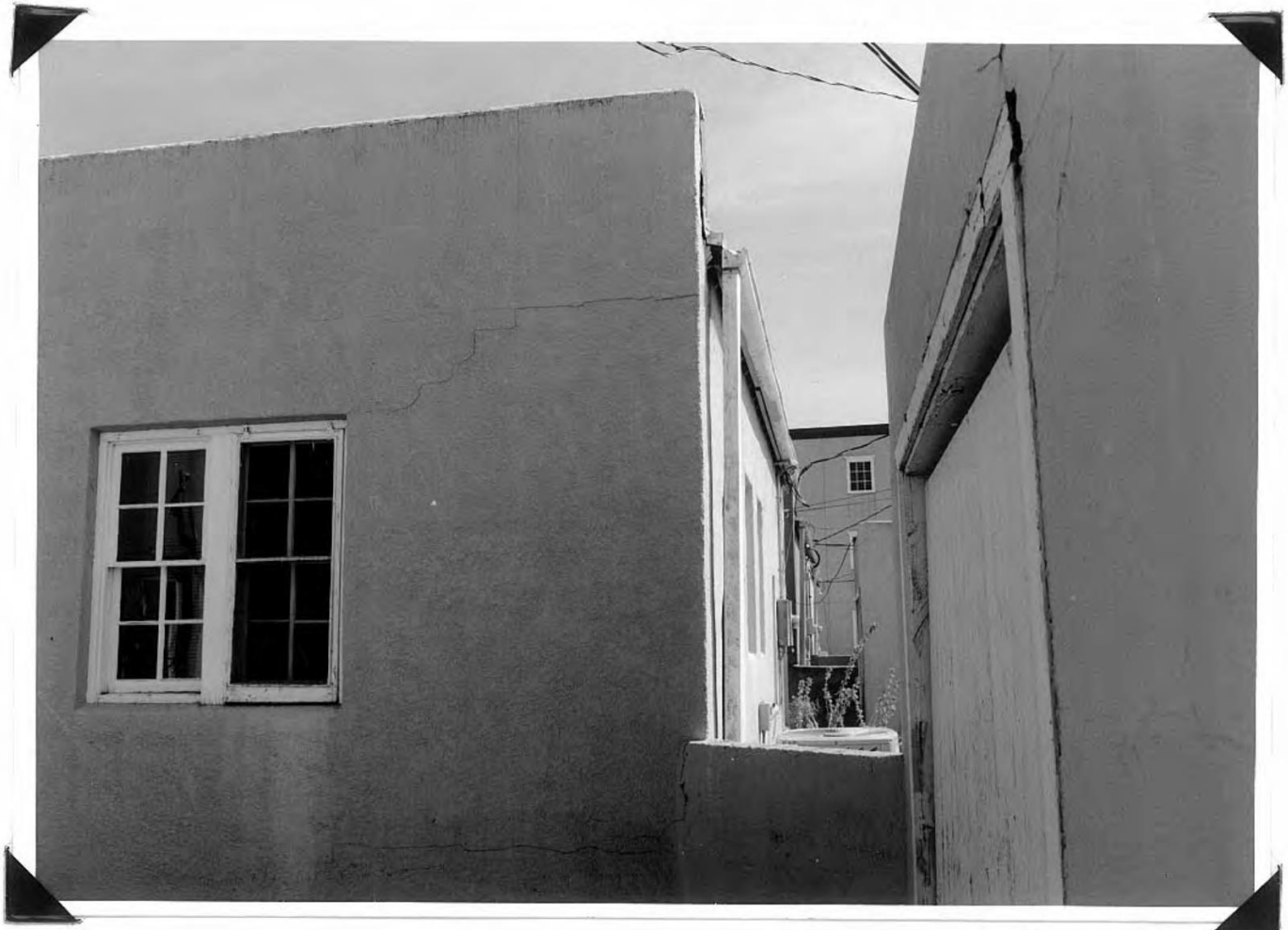
402-13 A-35



402-14 B-2



402-15 C-3



402-16 B-9



402-17 D-1



406-1 C-12



406-2 C-5



406-3 B-10



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406-13 C-18



406-14 C-32



406-15 C-19



406-16 C-25



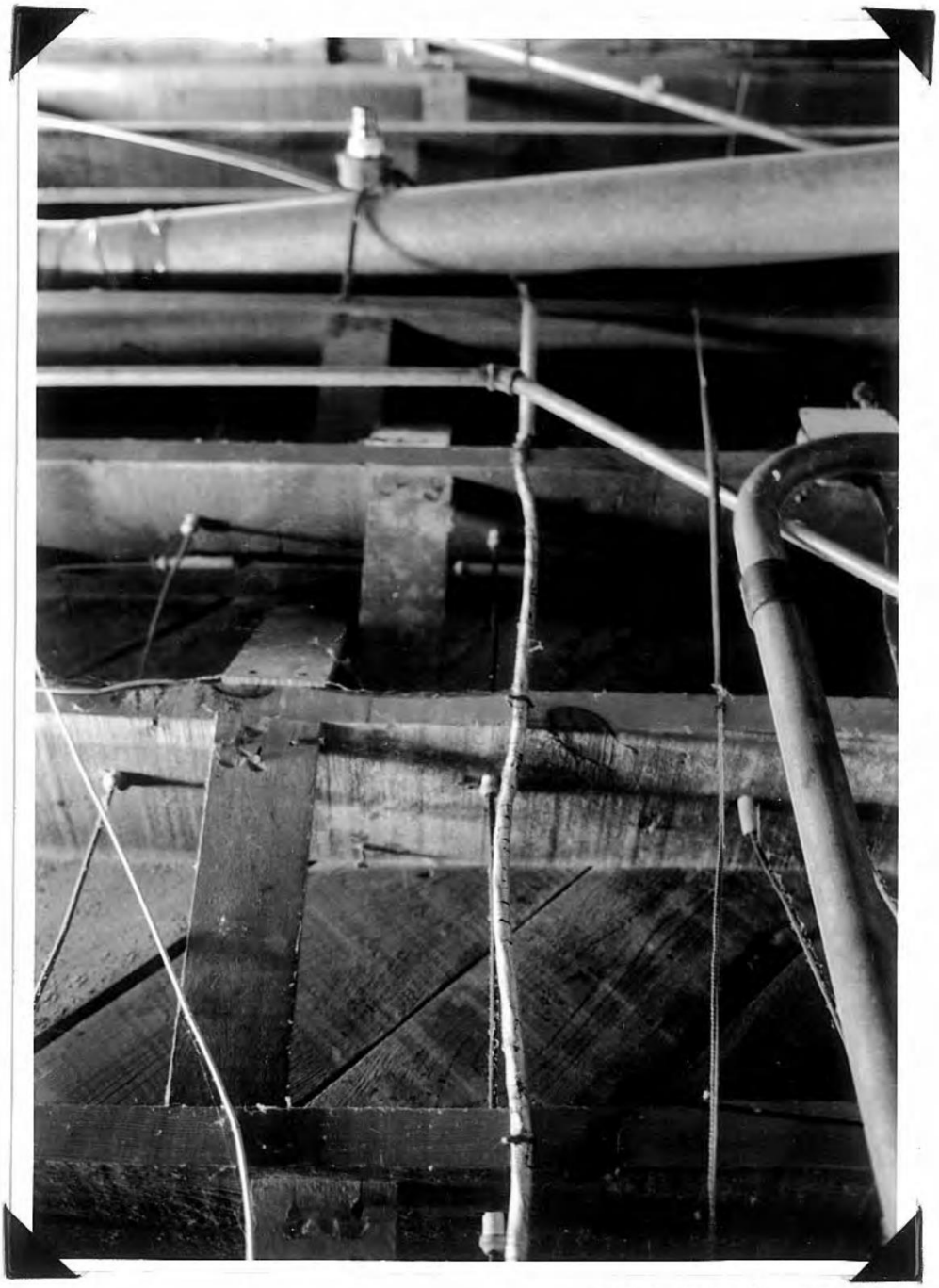
406-17 C-28



406-18 C-27



406-19 C-31



406-20 C-30



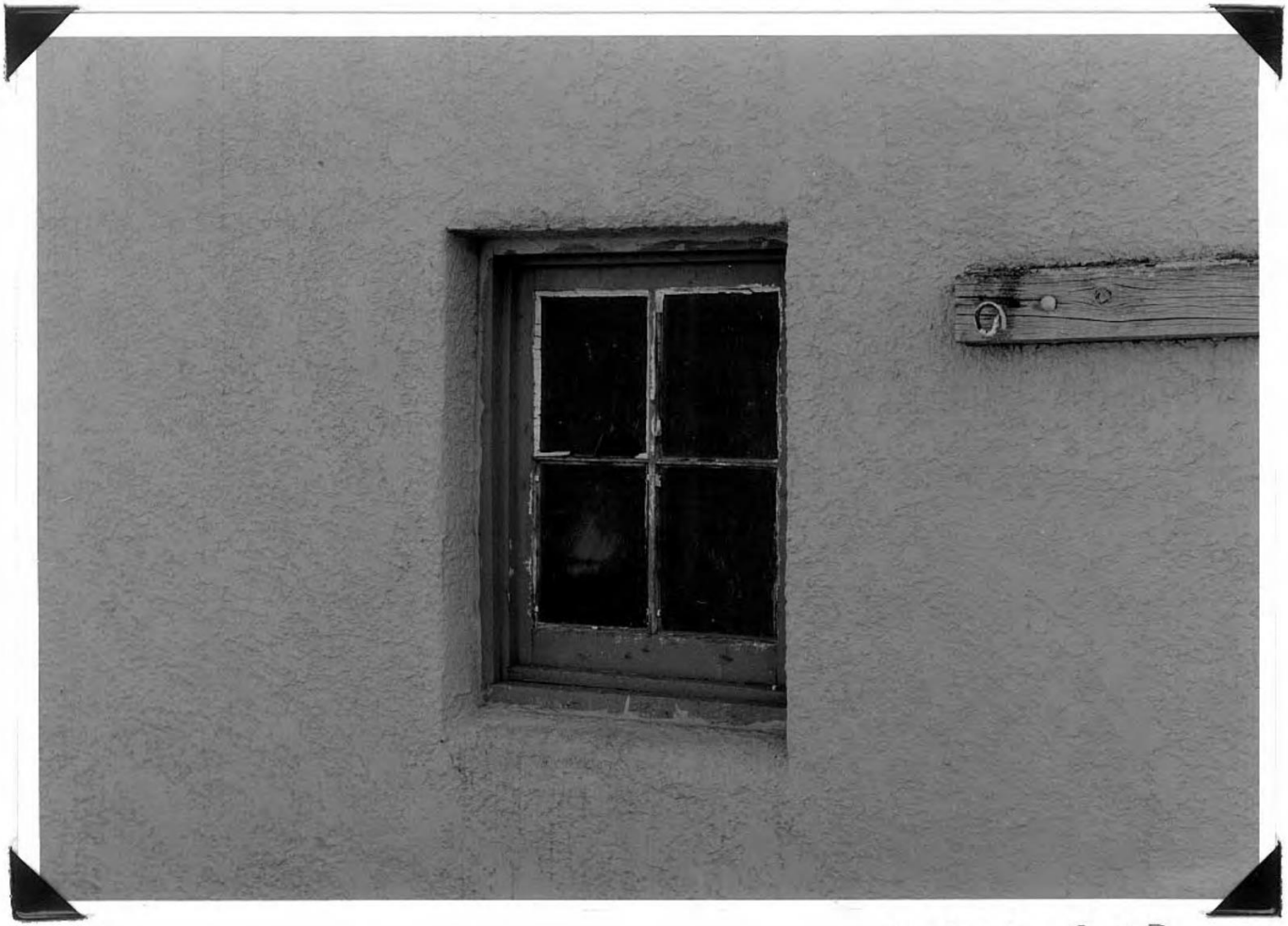
406-21 B-11



406-22 B-30



406-23 B-14



406-24 B-35



410-1 C-33

410-2 C-7



410-3 B-15

4110-4 C.8



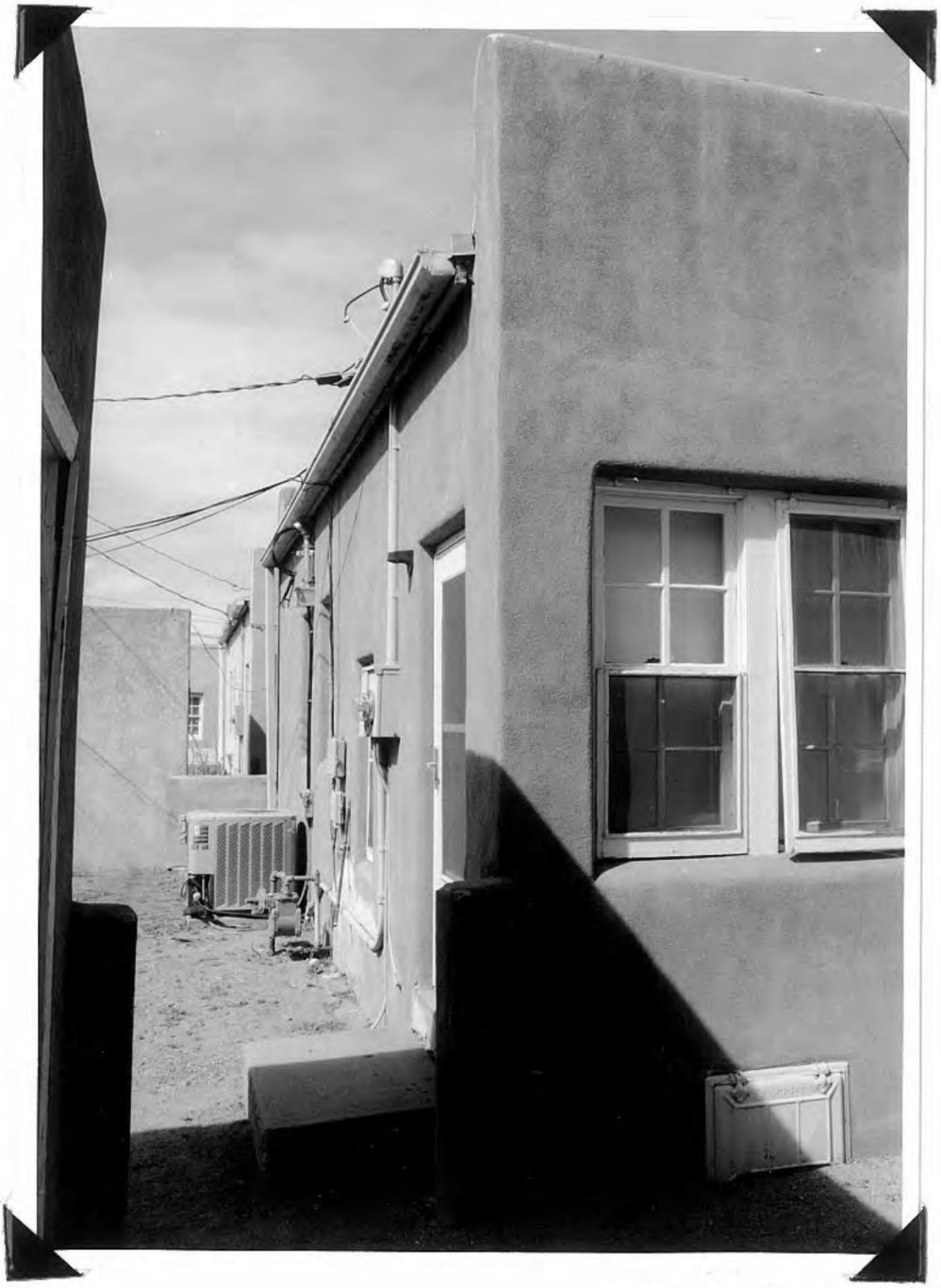
410-5 B-17



410-6 B-21



410-7 D-28



410-8 B-16



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414-14 A-11



414-15 A-22



414-16 A-12



414-17 A-18



414-18 A-19



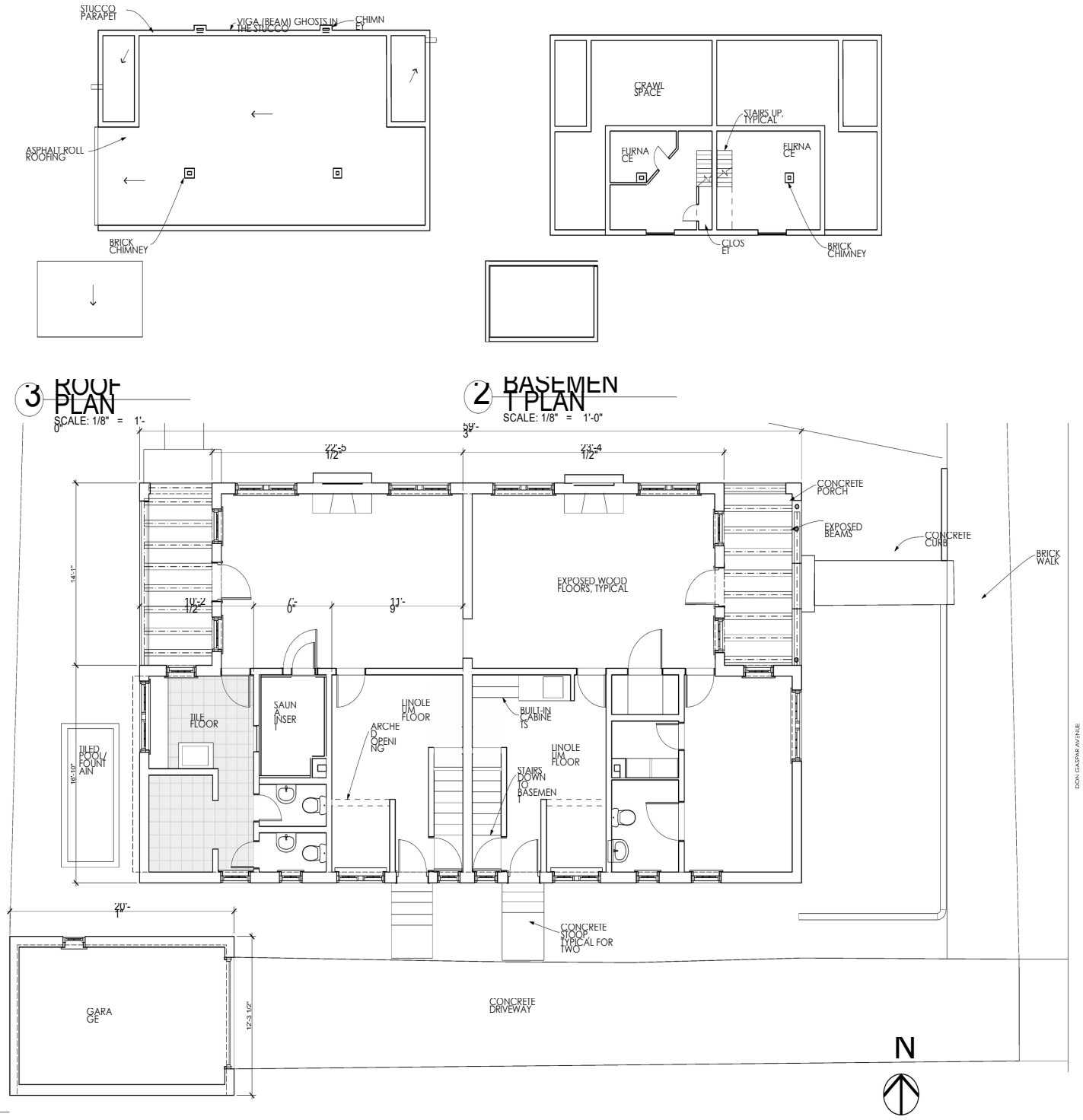
4/4-19 A-13



414-20 A-16



414-21 A-17



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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

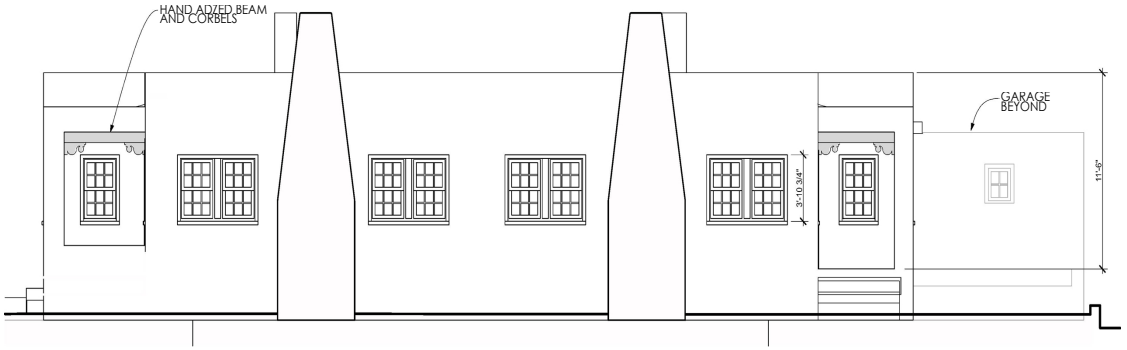
Date: 2

Plotted On: 7/8/12

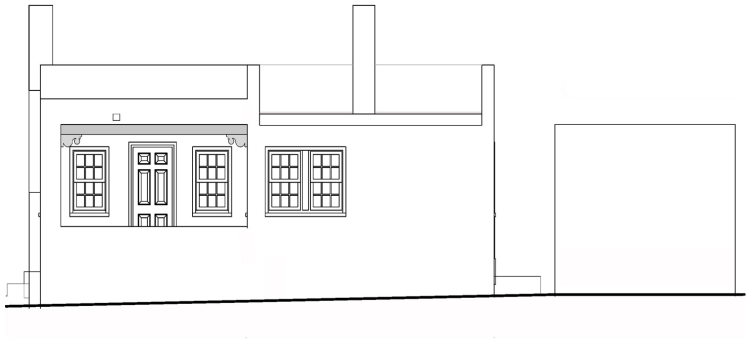
A1.1

FLOOR PLANS

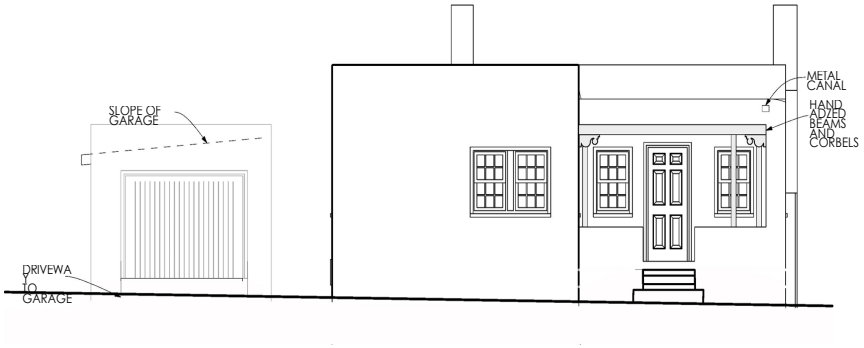
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



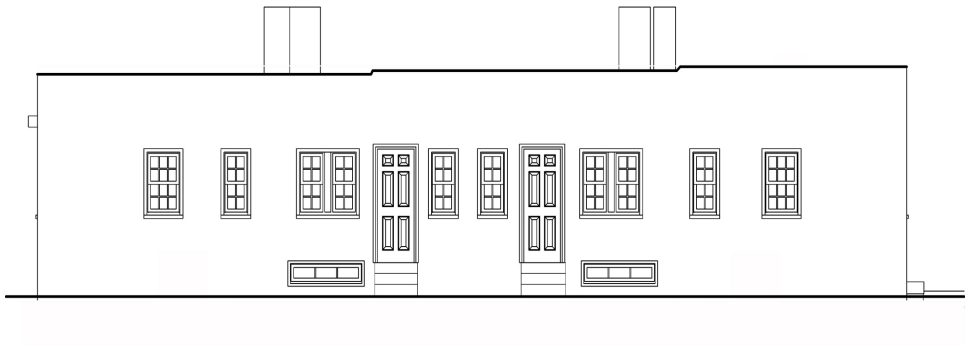
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



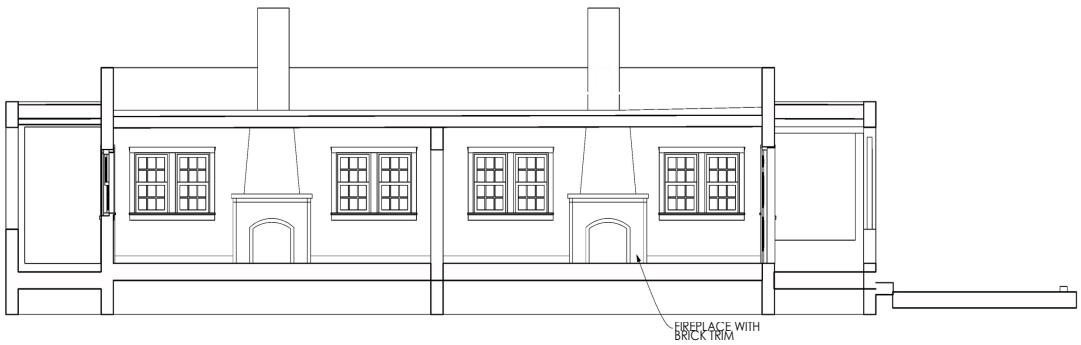
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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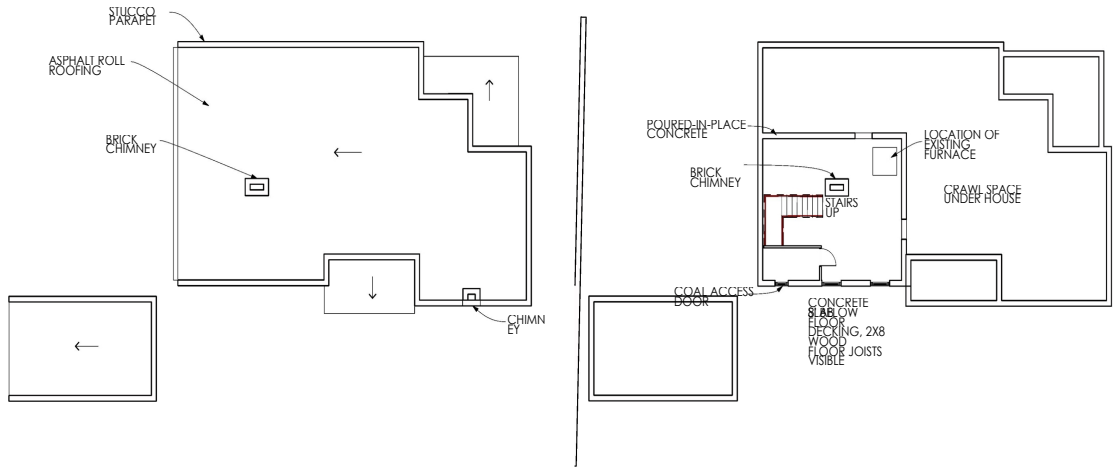
Date: 2

BUILDING ELEVATIONS

A 1.2

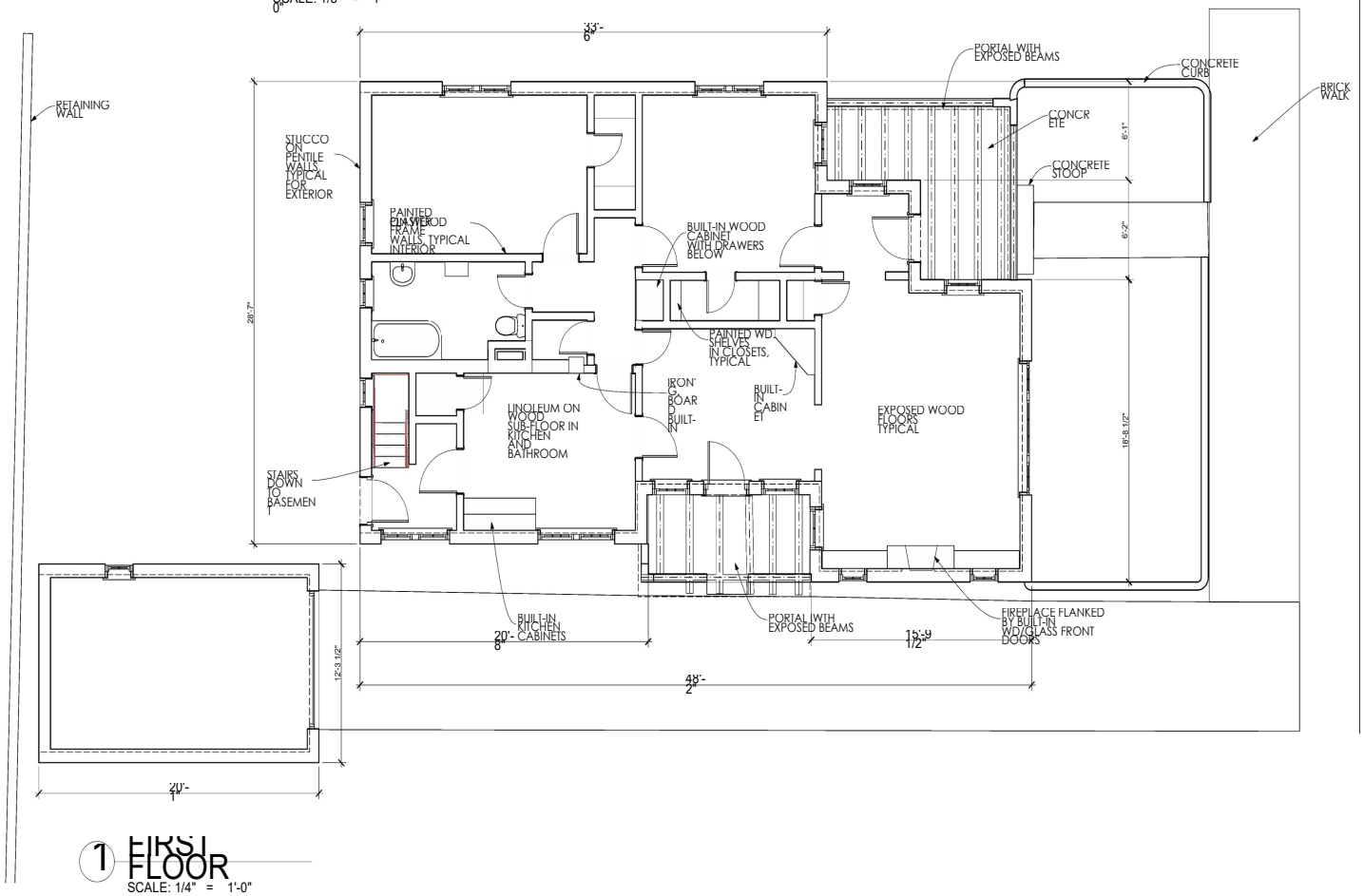
Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/402 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

N

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IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL DIMENSIONS SCALES

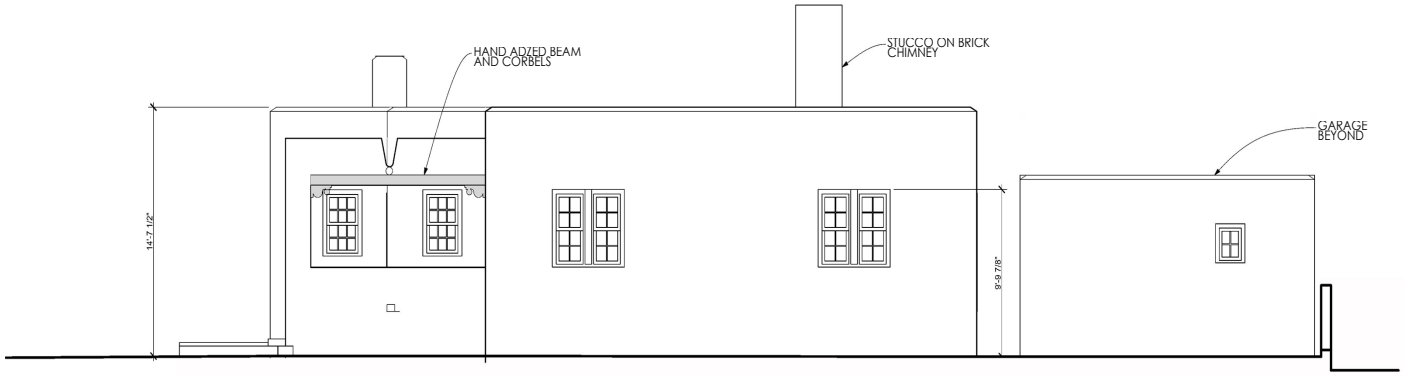
DATE: 7/2012

FLOOR PLANS

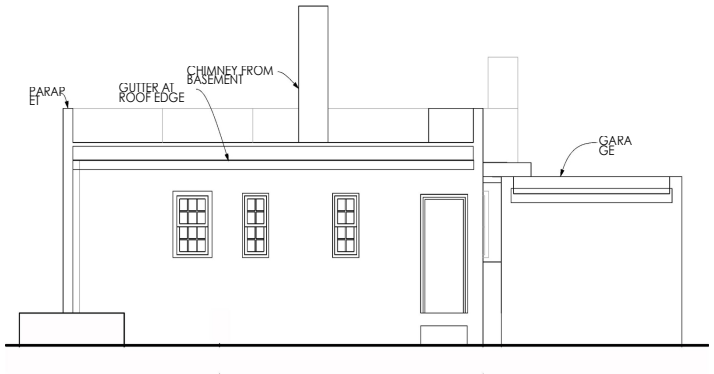
A 1.1

Plotted On: 7/2012

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



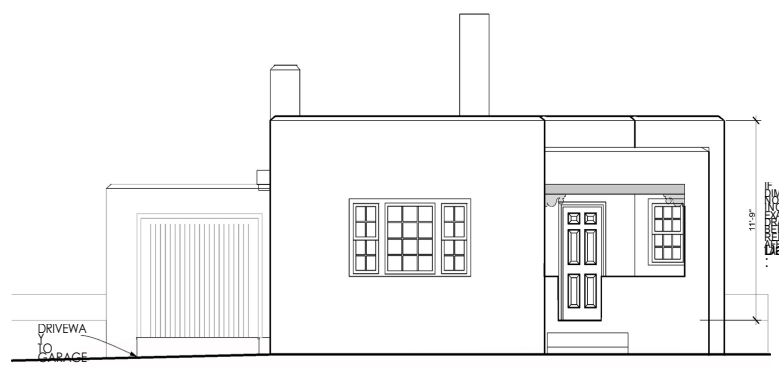
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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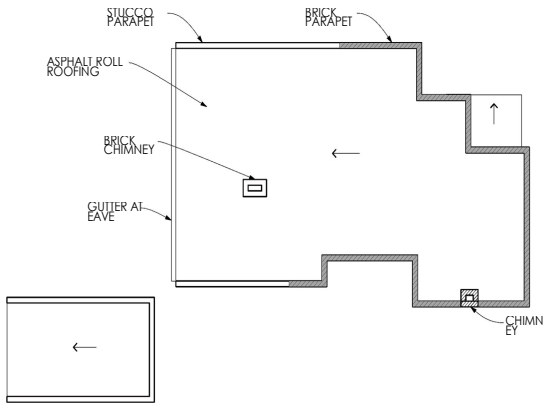
406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

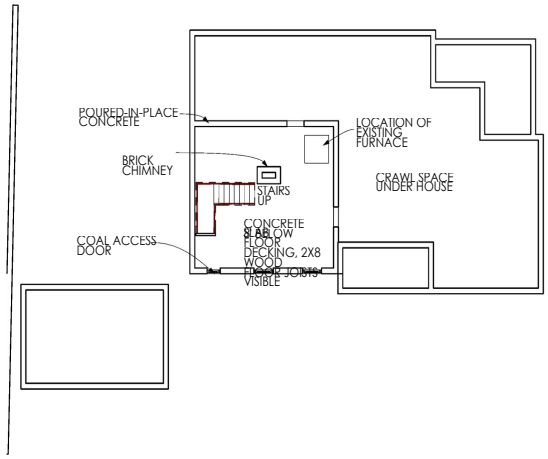
A 1.2

Plotted On: 7/9/12

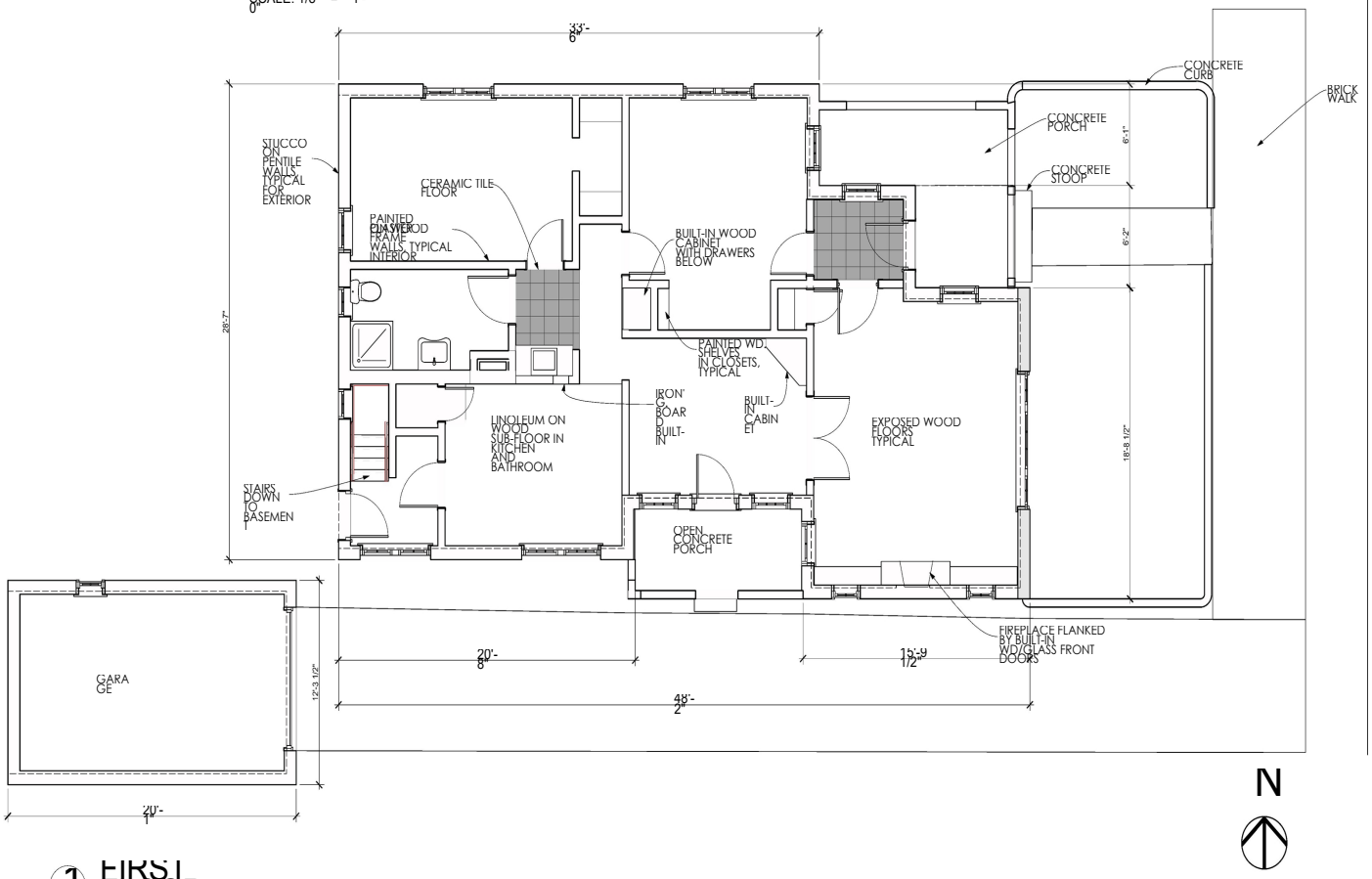
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

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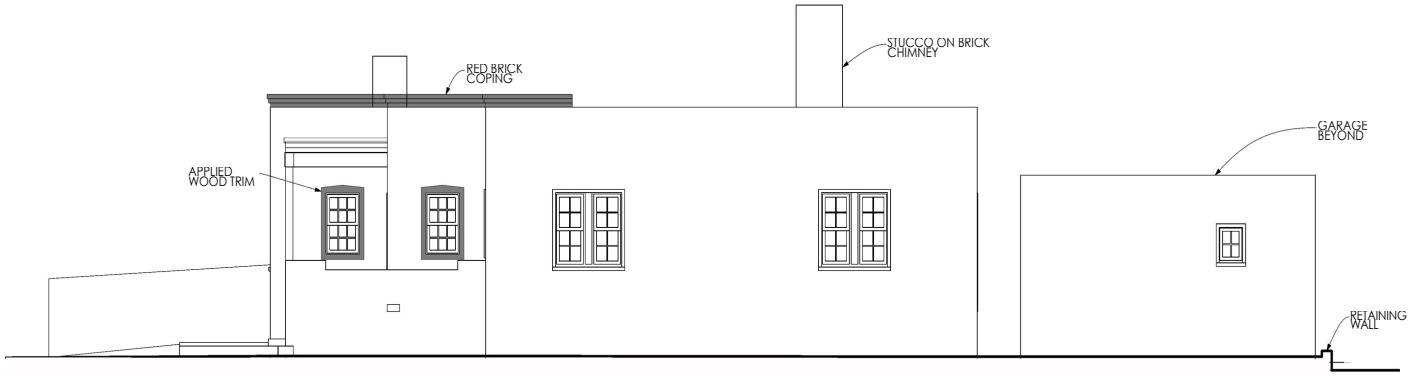
Plotted On: 7/9/12

A 1.1

FLOOR PLANS

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



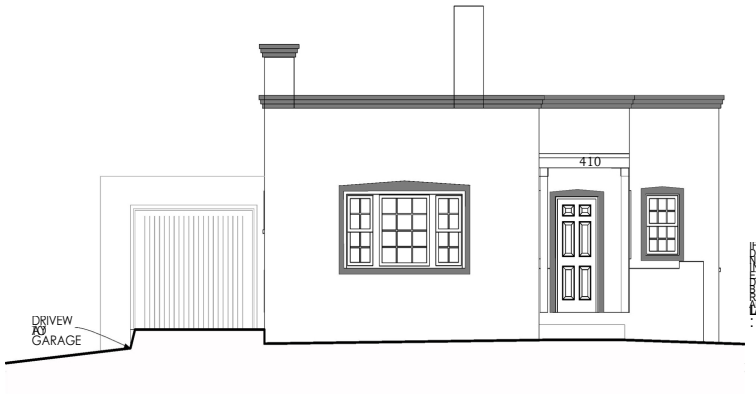
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL LABELED SCALES.

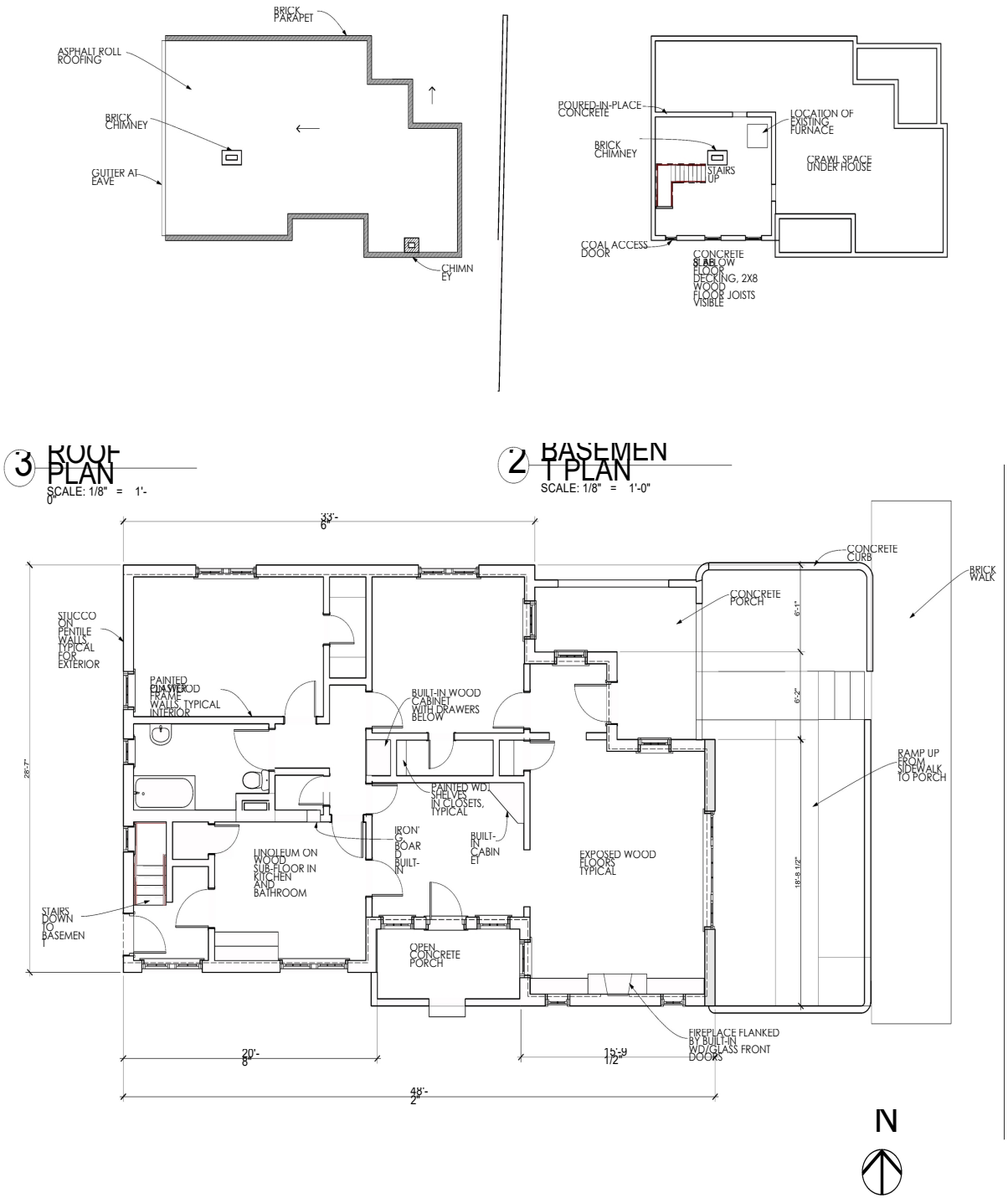
Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gasper.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

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STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS

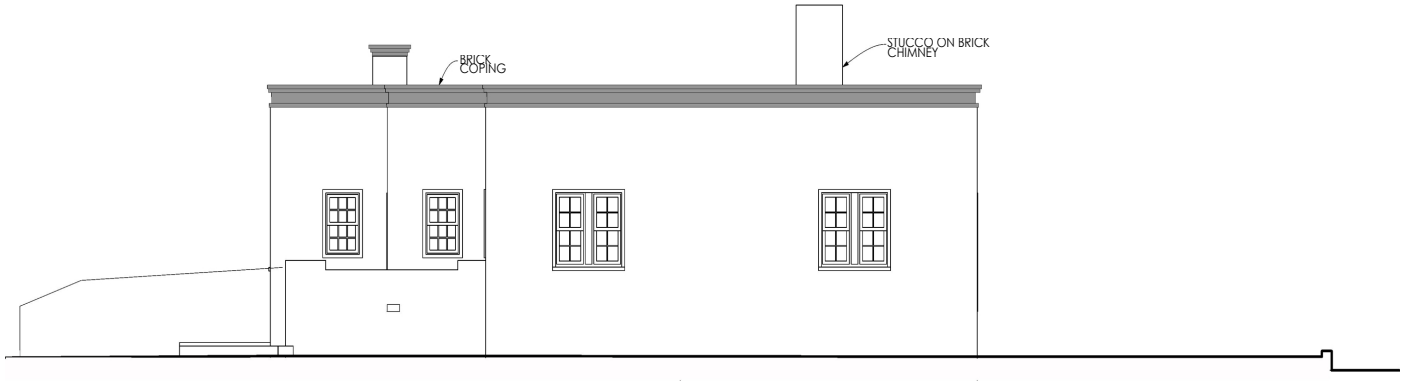
Date: 2

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS NOT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL RELATED SCALES

Date
2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

Chair Woods appreciated his work but had a concern with the decision on the south elevation to take those two windows off that created a much more vertical face. She asked if he could reconsider that. Everything else was a great improvement.

Mr. Miller said that wasn't his choice but he could bring that to his clients. That decision was made for internal use of the building as a library - having more windows at that location. There were windows around the corner of that elevation and they were getting enough light into the room with the large French doors with a transom above it.

Chair Woods asked if he could see the impact on the exterior.

Mr. Miller did see if. He said it was not a contributing elevation built in the 1980s and they were taking off the greenhouse.

Ms. Rios referred to the south elevation and asked if it was publicly visible.

Mr. Miller said there was no public visibility.

Ms. Walker asked what a "jaunty canale" was.

Mr. Miller was not sure and asked where it was said.

Mr. Miller said it was a radiused canale and some were on the existing building. He didn't have a detail of it with him but the top edge was radiused and capped with galvanized metal.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-012 per staff recommendation and indicating the final drawings show the front door, the railing and vehicular gate as submitted by the applicant at the meeting. Ms. Mather seconded the motion.

Ms. Walker asked for a friendly amendment that the designer would ask the applicant to consider replacing those two windows on the south façade.

Ms. Rios didn't think it important since it was not publicly visible but accepted it as friendly and the motion passed by unanimous voice vote.

8. **Case #H-12-017A. 402, 406, 410, and 414 Don Gaspar Avenue and 128 and 130 South Capitol Street.** Downtown & Eastside Historic District. City of Santa Fé, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fé has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.**

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and

on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

414 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival and Spanish-Pueblo Revival elements including brick coping on the parapets and bull-nosed openings. Historic wood windows are in good condition. The historic brick coping is deteriorated in many locations. A free-standing Pen tile garage was located at the rear of the driveway and has been demolished at an unknown date. The residential structure is listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and south elevations. This structure is not listed on the state or national registers, but it is eligible under Criterion C.

104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortíz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortíz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area were demolished at an unknown date.

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

Mr. Katz asked Ms. Brennan, since it was possible the decision made by the Board could be appealed to Council, to determine what legal advice she would give Council as to the meaning of "significant structure" and "contributing structure."

Ms. Brennan said it was interesting question in light of the recent Council decision on the Gay Wagner House which was a unanimous decision not to classify that house as significant and rather as contributing.

She read the definitions as shown on page 3. Contributing was not unique in itself but typical of the area in which it was found. Significant embodied distinctive characteristics of the type, period, or method of construction. It must retain a high level of historic integrity. The Board had taken that to mean that all sides

were primary. She thought a lot about that Council decision because it was surprising to her and to a lot of people that it was a unanimous decision. The constituency of the Council was different than the Board's and, as elected officials, were concerned with finding a balance between property, interests, and the ability to modify a building. Even with significant they could get an exception although it did present somewhat of a barrier.

Finding the balance was difficult. Mr. Rasch said it was a vestigial neighborhood and they were faced with homes that were fundamentally the same but had different statuses.

Mr. Katz asked Mr. Rasch about the sheet he had that showed there were 5,994 structures within the historic districts.

Mr. Rasch said the sheet gave a rundown on those structures by status and provided it to Mr. Katz.

Mr. Katz said there were 327 significant buildings and 1,824 contributing structures.

Ms. Brennan thought the word that made sense to her in trying to understand what distinctive meant was that the Council was looking something that was important - that stood out but not necessarily unique. She took that to mean "important."

Dr. Kantner said following that line of inquiry, Mr. Rasch in his recommendations noted that all of the structures were eligible state or national registers under criterion C. Looking at the City definitions that would mean they were eligible for a significant designation under the City's criterion B.

Mr. Rasch said it was a matter of semantics between the two jurisdictions.

Dr. Kantner surmised that the primary reason was that they had to be distinctive enough, despite the fact that they qualified under criterion B to merit a significant designation.

Mr. Rasch said they didn't meet A, B or D clearly so he used criterion C. The national register no longer has distinctions in historic status - they all were contributing. They eliminated the significant status.

Dr. Kantner noted that the definition in C said it embodied distinctive characteristics so they would qualify for the City's significant status but Mr. Rasch recommended downgrade to contributing and he wondered why.

Mr. Rasch said they had the characteristics under state and federal but under city were not unique and not important in any way. The two registers saw it differently.

Ms. Walker noted under Significant - it must retain high level of historic integrity. She asked if these did not think they retained high level of historic integrity.

Mr. Rasch said of the four casitas that 402 and 406 Don Gaspar did. 410 had a non-original portal and 414 had coping in very bad condition.

Mr. Acton thought their adjacency buttressed the status of a type. It was a more powerful preservation opportunity.

Ms. Mather asked about the nature of their location in relation to the Downtown & Eastside Historic District. It was in the capitol district. She asked if they were held to the same standard as the rest in the Downtown & Eastside Historic District or because they were in this special zone were held to higher or lower standard. She would call them orphans left over from loss of the entire neighborhood. A block to the south would be quite typical.

Mr. Rasch said the City left the Railyard out of any historic district to develop it and he thought the state left these out for the same reason. They were not in a state district and were in a corner of the Downtown and Eastside district. They didn't harmonize with the institutional buildings and one block south in Don Gaspar - they were quite common.

Ms. Mather asked why they were left out.

Mr. Rasch guessed it was for development.

Mr. Katz asked if there were many examples of this type of bungalow in the Downtown & Eastside Historic District.

Mr. Rasch said they were not as well concentrated as these but you could find them in the downtown part.

Ms. Walker asked if there was some "by your leave" since the rest of the area was destroyed to complete the destruction of it.

Mr. Rasch reminded the Board they were only talking about their status and not any other treatment of the structures. He was on the fence with that question.

Ms. Mather was looking at the report from 1984 on page 43 on 406 Don Gaspar and same was true of 414 that the recommendation was to be contributing and didn't understand how they ended up as significant.

Mr. Rasch didn't know. The staff member around that time had long been gone. But right around that time was when the state was making purchases. Some to the south were demolished in 1990. It might be oversimplifying to make sure the discussion happened again.

Mr. Murphey said there was a plan to make a state capitol historic district that never went forward.

Ms. Rios said 402 was contributing and another very similar was designated as significant.

Mr. Rasch agreed. Physically they were not different.

Ms. Rios said they were approximately 82 years old. Mr. Rasch agreed.

PUBLIC COMMENT

Mr. Spray said the discussion of reclassification of any historic building was of concern to OSFA. On June 4 OSFA toured the buildings, thanks to Peter Allen and got a view of the interior so the OSFA board came back with an expanded view. These were not casitas but homes - casas. They still maintained the interior as historic. They were offices until very recently and in good condition. This board has deemed them either contributing or significant and he urged the Board to keep that status. What happened around them should not determine their status. New construction added by giving them a compelling structure and fabric.

These homes were all that remain in that neighborhood. Only this Board had the ability to maintain them for the future. When they were gone they were gone forever. Please retain their status and preserve the power of the past.

Mr. Katz clarified that the entire board didn't go on the tour.

Mr. Spray agreed. The OSFA Board members who were members of the H Board were excused from the tour.

Present and sworn was Mr. Tim Maxwell also thought of them as homes rather than casitas. This was a pre-war subdivision of residential homes for families and an important evolution in Santa Fé and must have evoked what Allan Stamm saw for his homes.

He considered this request to change a designation as a way that could lead to their demolition and asked, as he did with St. Catherine's, to hold off until the Board could see what would replace them.

Present and sworn was Ms. Stefanie Beninato urged the Board not to second guess Council but look at the code. She appreciated that Mr. Murphey knew the history of that district rather than just speculation. Speculation was damaging to the Board's record at Council. So she asked that they use their expertise and skill to make the decision.

In the 1980's they were single family houses and that was how they were used. They were not typically found in the Eastside. Most were much larger houses or some were built later. The City needed to preserve clusters of historic buildings so visitors and residents could see what was there.

They were modest but well built homes. The downtown has changed a lot but we need to preserve these vestigial elements.

There were no other speakers from the public.

Chair Woods said when she came on the board they had no preservation ordinance - only a styles ordinance. And the reason Santa Fé was designated as a historic place by the Department of Interior. And they were losing these historic homes from demolition and overzealous remodeling. That was how the ordinance came to be. The Board didn't designate something because they wanted to hold onto the designation. They had to look at each one and judge it by the ordinance.

Ms. Mather asked how the Chair intended to proceed.

Chair Woods said they needed to go through each building and consider primary elevations.

Mr. Katz commented that for all of them, preservation was a much greater limitation on someone's ability to deal with that structure. It was interesting that out of 6000 only 300 were significant for preservation. He thought of some of the more beautiful old adobe homes. They were models of that style and important examples of it. If they looked at these homes they needed to avoid saying they were significant just because they didn't want them taken down. They might be lovely buildings and once was the case to reflect the important evolution but they were not the only ones and in and of themselves were not significant buildings. Streetscape was important in considering contributing. But contributing structure must add to the district to establish and maintain the character of the district. These once did that but didn't now because of what else happened there. They certainly didn't reflect what the rest of that area was any more. He didn't think it met the definition of maintaining the character. If these were in the Don Gaspar District they might but not in the Downtown and Eastside District.

Chair Woods disagreed. One block parallel you see those little brick buildings. Just because so many were taken down did not mean these should be taken down. They did relate to each other.

Mr. Katz agreed. And there was also DeVargas there but those were the edges and the houses on Galisteo were lovely brick houses and DeVargas was an island.

Ms. Rios asked if he didn't feel they were even contributing. Mr. Katz said yes.

Ms. Rios disagreed with Mr. Katz. These could either fall under significant or contributing. She read each criterion and said they met each one. They didn't know who lived there so perhaps it didn't apply (significant) or were eligible to be listed on state or national registers. These four buildings represented what once was there. There were tons of them that were no longer there. Just because there were tall buildings there didn't diminish the quality and what these buildings represent.

Mr. Acton said, given this was a seminal moment and didn't know what the State was going to do there. If the Board designated all of them significant then the State would get a good idea how important we consider these buildings and work on the 56,000 building next to them. It seems they would not come ask

for an exception but would come with a schematic that the Board could comment on and get feedback from the public. So the practical value of status might be irrelevant to the state given the nature of the process.

Mr. Rasch went to the code. Because of HB360, Santa Fé ordinance was 14-5.2.(M). In that ordinance it said the process "shall be undertaken in such manner to preserve the status of the structure and in accordance with the standards for alterations or additions... Proposed alterations shall not cause it to lose its status." Demolition of historic and landmarked structures shall include the report that the Board was familiar with. So the Code applied to these structures.

Mr. Acton said the last piece had to do with survival of these buildings. He asked what status would most guarantee their survival. They were looking down the road and that would determine his call.

Chair Woods asked Ms. Brennan to advise the Board on their responsibilities in this matter.

Ms. Brennan said the responsibility of the Board was to determine the status of these buildings based on the qualities of the building that were before them.

Ms. Mather thought it was very important not for the Board to try to second-guess these particular buildings. They were in the Downtown and Eastside Historic District and they should be treated as any other building that district. There were other examples very similar. Some were on Cienega Street, Marcy Street and existed throughout. She thought it was unfair to penalize the State to try to guess what they would do. They needed to maintain the integrity of words like "significant."

Ms. Walker concurred with Ms. Rios that these structures did fit the criteria. Follow the code and it made them significant.

Chair Woods said she would entertain a motion on 128 South Capitol.

Mr. Katz moved to change the status of the structure at 128 South Capitol to noncontributing since it was not sufficiently old among other things. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods asked for a motion on130 South Capitol.

Mr. Katz moved to keep the noncontributing status at 130 South Capitol. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods went to the house at 402 Don Gaspar.

Dr. Kantner moved to designate the house at 402 Don Gaspar as a significant structure as it meets all criteria including its location, its age, the fact that it embodied distinctive characteristics which meant distinguishing characteristics of a type, period or method of construction and maintains a high level of integrity and, as recommended by staff, met criterion B of the City Code

which suggests that it should be eligible for listing on the national register of historic places. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 402 Don Gaspar.

Dr. Kantner moved to designate the garage at 402 Don Gaspar as contributing rather than significant because it relied on the main building for its status and with the east elevation as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the casita at 406 Don Gaspar.

Dr. Kantner moved to retain the significant status of the casita at 406 Don Gaspar for the same reasons as given for 402 Don Gaspar. Mr. Acton seconded the motion.

Ms. Mather wanted to make it clear that these buildings contribute to the Downtown and Eastside Historic District but did not feel they were significant structures.

Dr. Kantner said his concern here was that in thinking of it as significant, distinctive could mean different things. He didn't think it meant unique or exceptional but that was not invoked for the national register. In the City Code it was used to mean distinguishing. It embodied the distinguishing characteristics of this whole suite of 1930's residential structures so that was why he felt that even though the designation "significant" seemed to invoke an exceptional character to it, he didn't think that was the details of the definition for significant actually were saying.

Ms. Mather disagreed. Significant meant it was somehow special to our ordinance and was designated and protected for that reason.

Mr. Katz said it was not unique in itself but it contributed. They were just good examples of the style.

Dr. Kantner said in that case it would just leave one example of a particular style or a place where famous people lived.

Ms. Mather did not think that was the type of logic she was expressing.

The motion passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 406 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 406 Don Gaspar from significant to contributing with the east façade as primary for the reasons he articulated in reference to 402 Don

Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 410 Don Gaspar.

Mr. Katz moved to downgrade the residence at 410 Gaspar to contributing. Ms. Mather seconded the motion and it failed by voice vote of 2-4 with Ms. Walker, Dr. Kantner, Ms. Rios and Mr. Acton voting against.

Dr. Kantner moved to designate the residence at 410 Gaspar as significant for the reasons he articulated for 402 Don Gaspar. Ms. Rios seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 410 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 410 Don Gaspar to contributing and designate the east façade as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 414 Don Gaspar.

Dr. Kantner moved to retain the significant status of the residence at 414 Don Gaspar for the reasons he articulated for 402 Don Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

9. **Case #H-12-025A. 659 Garcia Street.** Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, propose to amend a previous approval including altering arched windows and a wood yard wall gate. (John Murphey).

Mr. Murphey presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

The subject building is a large, multi-massed, stone residence with a flow of intersecting courtyards. Principally one story, a one-and-a-half story section rises above the south elevation. The house includes a mixed fenestration of historic and non-historic steel casement and wood windows. With its canales, wood lintels, and corbelled portal, the masonry house could be considered Spanish-Pueblo Revival in design. It is contributing to the Downtown and Eastside Historic District.

At the April 24, 2012 hearing, the Board approved a project to construct a 1,100-square-foot addition and make other changes to the house, but required the applicant to return to review the design of a wood gate

CITY OF SANTA FE, NEW MEXICO

Project description: Proposes an historic status review of these properties for the State Executive Office Building project.

Project Number: 12-1200017
Case number: H-12-0017
Project Type: HDRB

PROJECT LOCATION (S): **402, 406, 410 and 414 Gaspar Avenue and 128 and 130 South Capitol Street**

PROJECT NAMES:

OW – Chuck Gara/State of NM
Santa Fe, NM 87502

Property Control/Gen. Serv.
John F. Simms Bldg.
P.O. Box 6850

AP – Same as Above

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Sgn.,Contr. & Non-Contr.
PUBLICLY VISIBLE FACADE-EAST	Yes
PUBLICLY VISIBLE FACADE-NORTH	Yes
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Yes
HISTORIC DISTRICT INVENTORY NUMBER	H-1259, 1791-1793
YEAR OF CONSTRUCTION	1930-1963
PROJECT TYPE (NEW, ADD, ETC.)	Status Review
USE, EXISTING	Government
USE, PROPOSE	Government
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: June 12, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-017A ADDRESS: 402, 406, 410, 414 Don Gaspar and 128, 130 South Capitol

Historic Status: Significant, Contributing, and Non-contributing

Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	_x_ Vicinity Map
_x_ Historic Inventory Forms	___ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
___ Other:	_x_ Photographs
	___ Other:

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fe has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

414 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival and Spanish-Pueblo Revival elements including brick coping on the parapets and bull-nosed openings. Historic wood windows are in good condition. The historic brick coping is deteriorated in many locations. A free-standing Pen tile garage was located at the rear of the driveway and has been demolished at an unknown date. The residential structure is listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and south elevations. This structure is not listed on the state or national registers, but it is eligible under Criterion C.

104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortiz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortiz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area where demolished at an unknown date.

DON GASPAR AVE
PASEO DE PERALTA
S CAPITOL ST
102 S CAPITOL
406 DON GASPAR AVE
410 DON GASPAR AVE
414 DON GASPAR AVE
104 S CAPITOL
Downtown And Eastside
Don Gaspar
1302 PASEO DE PERALTA
W MANHATTAN AVE
130 S CAPITOL ST
126 S CAPITOL ST
138 W MANHATTAN AVE
GALISTEO ST
432 GALISTEO ST
504 GALISTEO ST
306 GALISTEO ST
Don Gaspar
C
S
NC



c. 1950s

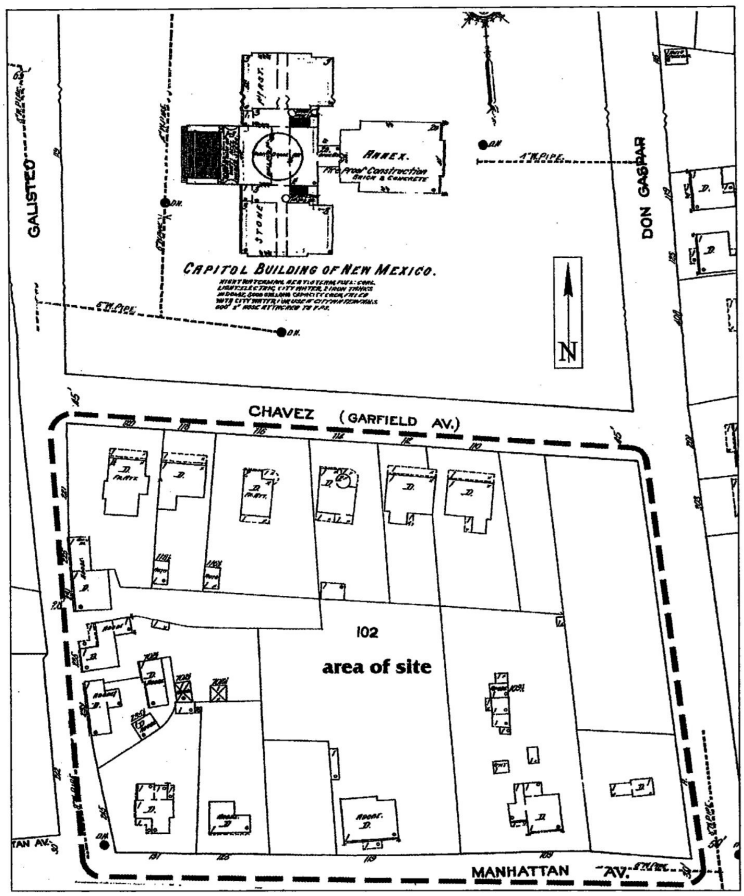

Figure 4.4. Detail of the Sanborn Fire Insurance map (June 1913).

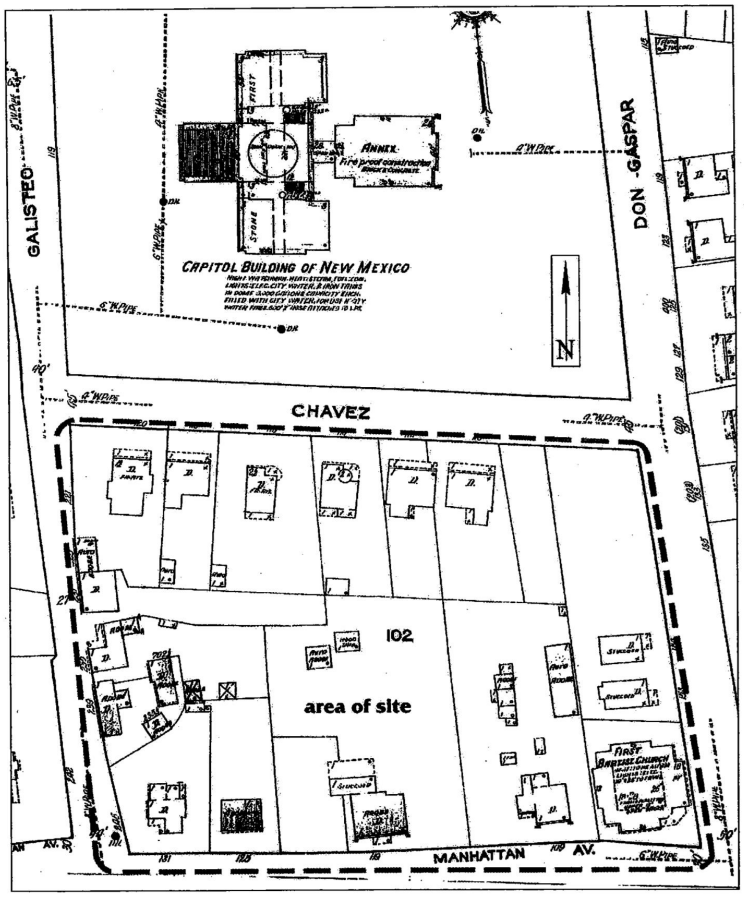

Figure 4.5. Detail of the Sanborn Fire Insurance map (June 1921).

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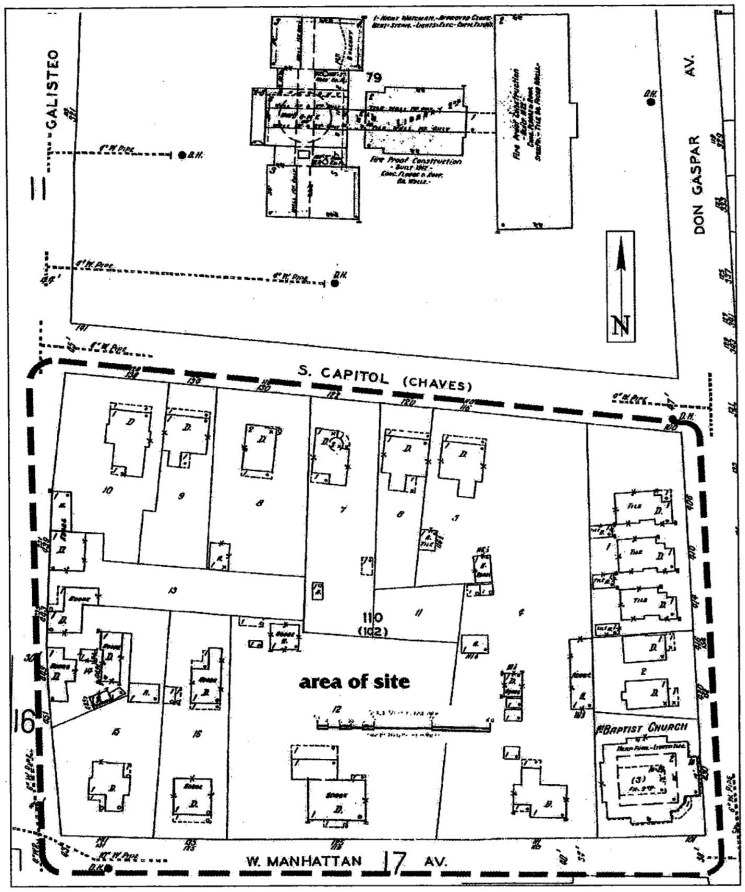


Figure 4.6. Detail of the Sanborn Fire Insurance map (January 1930).

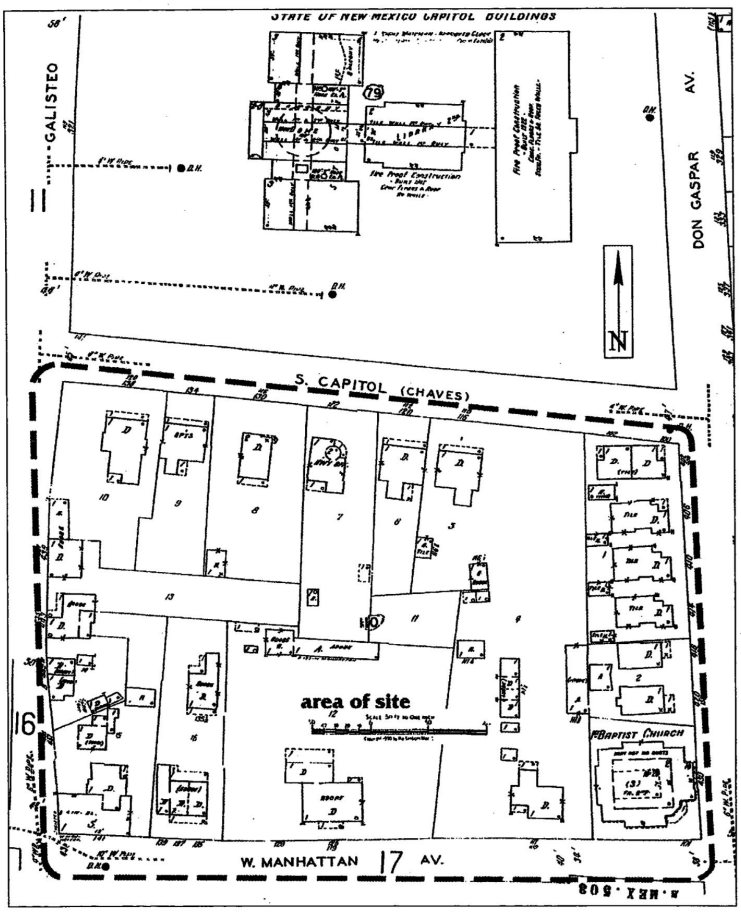


Figure 4.7. Detail of the Sanborn Fire Insurance map (January 1930, modified for August 1948).

Design & Preservation in Santa Fe:

A PLURALISTIC APPROACH

National Park Service Historic Preservation Grant
Project 35-74-00030.4

Planning Department
City of Santa Fe
Santa Fe, New Mexico
January, 1977

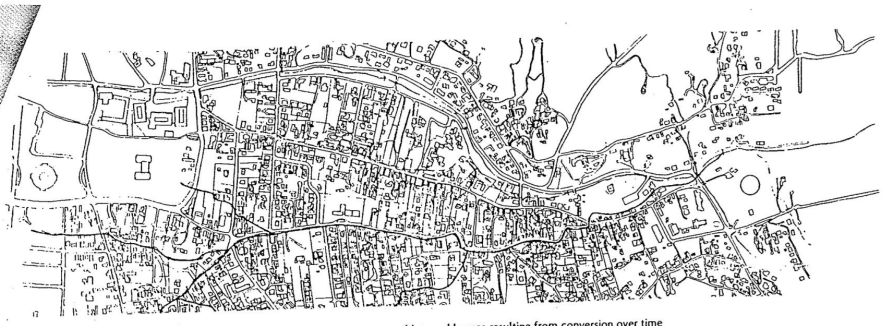
THE PLAN:
NOTES ON STRUCTURE

PRIMER OF
THEMES AND MOTIFS

A Glossary
of Architectural Styles

VISUAL HISTORY:
TOWNSCAPES AND
EVALUAIRE





Canyon Road and **Acequia Madre** with inactive acequias and irregular pattern of lots and houses resulting from conversion over time of irrigated agricultural land.



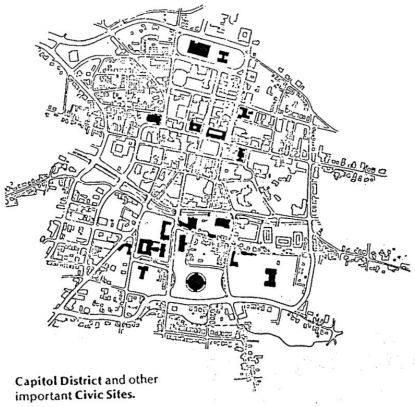
Federal Courthouse at terminus of Lincoln Avenue.



Marcy townscape at site of former military quarters.

6 CAPITOL DISTRICT AND CIVIC SITES. Like a university campus, the Capitol District is a realm of large institutional buildings set on lawns. Corridors of smaller, older lines of buildings lace through this district. These corridors are DeVargas Street, Old Santa Fe Trail, and Camino Galisteo. Some state offices occupy older buildings in these corridors. The townscape also includes City, County and Federal sites whose buildings, surroundings and ceremonial status add dignity to the City.

7 EAST PALACE. This street leads past five restored placita (courtyard) buildings, and up into a realm of large late nineteenth century American merchants' houses. Palace Avenue is a hybrid street that includes many architectural styles and is overlapped by the Trazo and Marcy Townscapes.



Capitol District and other important **Civic Sites.**

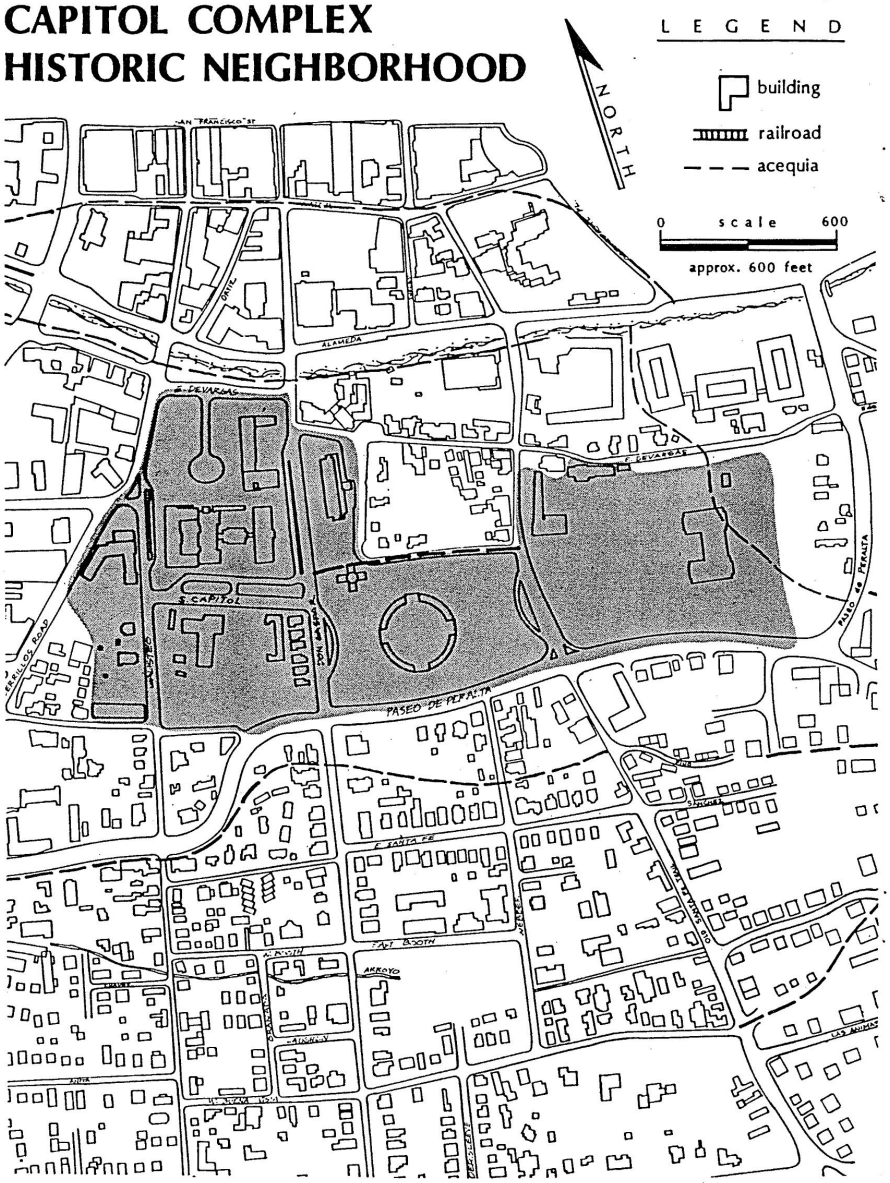
1988

Santa Fe Historic Neighborhood Study



City of Santa Fe

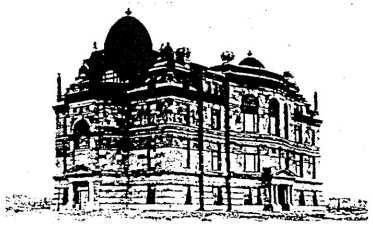
CAPITOL COMPLEX HISTORIC NEIGHBORHOOD



CAPITOL COMPLEX HISTORIC NEIGHBORHOOD

Definition. The Capitol Complex Historic District is bounded on the north by a line that runs approximately one block south of De Vargas Street, on the east and south by the Paseo de Peralta, and on the west by Cerrillos Road and Galisteo Street. Portions of West Manhattan and South Capitol Streets, as well as Galisteo, Don Gaspar, Old Santa Fe Trail, and Orchard Drive are located in the area. It is centered around the sites of the New Mexico State Capitol, and contains approximately fifty structures.

History. After the United States conquest of New Mexico in 1846, the Palace of the Governors was used for United States government offices. In 1853, a Territorial Capitol was begun on the north side of town, but it took more than thirty years to build due to lack of funds. By the time it was complete, it was considered more appropriate for use as the Federal Court house than as the Capitol. The Legislative Assembly of the Territory voted in 1884 to build a proper capitol building. The site chosen for the new building was farmland south of the river between De Vargas Street and Manhattan Road (Paseo de Peralta). The building, designed by J.J. Jamison of Chicago, was a Beaux-Arts composition consisting of two small domes atop a four-story structure. (Illustration 1) The stonework for the yellow sandstone walls was done by Donoghue and Cavanaugh of Santa Fe, and the primary builder was D.F. Hallick Co. of Denver.[1] On the evening of May 12, 1892, the building burned down. The fire had broken out in two



1. Capitol Building, built 1886, photo by J. R. Riddle. (Courtesy Museum of New Mexico, Neg. No. 76041)

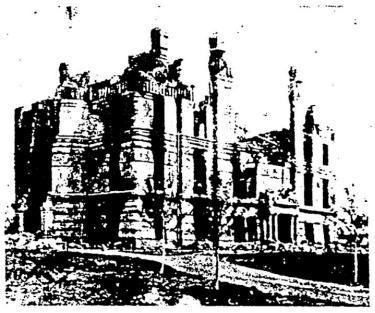
separate locations within the building. Slashed water hoses as well as a partly shut-off water valve for the standpipes impeded attempts to put it out. (Illustration 2) Although arson was strongly suggested, reponsibility was never determined. However, shortly afterwards renewed efforts were made to move the capital to Albuquerque. Finally in 1900, after delays caused by these efforts as well as difficulties in securing funds, a second capitol building was constructed on the site of the one that had burned.[2] (Illustration 3) It was a Neoclassic-style building with a large dome and cupola.

The extension of Don Gaspar Avenue southward across the river and along the east side of the capitol grounds was planned in 1887 and envisioned as a "splendid business thoroughfare."[3] However, the extension was delayed several years by land acquisition problems.[4] In 1892, a request was made to the City Council for a street north of the capitol grounds between Don

Gaspar Avenue and Galisteo Street.[5] Almost eight years later, the street was constructed and named North Capitol. By 1912, the name had been changed to Manderfield Street in honor of William Manderfield, for many years editor of the *New Mexican*, the capital's leading newspaper.

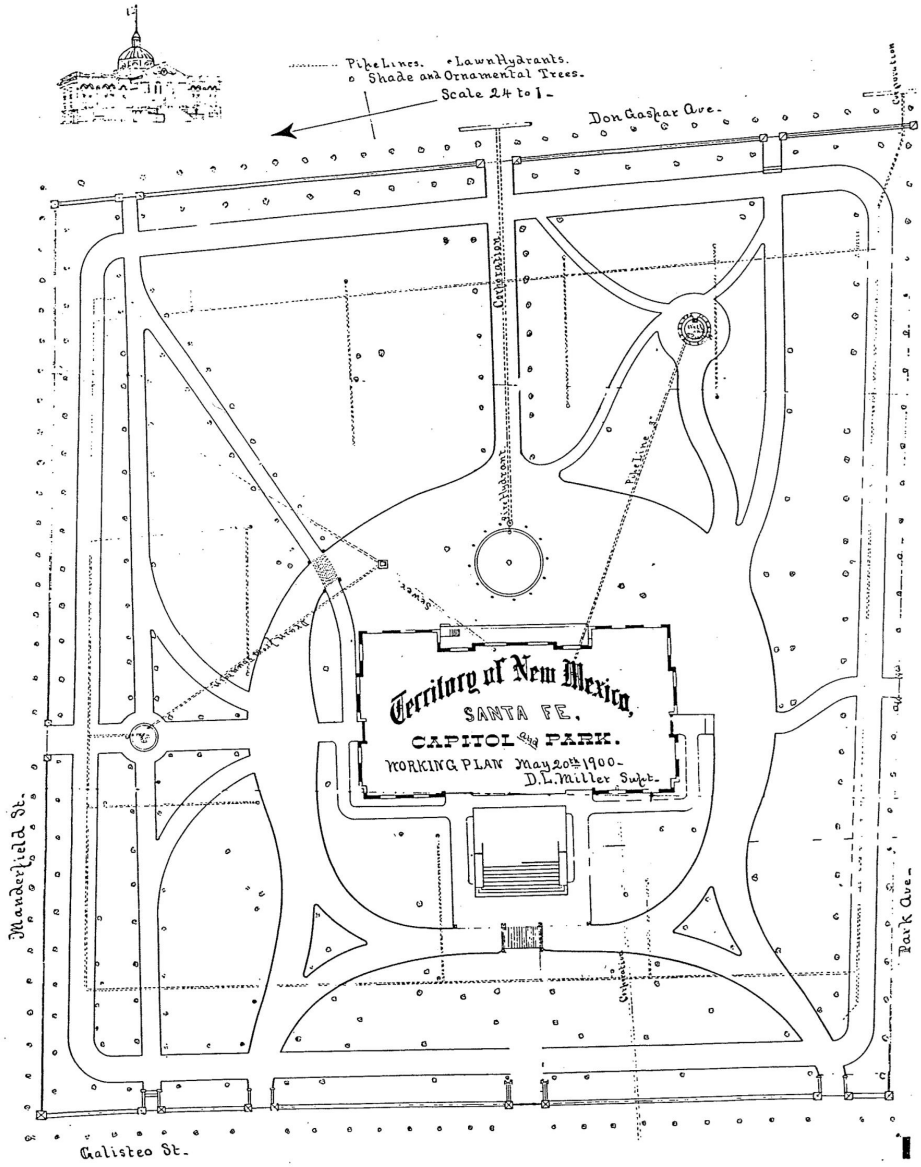
In 1907, a new Governor's Mansion was begun on the south side of the river, just north of the Capitol. Until its completion in 1909, the Governor's residence continued to be the Palace of the Governors as it had been during the Mexican and Spanish Colonial periods. The new Governor's Mansion was a handsome, two-story, yellow-brick building which copied the general form and proportions of the White House in Washington, D.C. (Illustration 4)

By 1912, Santa Fe had spread dramatically southward. Large tracts of land had been subdivided around the turn of the century into residential building lots including the Allan's Highland Addition, the Collingwood, Buena Vista, Salmon, and Capitol Additions and the Mahaffey Tract. In 1912, these areas were still almost entirely vacant. However, South Capitol Street had been established, and six new brick houses stood facing the south end of the Capitol. Manhattan Avenue (Paseo de Peralta), a narrow lane running beside an acequia in Spanish Colonial times, had several new one- and two-story brick houses, but was still not very built up. The land on the northeast corner of Don Gaspar Avenue and Manhattan Avenue where the State Capitol now stands, was called the Collingwood Addition, but there were no buildings there in 1912. Several small frame structures similar to those on Santa Fe Avenue were added later. Access from this area to Manhattan Avenue was by means of Paloma Street.



2. Capitol Building, burned 1892. (Courtesy Museum of New Mexico, Neg. No. 16710)

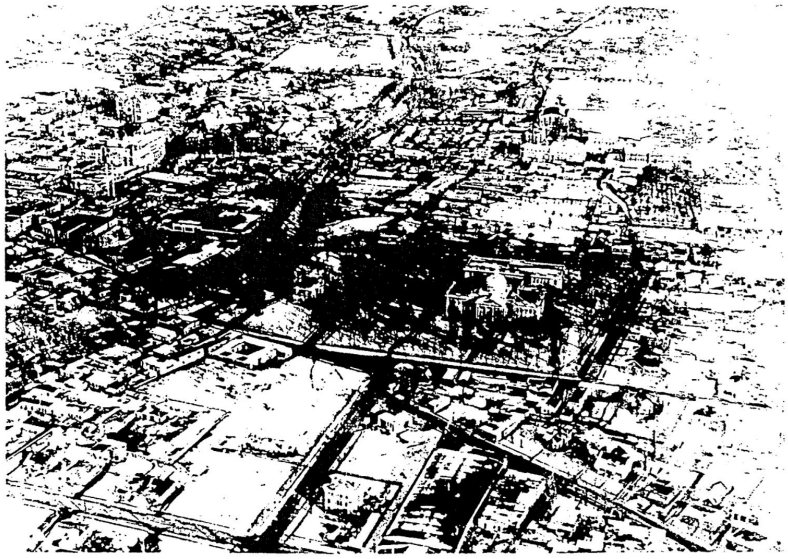
Gradually throughout this century, the number of state government buildings has increased in the area south of the river. In 1922, the Capitol building was enlarged with a major new wing facing Don Gaspar Avenue.[6] (Illustration 5) In 1934, the New Mexico Public Welfare (now the Villagra) building was completed by the Works Progress Administration (WPA) on the west side of Galisteo Street opposite the domed Capitol. It replaced several pre-1886 structures. In 1937, the Supreme Court building was constructed facing the river just east of Don Gaspar Avenue. Previously the Supreme Court had been housed in the State Capitol. The building was built with Federal Public



3. Territory of New Mexico, Santa Fe, Capitol and Park. Working Plan, 1900. City of Santa Fe City Planning Department.



4. Territorial Governor George Curry on the porch of the Governor's Mansion, ca 1910, photo by Jesse L. Nusbaum. (Courtesy Museum of New Mexico, Neg. No. 16723)



5. Aerial view of the Old State Capitol Building looking to the east, ca 1930's. (Courtesy Museum of New Mexico, Neg. No. 46671)

Works Administration (PWA) funds at a cost of $598,676.[7]

The decade of the 1950's, with its disdain for Beaux-Arts architecture, saw the Neoclassic Capitol first shorn of its dome and portico and then "Territorialized" in 1951-53. (Illustration 6) The Governor's Mansion was simply dynamited in 1955, after a new one had been built on Mansion Drive north of town. The State Department of Education Building, originally named the Mabry building and designed by W.C. Kruger Associates, was built north of the Capitol in 1950. The building has a series of terra cotta bas-relief panels of representational images based on New Mexican themes, though one of the original images, that of Miss Fertility, was removed after a public outcry before the building was opened.[8]

The 1960's saw extensive remodeling and expansion of the Capitol Complex, mostly to the east of the existing Capitol building, with many new buildings replacing parts of existing neighborhoods (Illustration 7):

- The New Mexico State Land Office, 1960, southwest corner of the river and Old Santa Fe Trail, designed by W.C. Kruger Associates, replacing pre-1886 structures;

- The New Mexico State Library, 1964, southeast corner of De Vargas and Don Gaspar, designed by W.C. Kruger Associates, replacing some pre-1912 structures, several old adobes along Amado Street, and Judge Laughlin's house;[9]

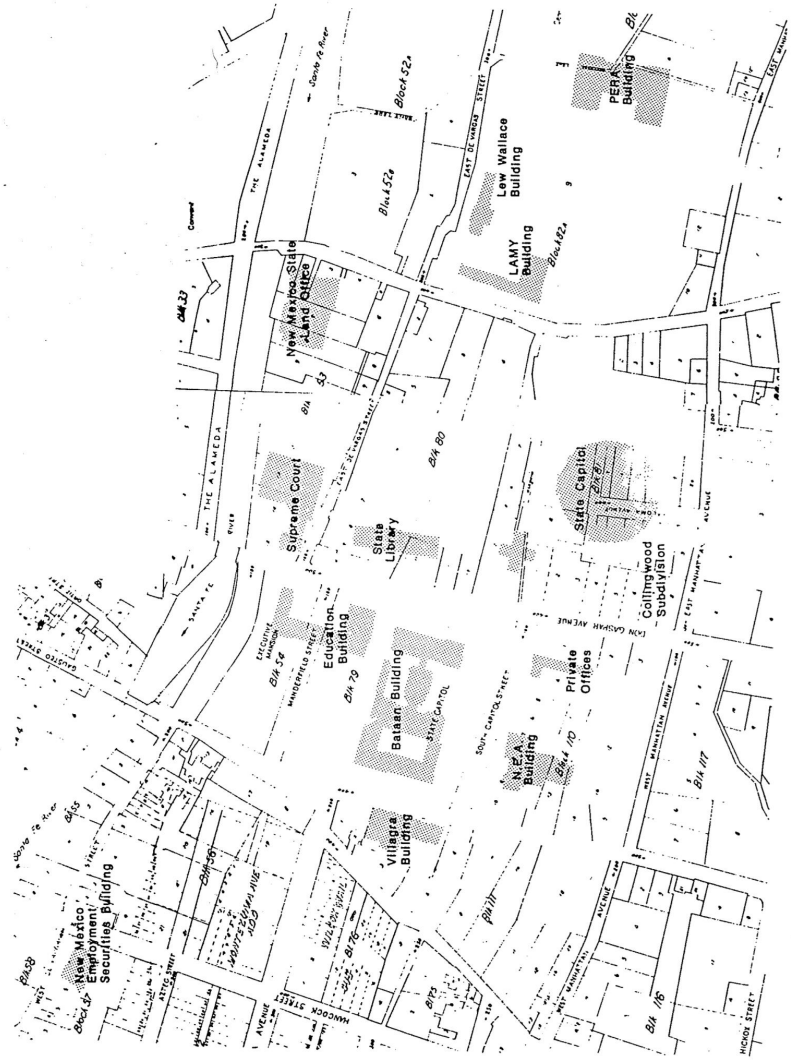
- The State Capitol, known as "The Roundhouse," 1964-66, between Don Gaspar and Old Santa Fe Trail and north of Paseo de Peralta, designed by W.C. Kruger Associates, partly on the site of the old Collingwood Subdivision on Paseo de Peralta and the William Manderfield house on Old Santa Fe Trail; (Illustration 8)



6. Aerial view of the old State Capitol area looking to the southeast, September 7, 1956, photo by Tyler Dingee. (Courtesy Museum of New Mexico, Neg. No. 74171)

- The PERA (Public Employees Retirement Association) Building, 1966-67, south of Paseo de Peralta and east of the Old Santa Fe Trail, designed by John Gaw Meem on vacant land, part of which had been a baseball field belonging to St. Michael's College and part of which was a cemetery;

- The Lew Wallace Building, on Old Santa Fe Trail south of De Vargas, originally an 1887 St. Michael's College building which was acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;



7. Portion of 1924 Official Map of Santa Fe with 1960's capitol complex structures shown. City of Santa Fe Planning Department.

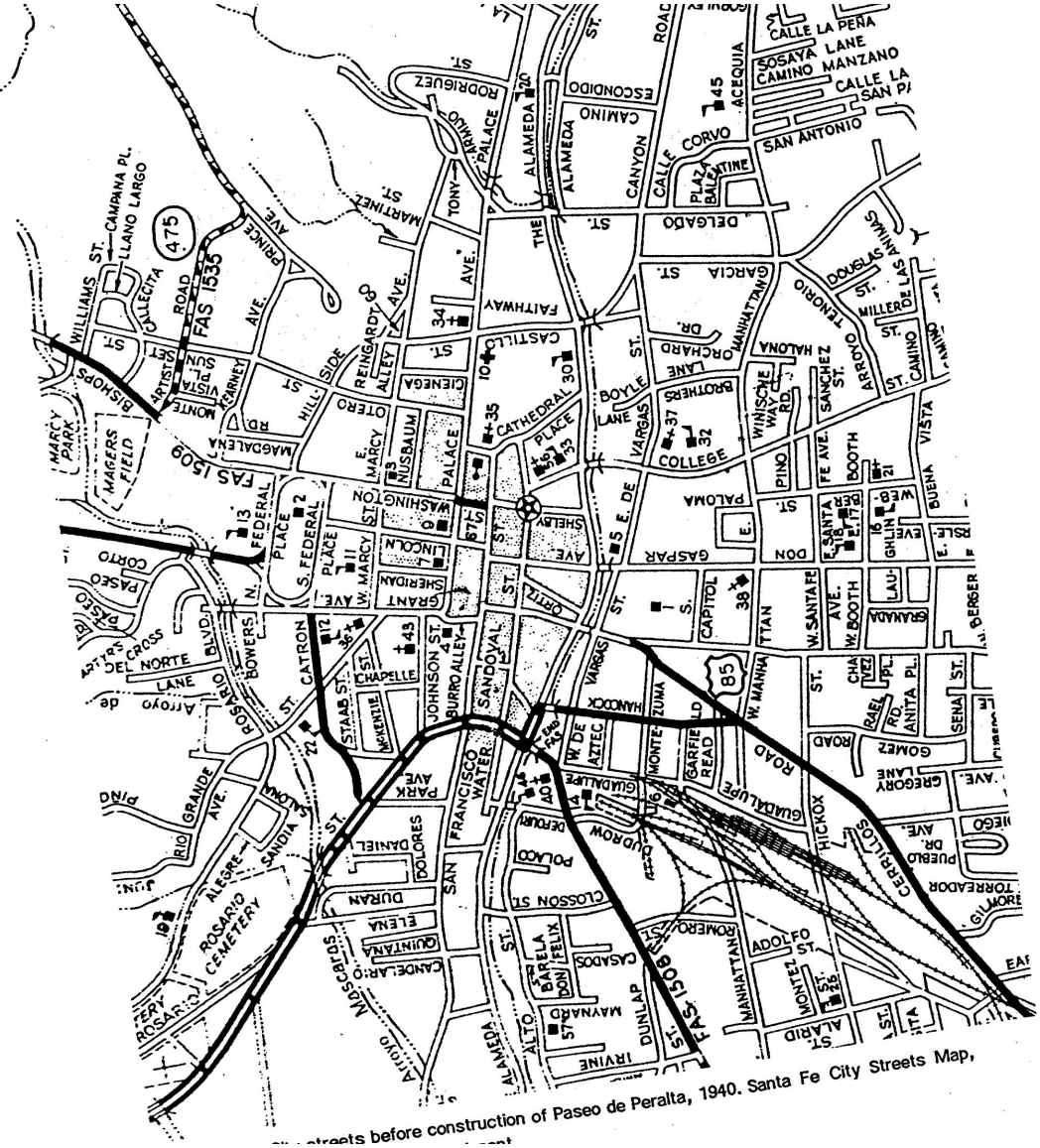


8. Aerial view of the site of the existing State Capitol, Old Santa Fe trail on the left, looking south, Analco Street in the fore-ground, ca 1950, photo by Tyler Dingeee. (Courtesy Museum of New Mexico, Neg. No. 74146)

- The Lamy Building, east of the Old Santa Fe Trail and somewhat north of De Vargas, a three-story, adobe building which was originally the St. Michael's College dormitory built in 1878, acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;

- The Villagra Building, west of Galisteo Street and east of Cerrillos Road, which was originally the N.M. Public Welfare Building built with WPA funds, remodeled in 1969 by the Western Architects Collaborative;

- The New Mexico Employment Security



streets before construction of Paseo de Peralta, 1940. Santa Fe City Streets Map,

Building, between Guadalupe and Sandoval and south of De Vargas, planned in the late 1960's and designed by Joseph B. Burwinkle, Jr., and completed in 1971.

All of these are large multi-story buildings designed with massive large-scale elements. All suggest the regional architectural heritage by use of a Territorial Revival envelope of stucco with brick copings, white trim, and portales. These buildings generally follow the typical American site plan of a single mass, centrally located on the site and surrounded by landscaping and parking, which is the antithesis of Santa Fe's Spanish Colonial building pattern.

The result is a complex of buildings surrounded by large areas of parking and grounds, most of which have been landscaped with a dense and varied assortment of plant materials that help offset the heaviness of the architecture. In some areas, most notably the "Round House," a dense variety of trees, shrubs, and ground covers have been randomly placed in planting beds. The result is visually chaotic, but provides a rich and verdant landscape requiring a minimum amount of maintenance.

The construction of Paseo de Peralta coincided with much of the growth of the State Government complex. In 1964, the City Council initiated plans for a "loop system for Santa Fe," and approved the general layout in October of the same year. Despite opposition to certain condemnations and demolitions, the "loop" was constructed in 1967-69, incorporating Bower Street, North Federal Place, part of Hillside Avenue, Castillo Street, and parts of Manhattan Avenue and Hickox Street. Other short links were created where no right-of-way had existed before and certain areas were widened, requiring additional condemnation and demolition. The curve on the south side, which connected the Manhattan Avenue right-of-way to the Hickox Street right-of-way, followed an existing easement created by the Arroyo los Pinos. To the southeast, the Paseo de Peralta cuts through an area of orchards, remnants of which can still be seen north of the Fenn Gallery on Paseo de Peralta and along Orchard Drive. Illustration 9 shows the street system in 1940 before the construction of Paseo de Peralta.

Description. The Capitol Complex is largely defined by its function, the administration of state government. The monumental scale of individual structures and the setting of each building conveys a feeling of authority to the visitor. Paseo de Peralta provides a clear boundary for the Capitol area, and wide, straight Don Gaspar Avenue provides a central corridor.

By the end of the 1960's, the area south of the river, bounded by Paseo de Peralta and Galisteo Street, was dominated by large buildings, all of which were owned by the State except the Desert Inn and the El Castillo Retirement Complex, both west of Old Santa Fe Trail. A few older, residential pockets remain, including remnants of the Barrio de Analco along De Vargas Street, a residential compound on the grounds south of the Crespin House off west De Vargas, and a few other houses on Galisteo Street, Don

Gaspar Avenue, Old Santa Fe Trail, and between the PERA Building and Paseo de Peralta. Most of the houses that remain in this area predate 1920.

The survey recorded ten structures of primary significance in this district, eight of which are houses that are mostly are in national rather than regional styles: three are decorated brick, three are hipped roof cottages or bungalows, one is two-story, Italianate, and one is Territorial Revival. The newer State buildings were all designed in the Territorial Revival Style, adding an architectural unity to their functional interrelationship.

DON GASPAR ARCHITECTURAL HISTORIC SURVEY



CITY OF SANTA FE, 1983

Significance Map
approx. scale 1"=200'
N
Don Gateway Neighborhood
significant
supporting (N-C)
contributing
intrusive (N-C)

Photo 1

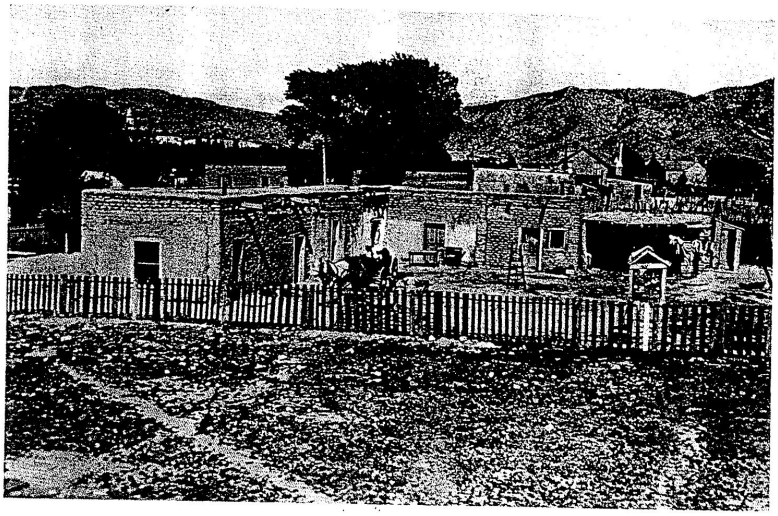


DEVELOPMENT PERIODS

The Don Gaspar Historic District is located several blocks to the south of the State Capitol Building. The 455-structure district is predominately residential. Generally the streets are in an irregular grid pattern. Many of the streets are tree-lined and most lots are fronted by walls and fences so that the public right-of-ways are clearly defined. Stylistically the Spanish-Pueblo Revival style predominates, though many other styles are represented, including the Italianate Bracketed, Mission Revival, Territorial Revival, Prairie, and bungalow.

Generally speaking the area was developed between 1890 and 1930, though Old Santa Fe Trail and Galisteo, both historic routes to and from the city, are shown as mapped in 1766. By 1895 many of the rest of the neighborhood's streets had been projected, if not actually built and by 1912 much of the area was developed. However, some of the area was still rural and Old Santa Fe Trail still dirt as photo 1 taken by Jesse Nusbaum around 1912 shows. The photo was taken about 500 yards west of Old Santa Fe Trail and 100 yards north of Berger Street. The long house to the center left of the photo was owned by Ben Muniz, New Mexican editor. The poplars may be located on the Arroyo Tenorio or Acequia Madre.

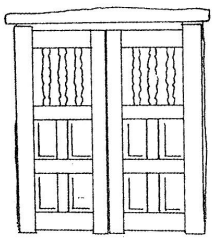
Photo 2



The earliest houses in the district date to before 1912 and are identified on King's Map of that year. A few scattered structures are shown on the 1886 Hartman Map. The earliest of these approximately 60 pre-1912 houses are examples of traditional Pueblo-Spanish and Territorial New Mexico architecture. They are of adobe, have flat roofs or metal-covered pitched roofs, and simply detailed window and door openings. The more elaborate among them are examples of the Territorial style with brick coping, pedimented window and door moldings, and portals. These structures are along the earliest streets in the district, Manhattan and Hickox (Paseo de Peralta), College Street (Old Santa Fe Trail) and Galisteo.

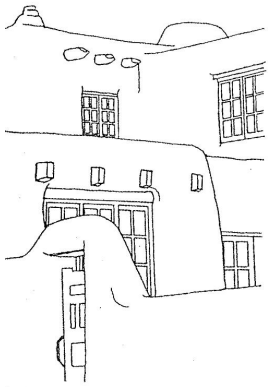
The Santa Fe Railroad arrived in New Mexico in 1879 and brought with it eastern and midwestern architectural styles as well as new types of building material. The Italianate Bracketed, Mansard, Queen Anne, and Prairie styles became popular in towns throughout New Mexico, including Santa Fe. All over Santa Fe and in the northeast section of Don Gaspar Historic District in particular, red brick and stone houses reflecting these eastern architectural styles were built. Many were found along Paseo de Peralta, Don Gaspar and Santa Fe Avenue. The rapid and complete shift in taste was reported in the Santa Fe New Mexican of 1889; "shade trees on the streets more completely

each year hide the shapeless houses which must give way gradually to modern buildings." That same year the newspaper reported that 3,500,000 bricks were needed for construction that spring. A year later the New Mexican commented that it would be good to rid the city of traces of Mexican culture. Photo 2, probably taken around 1902, shows the earlier styles in the foreground with the eastern style in the background. The photo is taken with Manhattan Avenue to the northeast. The house in the foreground located on the present site of Grubesic Realty. The Digneo-Valdes house is shown in the background toward the right and the tower of St. Michael's School toward the left. The Digneo-Valdes house shown in this photo and built in 1889 was one of the earliest of the "modern" brick houses on Don Gaspar. The builder, Carlos Digneo was one of the Italian stonemasons brought to Santa Fe by Bishop Lamy to finish the cathedral. It appears that several, perhaps many, of the red brick houses in the area were built by members of these Italian families. Indeed, the presence of these expert workmen, many of whom lived in the area, may have facilitated the building of the eastern style houses.



By 1891 the northeast section of the district was platted and the streets were actually built. The first decade of the 20th Century brought more construction activity to the area and many eastern style, usually red brick, houses were built. At that time the two story ell or box shaped houses were being replaced by the one story red brick bungalows.

By 1917, the bungalow style was popular and many examples had been constructed in Don Gaspar. In that year Carlos Vierra published "Our Native Architecture in its Relation to Santa Fe" in Papers of the School of American Archaeology In this paper, Vierra argued that eastern styles, especially the bungalow, were unsuited to Santa Fe because the town had an architectural heritage of its own. Vierra, one of the first artists to reside in Santa Fe, had done paintings of the Spanish Colonial Mission churches and some of the Mayan ruins in Yucatan, most of which were archeologically accurate. It was also about this time that Santa Fe became an important center for the study of pre-Columbian archeology both in New Mexico and Mexico, so interest in the traditional architecture was high. In addition increasing numbers of artists, were coming to Santa Fe and Taos. These artists were fascinated by the local culture and were interested in creating a distinctly American style. Vierra's proposed style, illustrated best by his house (photo 3) and the new Fine Arts Museum, represented what he saw as a truly American architectural style. Use of Vierra's style in Don Gaspar had begun by 1918 when the 1918 Santa Fe New



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 402 DON GASPAR AVE / 102 S. CAPITOL

ID NUMBER: 0516/0235

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1259

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1930-48 ESTIMATE 1932-3 ACTUAL

SOURCE(S) SANBORN MAP CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:

SPANISH PUEBLO REVIVAL

USE:

HISTORIC: (residential) duplex

OTHER _____

PRESENT: (residential) (102 S. Cap.)

OTHER commercial (402)

SURROUNDINGS: Government Bldgs - Commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN: Fall 1985 - Proj. vigas removed; new porch

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

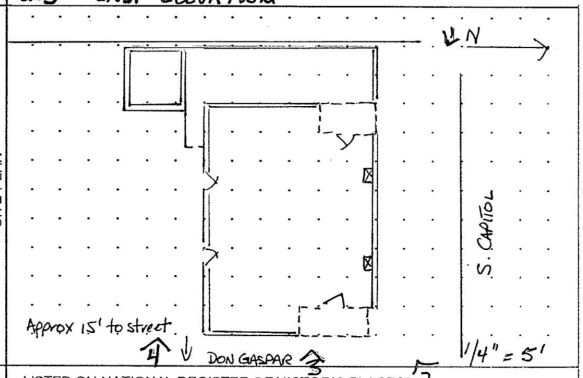
___ YES ___ NO

PHOTO



#3 EAST ELEVATION

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

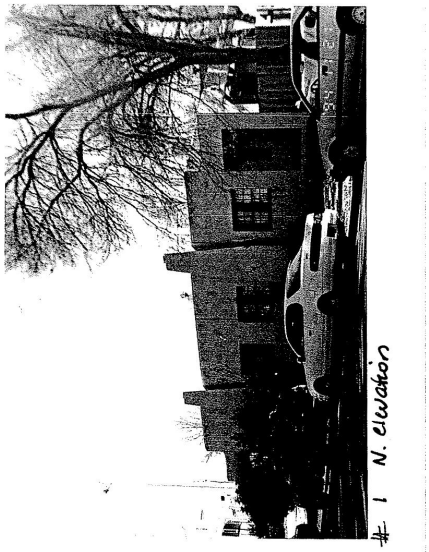
SURVEYED 11/94 BY JC

NEGATIVES WITH NMHPD ROLL # 201 NEG # 1 TO 4

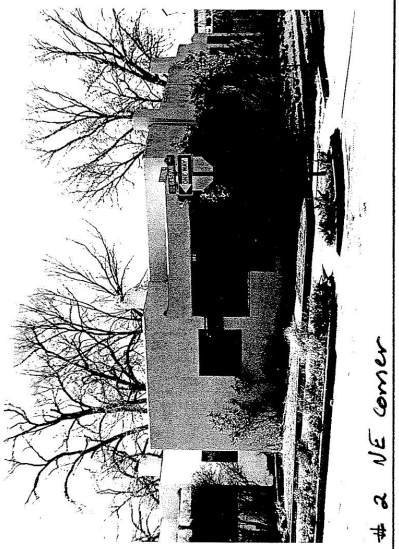
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet, canale at N; gutter at W. facade
BUILDING WALLS	Mas. w/ stucco
FOUNDATIONS	basement wdws. at S. facade
DOORS	Multi-light, wd. at both main ents.
WINDOWS	6/6 D.H., WD. WDW groups 4/4 D.H., WD. WDW. groups
PORCHES OR PORTALES	Corner piers, st. w/ wd. corbels
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	6' WD. fence encloses NW corner & W. facade; 2' wd. fence at S.W. corner; 3'-4' stepped st. wall along property line at W. elevation
ARCH. DETAILS	2 projecting, battered chimneys at N. facade; evidence of removed vigas at N. facade
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



1 N. elevation



2 NE corner

IDENTIFICATION

ADDRESS

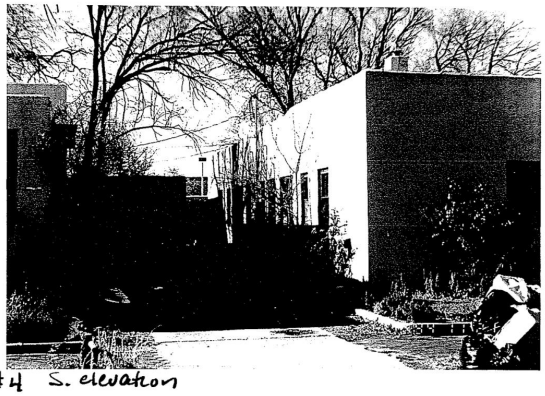
402 DON GASPAR AVENUE / 102 S. CAPITOL

ID NUMBER: 0516/0235

SANTA FE ID NUMBER: H 1259

SURVEYED/RESEARCHED

DATE 11/94 BY JC



#4 S. elevation

#4

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1259

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610235

field map	number	UTM reference	easting	northing
SFHD #4	235	zone 12 13		

location description

402 DON GASPAR

102 S. CAPITOL

SW CORNER

city/town: SANTA FE

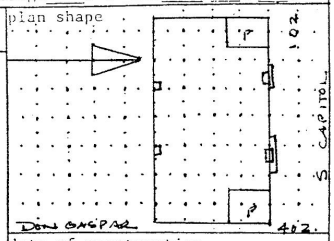
land grant/reservation: ~~X~~

building name

legal description: tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll	negative nos.	loc. of neg.
by HMW no. SFHD #10	12	HPB

plan shape





date of construction

1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR

use

present: residential

other: DUPLEX

historic: residential

other: DUPLEX

condition

___excellent ✓good

___fair ___deteriorating

degree of remodeling

✓minor ___moderate ___major

describe: NOTE: FALL 1985 NONE PROJ. VIGAS REMOVED.

style: SP REV.

foundation material: CONC.

wall material/surface: TILE / STUCCO

surroundings: COMMERCIAL / GOV'T

relationship to surroundings

✓similar ___not similar

district potential

___yes ___no

significance

___eligible ✓of interest ___none

if eligible, why? CONTRIB.

architectural features

STRAIGHT PARAPET; PROJ. VIGAS ON N. SIDE & OVER PORCHES (REMOVED ON E).

PORCHES: STUCCO'D CORNER PIER W/ EXP'D LINTELS ON CORBELS.

N SIDE: 2 PROJ. BATTERED CHIM. MASSES; 4 JAMD. 6/6 D.H. WD WDW GROUPS

E & W SIDES: 1 JAMD. 6/6 D.H. WD WDW GROUP EACH.

comments UNDER PORCHES: 3 SGL 6/6 D.H. WD WDWS EACH, 1 15-LIGHT SGL DOOR EACH.

associated buildings? ___yes

what type?

if inventoried, list ID nos.

EXCELLENT BUILDER'S S-P. REV DUPLEX, BUILT AT SAME TIME AS 414, 410, 406 DON GASPAR.

FALL 1985 - HISPANIC CHAMBER OF COMMERCE OFFICE; EXT REMODEL: NEW AT, REMOVAL OF VIGAS.

see back? ___yes

34

402 E + N



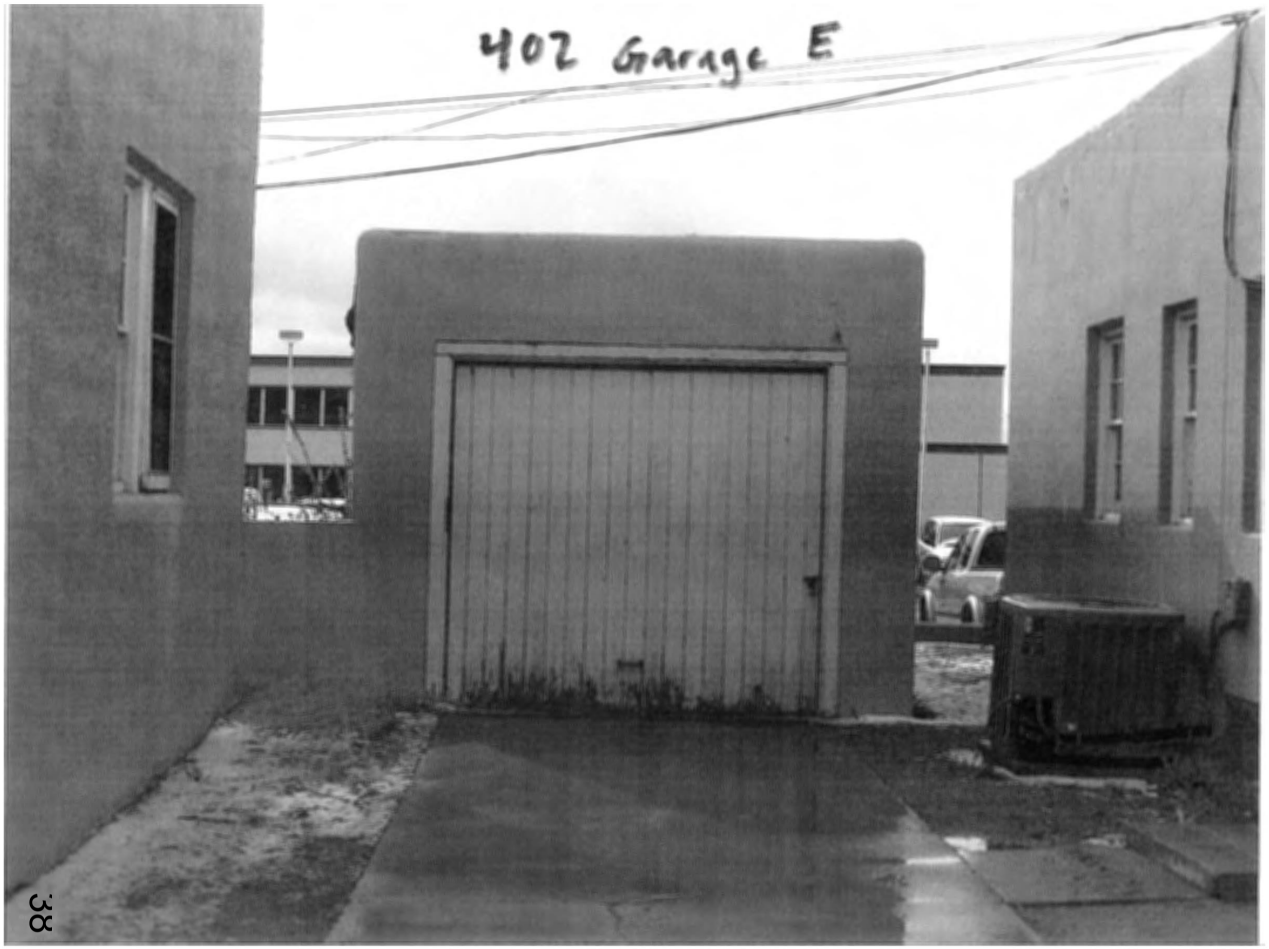
35


402 N+W
36

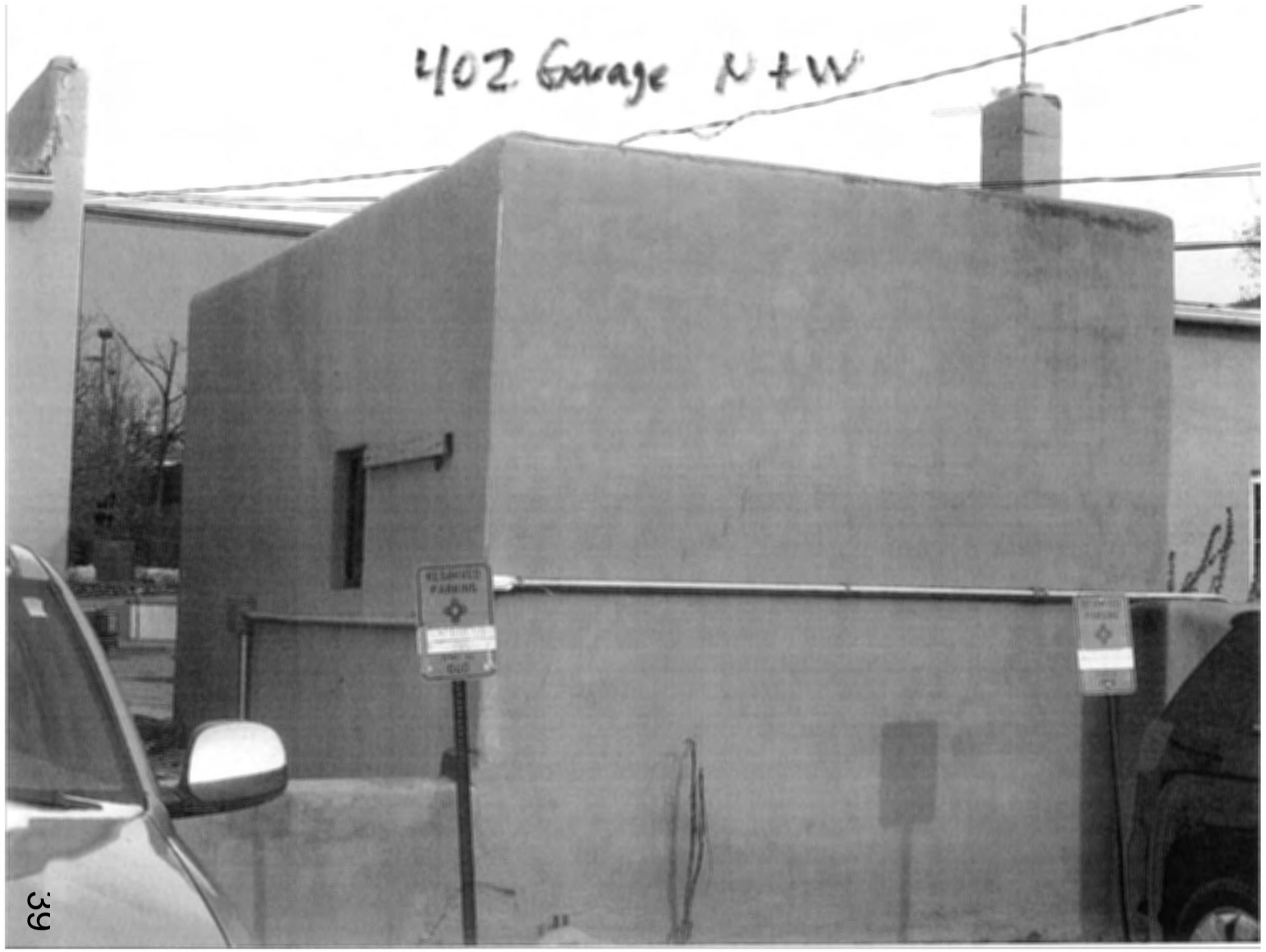
402 S + E



3/



38



39

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 406 DON GASPAR

ID NUMBER: 0516/0234

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: # 1791

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city direct.

BUILDING DATA

ARCHITECTURAL STYLE: Spanish Pueblo Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

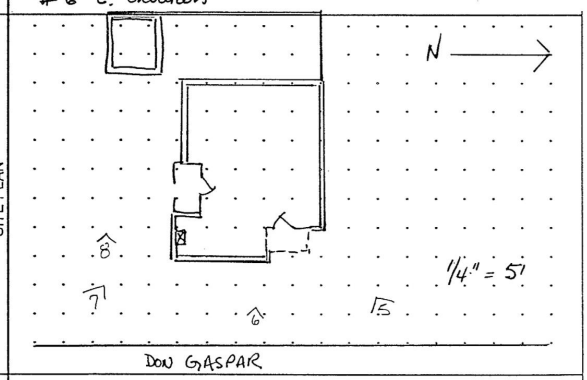
___ YES ___ NO

PHOTO



#6 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

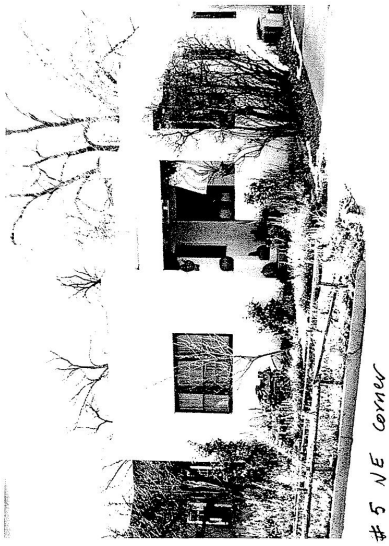
SURVEYED 1984 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 5 TO 8

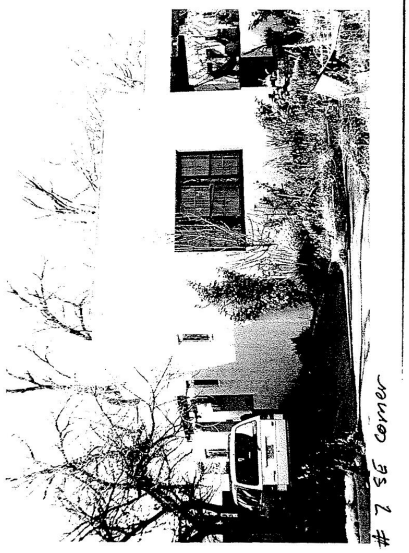
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet; 1 canale N elevation; gutter at W. elevation
BUILDING WALLS	mas. w/ stucco (textured, pink)
FOUNDATIONS	Basement wdws. at S. elevation
DOORS	wd. door w/ three lights at E. facade (front) 9 lights / solid wd door at S. facade
WINDOWS	4/4 D.H. - WD. WDW. 6/6 D.H. WD. WDW. - some in poor condition
PORCHES OR PORTALES	NE. elevation portale – corner pier, st. w/ wd. corbels, exposed vigas S. elevation " – shed roof w/ exposed vigas, wd. piers - poor condition (water damage)
BALCONIES	—
COURTYARDS	
FENCES/WALLS	W. elevation – 3'-4' stepped stucco wall beyond deteriorated fence w/ thin vertical slats
ARCH. DETAILS	
OTHER	originally identical to 410 & 414 DonGaspar
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#5 NE corner



#7 SE corner

IDENTIFICATION

ADDRESS

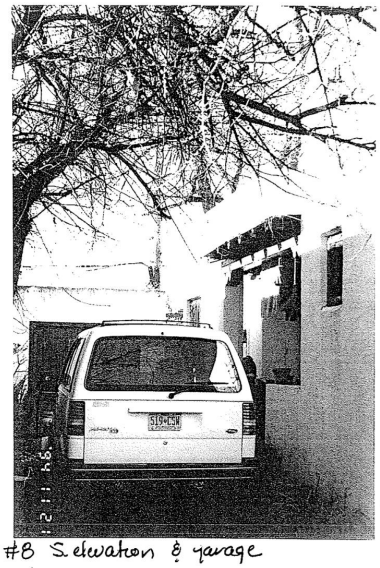
406 DON GASPAR

ID NUMBER: 0516102334

SANTA FE ID NUMBER: H 1791

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#8 S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1791

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610234

field map	number	UTM reference	easting	northing
SFHD #4	234	zone 12 13		

location description: 406 DON GASPAR

city/town: SANTA FE

~~land grant/reservation~~

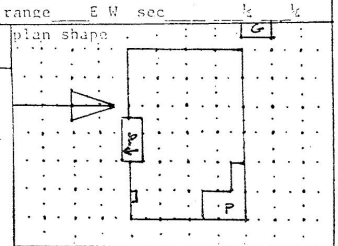
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD #10	10, 11	HPB



plan shape



date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS. SF DIR.

use
present: residential
other: ___
historic: residential
other: ___

condition: ___ excellent ✓ good ___ fair ___ deteriorating

degree of remodeling: ✓ minor ___ moderate ___ major

describe: S. PORCH ADDED.

style: SP REV.

CONC.

wall material/surface: TILE / STUCCO

architectural features: STRAIGHT PARAPET W/ NO COPING

FRONT: TRIP 4/4 : 6/6 : 4/4 D.H. WD WDW GROUP; SGL LEAF WD DOOR.
3 SGL 6/6 D.H. WD. WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDWS;
S SIDE: 2 4-LIGHT WD. CASM'T WDWS FLANK CHIMNEY;
1 TAND 4/4 D.H. WD WDWS; 1 TAND 6/6 D.H. WD WDWS; 3 SGL
6/6 D.H. WD WDWS; 1 9-LIGHT SGL-LEAF WD DOOR IN RECES'D

comments: BAY PORCHES: FRONT - GRIG STUCCO'D FRAME W/ EXP'D WD LINTELS ON
CORBELS; S. SIDE - RECENT ADD SHED RF W/ EXP'D VIGAS
ON LINTEL.

IDENTICAL TO 414, 410 DON GASPAR EXCEPT SP PORCHES.
VERY INTACT GOOD MODEST SP REV BUILDER'S HOUSE

surroundings: COMMERCIAL / GOV'T

relationship to surroundings: ✓ similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ✓ of interest ___ none

if eligible, why? CONTRIB.

associated buildings? ✓ yes

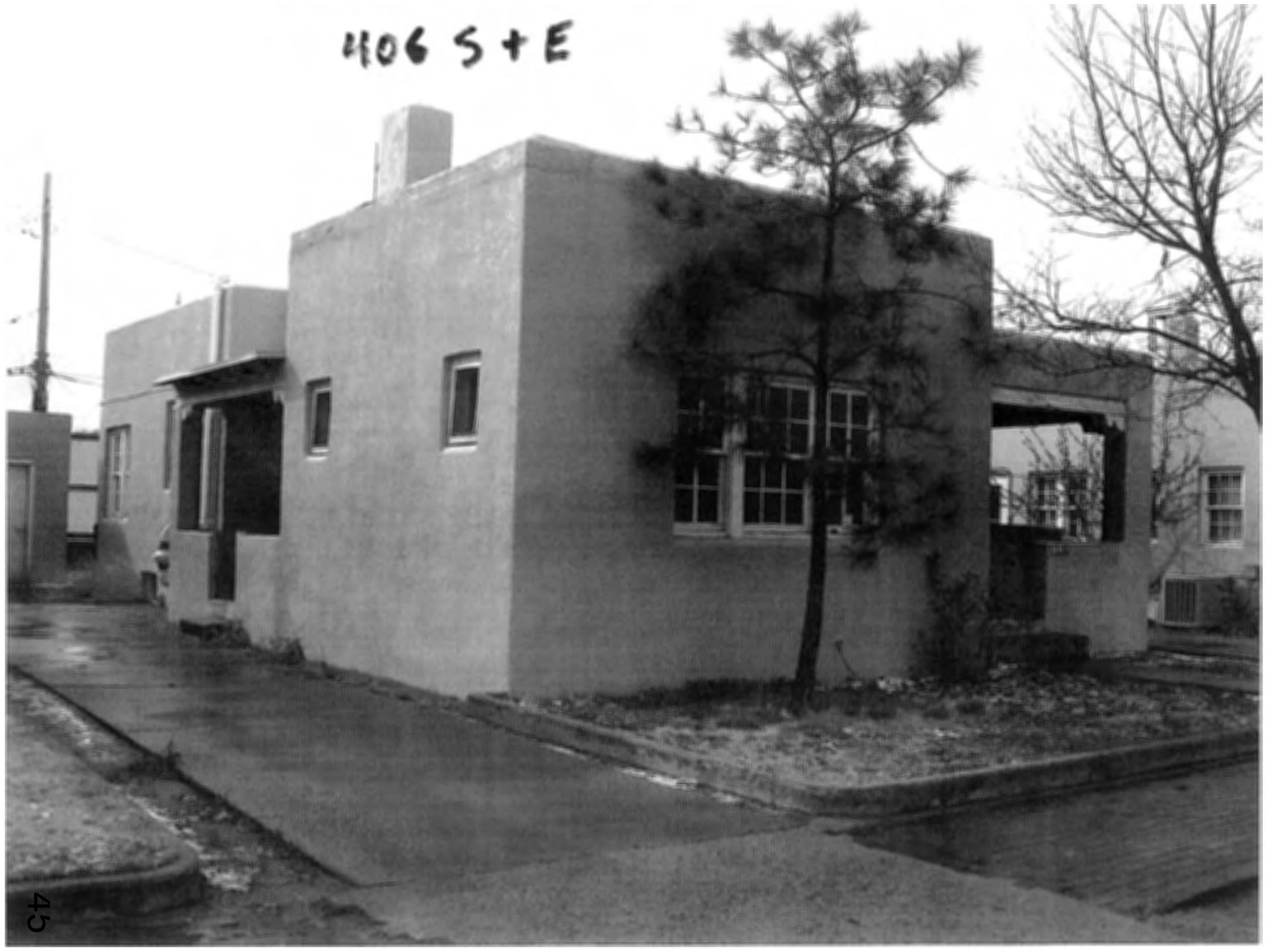
what type? STUCCO'D GARAGE @ REAR

if inventoried, list ID nos.

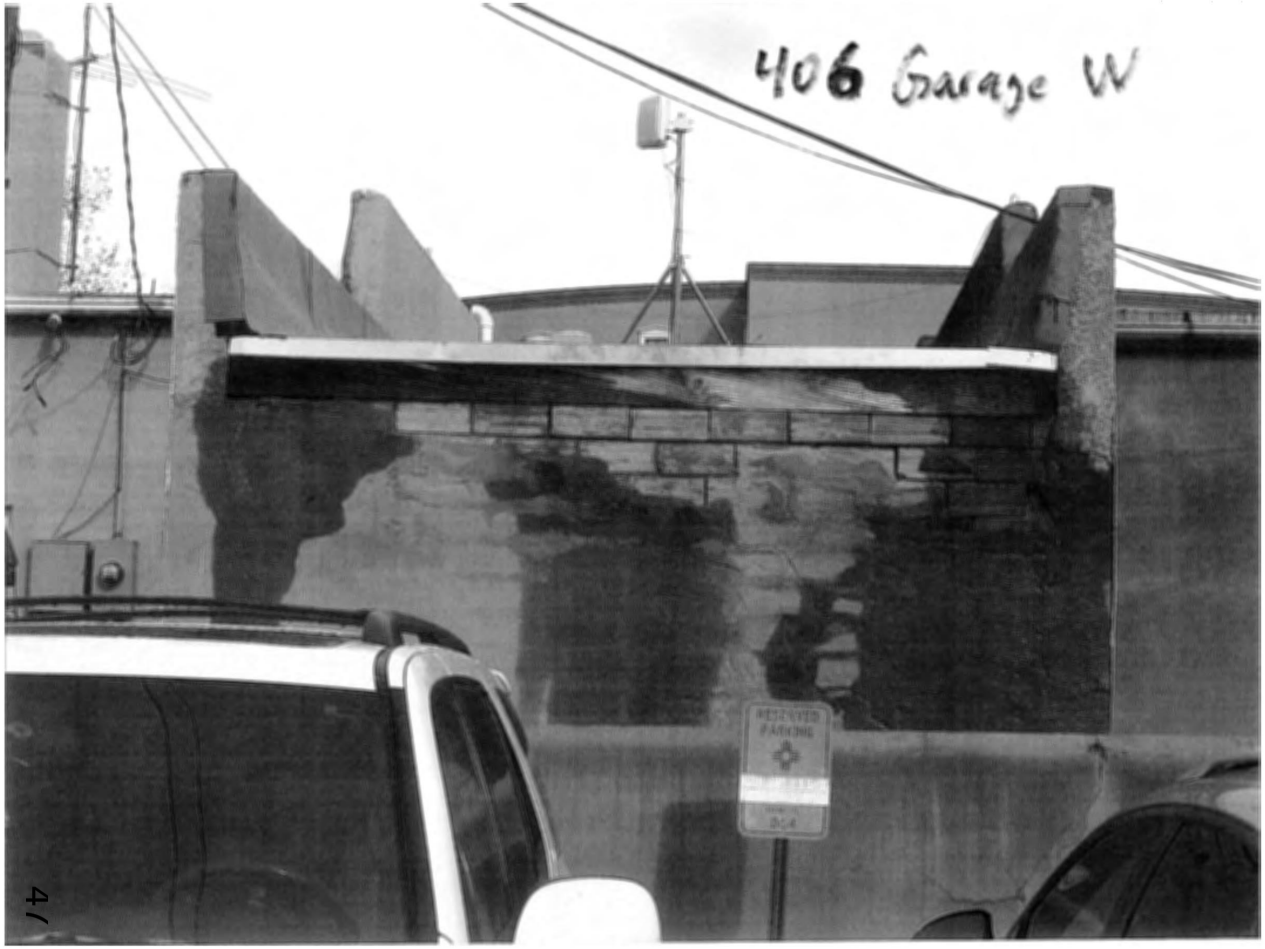
see back? ___ yes

43

N43 90h


406 S + E
45

406 Garage E


406 Garage W

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 410 Don GASPAR

ID NUMBER: 0516102233

BUILDING NAME: —

SANTA FE ID NUMBER: H 1792

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city Dir.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER Commercial

SURROUNDINGS: Government Bldgs & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

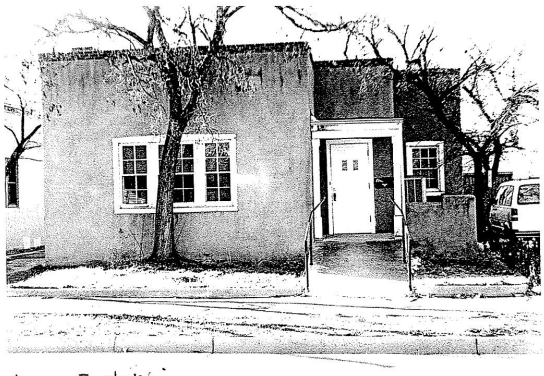
___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

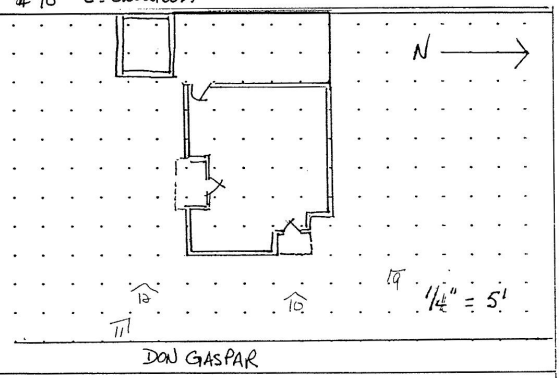
___ YES ___ NO

PHOTO



#10 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

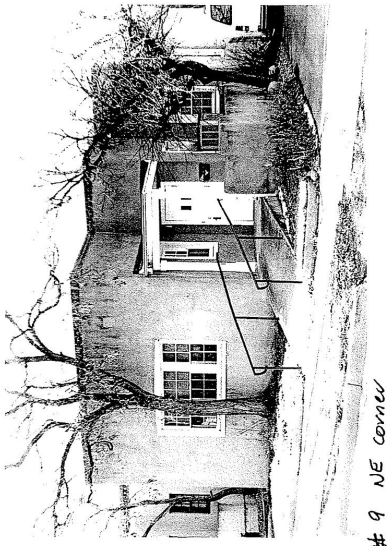
SURVEYED 11-24-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 1 TO 16

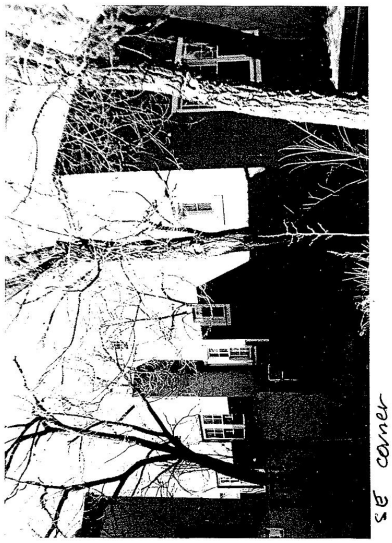
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ 3 courses brick coping; rear gutters
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wdw. visible at S. elevation
DOORS	wd. door w/ 2 sm. lights at E. elevation (front) wd. door w/ 9 lights at S. elevation wd door w/ 4 lights at W. elevation
WINDOWS	4/4 D.H. wd. wdw. 6/6 D.H. wd. wdw.
PORCHES OR PORTALES	New T.R. porch at E. elevation - frame; chamfrd. posts w/ applied bases & caps Open porch at S. elevation - 3' stucco wall
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	3' stucco wall at N. & W. elevations
ARCH. DETAILS	All wdws. have new T.R. ped. lintels & surrounds; brick & stucco chimney @ front; stucco chimney at rear
OTHER	concrete ramp for the disabled at front entrance - hollow, metal railing
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#9 NE corner



SE corner

IDENTIFICATION

ADDRESS

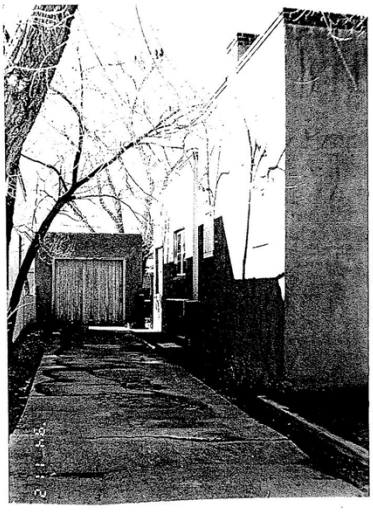
410 DON GASPAR

ID NUMBER: 0516/0233

SANTA FE ID NUMBER: H 1792

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1793

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610233

field map	number	UTM reference	easting	northing
SFHD # 4	233	zone 12 13		

location description: 410 DON GASPAR

city/town: SANTA FE

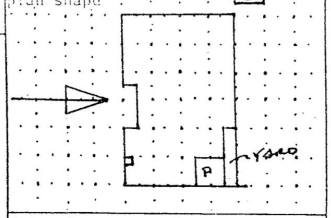
land grant/reservation: ~~land grant/reservation~~

building name: NM ASSOC. OF COUNTIES.

legal description: tnsp ___ N S range ___ E W sec ___ ½ ½

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	8, 9	HPB





date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR.

use
present: residential
other: OFFICE
historic: (residential)
other:

condition
___excellent ✓good
___fair ___deteriorating

style: TERR. REV.

foundation material: CONC.

wall material/surface: TILE/ STUCCO

degree of remodeling
___minor ✓moderate ___major
describe:
NEW TR PORCH, SURROUNDS; COPING

architectural features
NEW BRK COPING: 3 STR COURSES CORBELLED OUT.
FRONT: TRIP 4/4:6/6:4/4 D.H. WD GROUP; SGL LIGHT WD
DOOR W/ 2 LIGHTS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO YARD WALL
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANK CHIMNEY;
1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WD; 3 SGL 6/6
D.H.; 1 9-LIGHT SGL LEAF WD DOOR IN RECES'D BAY.
comments: ALL WDWS HAVE NEW T.R. PCD. LINTELS/ SURROUNDS.
NEW T.R. PORCH: FRAME; CHAMF'D POSTS W/ APPL'D BASES & CAPS.

surroundings: COMMERCIAL / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why?
CONTRIB.

associated buildings? ✓yes
what type?
STUCCO'D TILE GARAGE @ REAR
if inventoried, list ID nos.

ℓ 406
IDENTICAL TO 414 DON GASPAR EXCEPT FOR ADD OF
TERR. REV. DETAILING OF WDWS, PORCH WHICH REMODELED
BY J.N. CONST. FOR NM ASSOC OF COUNTIES.

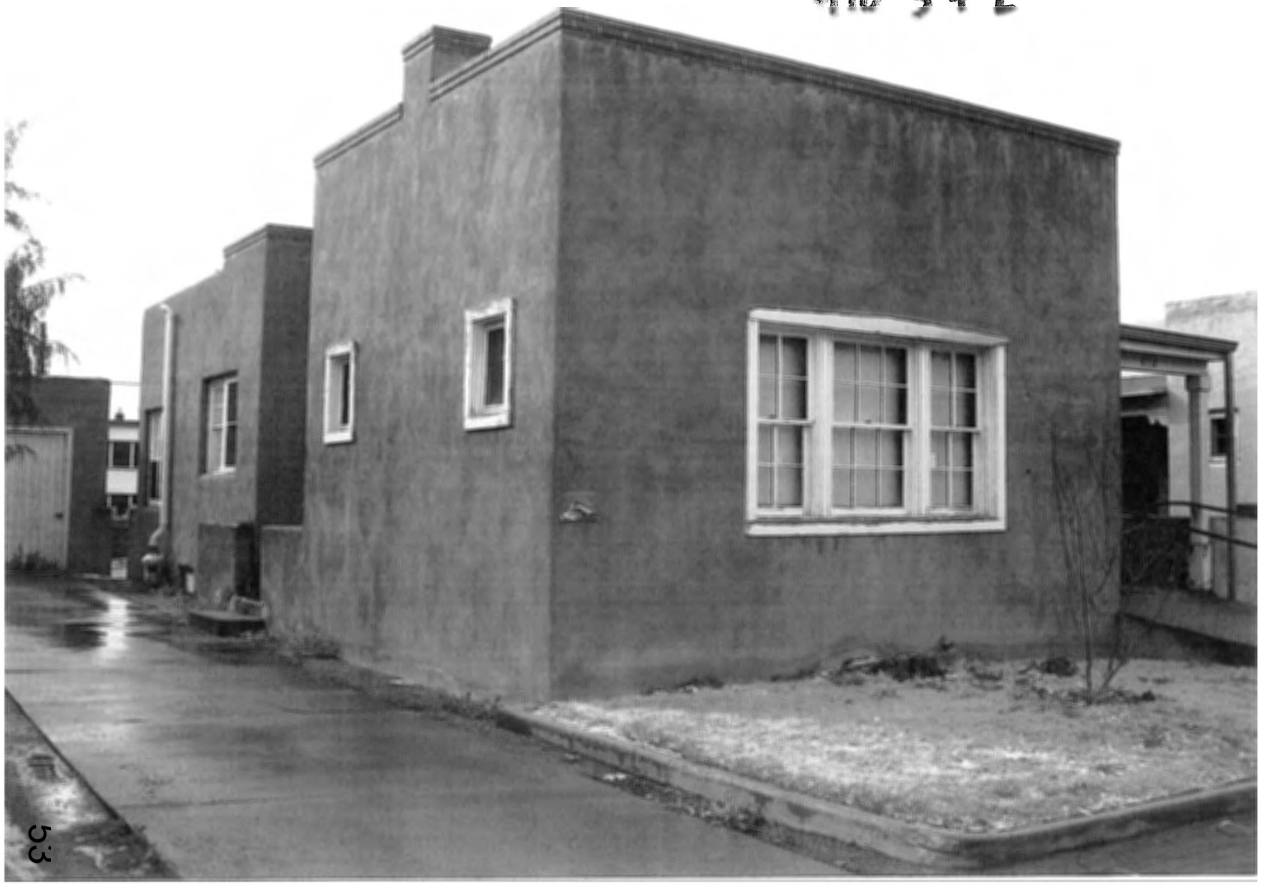
see back? ___yes

410 E+N



52

410 S + E



53

Alto W

410 Garage E

410 Gauge S

57

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 414 DON GASPAR

ID NUMBER: 0516 10232

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1793

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; City Direct.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government Bld's; Commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

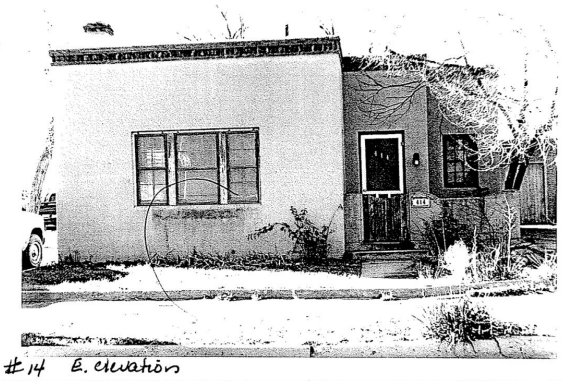
___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

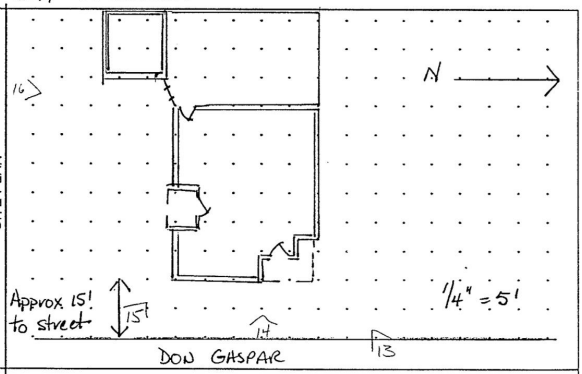
___ YES ___ NO

PHOTO



#14 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 11-21-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC 1 NEG # 13 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ brick, dogtooth coping; rear gutter
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wows. visible at S. elevation
DOORS	wd. door w/ 3 lights at front facade hollow wd doors at S. and W. facades
WINDOWS	4/4 D.H. wd. wdw 6/6 DH. wd. wdw.
PORCHES OR PORTALES	Porch areas open to sky
BALCONIES	—
COURTYARDS	rear yard
FENCES/WALLS	3-4' wall w/ wd gate at front door; 3-4' wall w/ wd gate at S. rear
ARCH. DETAILS	Brick & stucco chimney at front; brick chimney at rear; garage w/ hipped roof
OTHER	

COMMENTS

—

ADDITIONAL PHOTOGRAPHS



#13 NE corner



#15 SE corner & garage

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

414 DON GASPAR

ID NUMBER: 0516 10232

SANTA FE ID NUMBER: H-1793

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#16 S. elevation

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM 41793

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610232
field map	number	UTM reference zone 12 13	easting northing
SFHD*4	232		

location description: 414 DON GASPAR

city/town: SANTA FE

land grant/reservation:

building name:

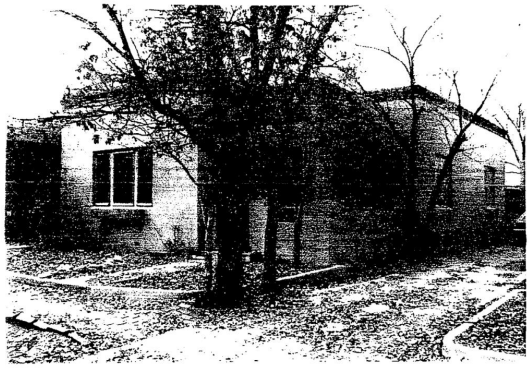
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

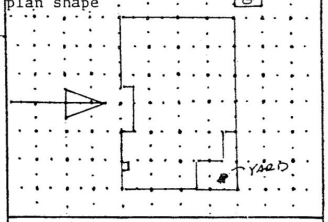
film roll: by HMW no. SFHD 10

negative nos.: 6, 7

loc. of neg.: HPB

plan shape: G





date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR

use
present: residential
other:
historic: residential
other:

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe:

style: TERR. REV.

foundation material: CONC.

wall material/surface: TILE / STUCCO

architectural features
BRK DOGTOOTH COPING: S/S/Dog/S (↓)
FRONT: TRIP 4/4: 6/6: 4/4 D.H. WD GROUP; 1 SGL-LEAF WD
DOOR W/ 3 LIGHTS ON DIAG. AXIS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO PORCH WALL
OPEN TO SKY.
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANKING CHIMNEY MASS;
1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WDW; 3 SGL 6/6
comments D.H. WD WDWS; 1 9-LIGHT SGL LEAF W/D DOOR IN RECESS'D BAY.

VERY GOOD, INTACT T.R. MODEST HOUSE, ONE OF 4
HOUSES BUILT W/IN 1 YR OF EACH ON N HALF OF THIS
BLOCK → SIGNIFICANT GROUPING.
IDENTICAL TO 410, 406 DON GASPAR.

surroundings: OFFICE / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why? CONTRIB.

associated buildings? ___yes
what type?
STUCCO'D TILE GARAGE @ REAR.
if inventoried, list ID nos.

see back? ___yes

61

29

N+E Inc.

63


414 W+S
64

building threatened? yes

surveyed date 11/8/84 by HMW

county SANTA FE

ID no. 051610238

field map SFHD #4

number 238

UTM reference zone 12 13 easting northing

location description

138 (?) S. CAPITOL

city/town SANTA FE

land ~~grant~~/reservation

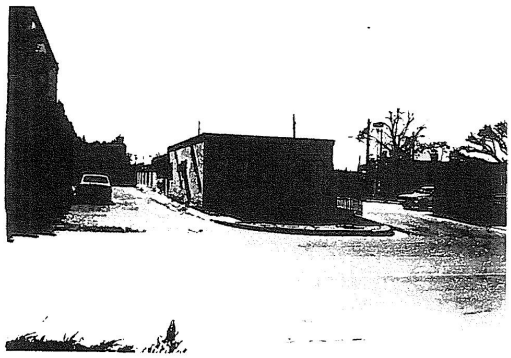
building name NM STATE MOTOR POOL

legal description tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD #10

negative nos. 18A

loc. of neg. HPB



plan shape

date of construction P45 estimate ___ actual

source SANBORNS, SF DIR.

use
present residential
other ___
historic residential
other ___

condition
___excellent ___good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style TERR. REV.

foundation material

wall material/surface

architectural features

surroundings GOV'T

relationship to surroundings
___similar ___not similar

district potential
___yes ___no

significance
___eligible ___of interest ✓none

if eligible, why? N-C. DATE

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

65

128 E+N

67

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610237
field map SFHD #4	number 237	UTM reference zone 12 13	easting northing

location description: 130 S. CAPITOL

city/town: SANTA FE

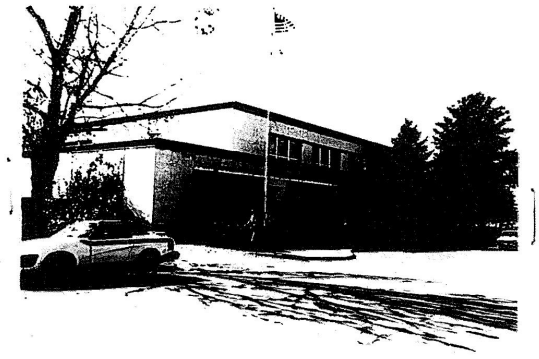
land ~~grant~~/reservation

building name: NAT'L EDUC. ASSOC.

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	15A	HPB

plan shape



date of construction: ___ estimate 1963 actual

source: SANBORN

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style: TERR. REV.

foundation material

wall material/surface

architectural features

surroundings: GOV'T

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ✓ none interest

if eligible, why? N.C. DATE

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

130 E+N



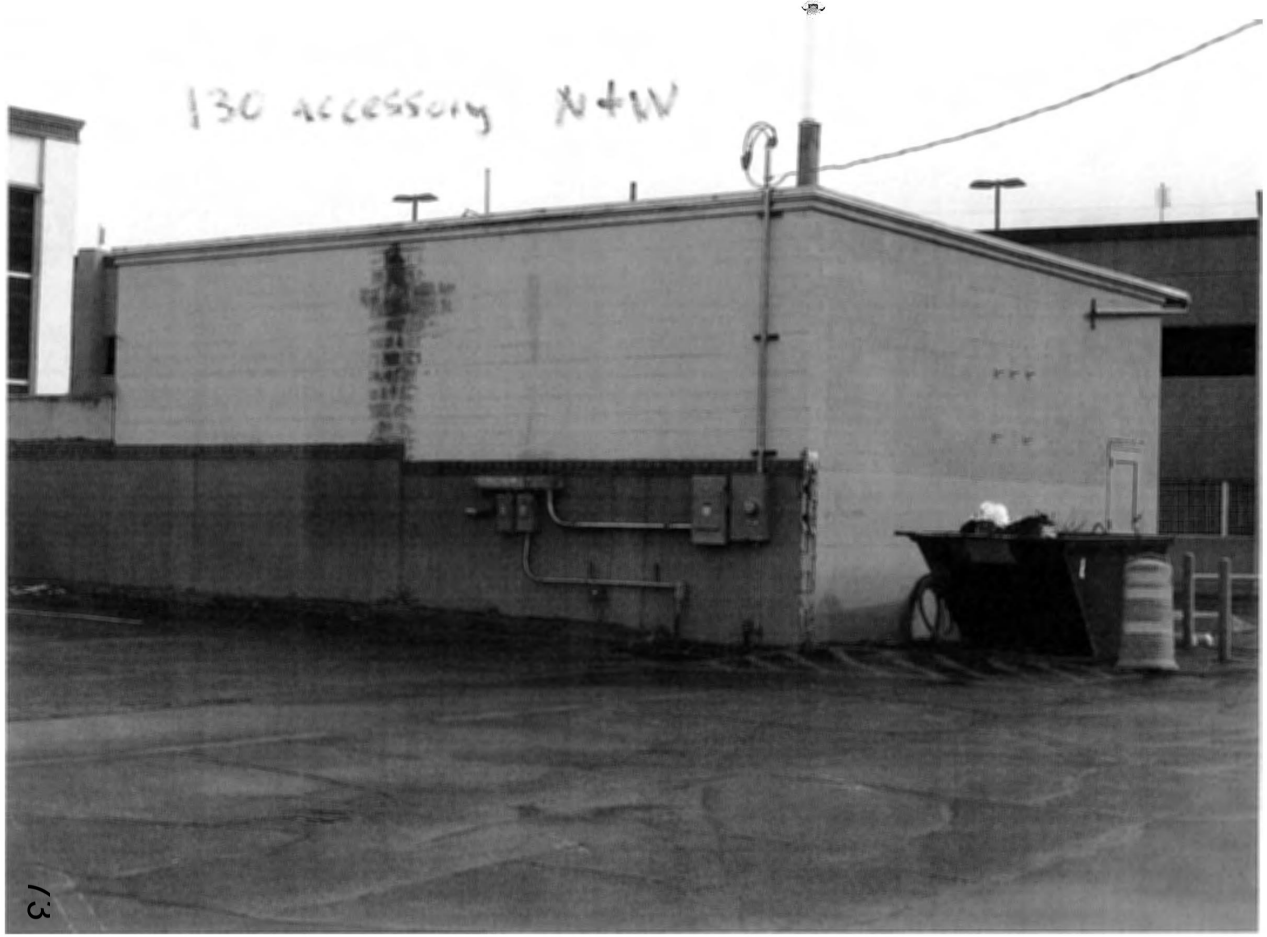
6.9

130 W. S, W




130 S,W,S


130 accessory
W+S
12


130 accessory N+W
13

April 3, 2022

Heather Lamboy,
Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: State of NM Executive Office Building Project – Historic Status Review Application
(128 South Capitol Street, 130 South Capitol Street, 402 Don Gaspar Avenue, 406 Don Gaspar Avenue, 410 Don Gaspar Avenue, 414 Don Gaspar Avenue)

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for historic status review of all existing structures located at 128 South Capitol Street (Motor Pool Building and maintenance/garage structure), 130 South Capitol Street (Concha Ortiz y Pino Building), 402 Don Gaspar Avenue (casita and garage), 406 Don Gaspar Avenue (casita and garage), 410 Don Gaspar Avenue (casita and garage), and 414 Don Gaspar Avenue (casita only).

The subject property is 4.4904 acres and is referred to as Tract 1-A-1 on the Replat of Lots 1 and 2 Capitol Addition and Tract A Capitol Parking Garage recorded in the records of Santa Fe County, in Book 722, Page 12 as attached Lot of Record Plat). The property is located in the Downtown and Eastside Historic District and spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (original construction in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes repurposed as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan).

At the October 12, 2021 HDRB hearing, the Board discussed its role in the review of applications for demolition of structures on the subject property. During the discussion, Board members touched on the variety of interesting aspects of the case, including the designations on the subject properties and the significance of the 1966 and now 1988 structures, the importance of streetscape and district context when considering status designations, and the value of saving

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
3011 CERRILLOS ROAD, SUITE B | SANTA FE, NEW MEXICO 87507 | PHONE: 505.820.7444

remnants of historic development patterns when the context has been dramatically altered (See attached Minutes of the 6.12.2012 HDRB Hearing for Case H-12-017A). A range of opinions was expressed by Board members and the public, and the discussion resulted in the following historic status determinations by the HDRB:

- 128 South Capitol Street: Motor Pool building and maintenance/garage were designated non-contributing.
- 130 South Capitol Street: Concha Ortiz y Pino building was designated non-contributing.
- 402 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 410 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 414 Don Gaspar Avenue: Residence was designated significant and the garage contributing.

Following the 2012 historic status designations, the Executive Office Building Project was put on hold. Now the State of New Mexico wishes to proceed with the Project and requests an updated historic status review of the structures on the subject property. It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(C) apply to this status review application and that the procedures outlined in SFCC §14-5.2(D) will govern any future applications by the State of New Mexico for demolition, renovation and/or new construction on the subject property.

Since 2012, Staff reports, Historic Preservation Division staff and the Applicant's project team have noted that the subject property has undergone substantial changes due to the development of large, multistory government buildings that now comprise the New Mexico Main Capitol Campus (also referred to as the "Capitol Complex"). Staff also noted at that time that the four residential structures and associated garages along Don Gaspar Avenue (referenced as the "Don Gaspar Casitas") were a vestige of the residential neighborhood that pre-dated the expansion and extensive remodeling of the Capitol Complex buildings in the 1950s and 1960s. During this period of expansion, the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure were built on the subject property and the surrounding Capitol Complex buildings, including the Roundhouse, were constructed in the surrounding area to create the state government campus that is present today. Staff also correctly indicated that despite being located in the Downtown and Eastside Historic District, the Don Gaspar Casitas are historically associated with the residential development pattern and architectural character of the Don Gaspar Area Historic District.

The structures on the subject property and the surrounding buildings in the Capitol Complex Dead Zone currently have no relationship to the significance of the Downtown and Eastside Historic District in which they are presently situated. Furthermore, as mentioned previously, Staff also correctly indicated that despite being located within the Downtown and Eastside Historic District, the residences on Don Gaspar Avenue were historically associated with the residential development pattern and architectural character of the Don Gaspar Area Historic District. While the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure are associated with the development and expansion of the Capitol Complex, the streetscape is dominated by large institutional buildings.

Complex historic neighborhood / townscape. Unfortunately, the City's Historic Districts Ordinance does not provide specific guidance with regards to evaluating the significance of historic properties, either in terms of architectural character or period of significance for the various distinct historic districts in the City. Each historic district has unique development patterns, architectural character, and time period during which significant people, events, and development took place, all of which inform whether and how structures "contribute" to their significance, or not as the case may be. The very definition of "contributing" status in the code states, "A structure, located in a historic district, approximately fifty years old that *helps to establish and maintain the character of that district*." Various Santa Fe City Councils have introduced four new historic districts, in addition to the Downtown and Eastside Historic District (originally designated as the "Core Historic District"). New districts included the Don Gaspar Area Historic District, the Westside-Guadalupe Historic District, the Historic Transition District, and the Historic Review District. That same year, the Don Gaspar Area District was listed on the National Register of Historic Places in further recognition of its unique character and geographical extent. The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s.

In 1983, the Santa Fe City Council amended the Historical Districts Ordinance to establish the Historical Styles Committee (now the HDRB) to review applications for alteration, demolition, and new construction in the City's historic districts. Since then, the City Council has established several additional historic districts such as the "Don Gaspar Casitas" on the subject property. These districts were established by the City in an effort to characterize the various unique historic neighborhoods and townscapes of Santa Fe, with the purpose of providing more context to the development that was typical in the neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of development that evolved over four centuries spanning the Spanish, Mexican, territorial, and American periods and their associated architectural styles and forms.

In the years leading up to and following the creation of new historic districts in Santa Fe, several studies were commissioned by the City in an effort to characterize the various unique historic neighborhoods and townscapes of Santa Fe, with the purpose of providing more context to the development that was typical in the neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of development that evolved over four centuries spanning the Spanish, Mexican, territorial, and American periods and their associated architectural styles and forms.

Evaluating proposals subject to the City's historic preservation regulations. In 1977, the City received a grant from the National Park Service, which resulted in a report entitled *Design and Preservation Guidelines for Santa Fe*. This report identified twenty different "townscapes" documenting the diversity of development patterns and architectural styles present in Santa Fe and presenting these as a lens through which the Historical Styles Committee (now the HDRB) could view the evaluation of historic properties and proposed alterations. One of the townscapes named in the study is the "Capitol District and Civic Sites," which it defined as "a realm of large institutional buildings set on lawns," the clearest concentration of which surrounds the subject property. This historic

neighborhood, however, differs substantially from the character and significance of the Downtown and Eastside Historic District in general. Expanding on the delineation of the diversity of neighborhoods and styles described in *Design and Preservation in Santa Fe*, the *Santa Fe Historic Neighborhood Study* was produced by the City in 1988. This study described the "Capital Complex Historic Neighborhood" and called for it to be designated as a distinct historic district due to its unique attributes associated with the construction and development of a cluster of territorial and state government buildings. These include construction of the Territorial Capitol Building and Governor's Mansion (which sat north of the Capitol) in the late 1800s, the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Joseph Montoya Building) in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style.

Even in 1988, following the designation of new historic districts in Santa Fe there was a need for clear definition of the significance of each district to use in administering a district. Further, "In its review work involving significant and deteriorating buildings and landmarks, the Board can make good use of additional standards that will help maintain the integrity of these important structures."

Historical Summaries

Boundaries

Nomination Summary

Boundary Justification

Classification

Number of Resources within Property

Name of related multiple property listing

Contributing Noncontributing

Inventory

Name of Property

Street & Number

City or Vicinity

State

County

Not For Publication

Vicinity

Status

Public Ownership

Category of Property

Number of Contributing Resources Previously Listed in the National Register

Number of Additional Resources Previously Listed in the National Register

Functions

Current Functions

Description

Architectural Classification

Materials

Narrative Description

Statement of Significance

Applicable National Register Criteria

Criteria Considerations

Areas of Significance

Period of Significance

Significant Dates

Significant Person

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

Major Bibliographical References

Previous documentation on file (NPS)

Primary location of additional data

Acreage of Property

UTM References

Verbal Boundary Description

Boundary Justification

11. Form Prepared By

name/title

organization

street & number

city or town

state

zip code

Additional Documentation

Property Owner

name

street & number

city or town

state

zip code

telephone

Paperwork Reduction Statement

Estimated Burden Statement

Submit to

Submit to

**Submit to

128 South Capitol Street – Non-residential structure

Non-residential structure

101 South and on Street – On the Non-residential structure

Non-residential structure

105 Don Constructed approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that is now being occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

109 Don Constructed approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow with brick coping and white wood trim that is now occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Conclusion

Although the buildings on the subject property are eligible for historic status due to age (>50 years old), they are all unremarkable examples of the architectural form and features that they exhibit. Furthermore, they do not contribute to the significance of the Downtown and Eastside Historic District. The "Don Gaspar Casitas" are associated with the character and development patterns of the Don Gaspar Area Historic District, while the Motor Pool, maintenance/garage, and Concha Ortiz y Pino are associated with the Capitol Complex neighborhood, which has never received designation as one of the City's historic districts. The Applicant therefore requests that the HDRB maintain "non-contributing" status for the Motor Pool,

maintenance/garage, and Concha Ortiz y Pino building and requests a status downgrade to "non-contributing" for the former residences and garages on Don Gaspar Avenue.

Please let me know if you have any questions or require any additional information.

Sincerely,



Lisa Gaviola, Senior Project Manager
JENKINSGAVIN, INC.

Attachments:
1) HDRB Application Form
2) Letter of Authorization
3) Case H-12-017A Minutes (June 12, 2012)
4) Case H-12-017A Exhibits
5) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
6) HCPI Forms – 128 & 130 South Capitol Street
7) Photos – 402, 406, 410 & 414 Don Gaspar Avenue
8) Photos – 128 & 130 South Capitol Street
9) Main Capitol Campus Map & Project Site Plan
10) Plans – 402, 406, 410 & 414 Don Gaspar Avenue
11) Plans – 130 South Capitol Street (Concha Ortiz y Pino Original Plans)
12) Plans – 128 South Capitol Street (Motor Pool & Maintenance/Garage)

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI #: 0375 NMCRIS #: 152221 Survey Date: 1-30-23 Survey Name: Don Gaspar Casitas Project Name: Re-survey	Agency Number: Other #: Update
NAME OF PROPERTY: Current Name: Historic Name:	OWNER and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO, GAYLA BECHTOL, ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY TYPE: Category: X Building Structure Object District Site Subcategory: Acequia/Historic Irrigation Ditch Road/Trail Other Linear	
LANDS STATUS: X State Local Private Other (land grant, tribal, etc.) Other Federal	

2. LOCATION

STREET ADDRESS: 402 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Zone: Map datum: NAD83 USGS Quad Name: N: USGS Quad Code:
SETTING: Category: Suburban Rural Village Urban	Parcel #: Local Subcategory: Reference #: Commercial industrial residential public X

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: DUPLEX RESIDENTIAL RENTAL CURRENT FUNCTION: STATE OFFICE BUILDING CONSTRUCTION DATE: 1930 X Known Estimated SANBORN INS. MAPS + Sourced PHOTOS + BRIEF DESCRIPTION OF PROPERTY: REVIVAL STYLE SINGLE-STORY	CURRENT CONDITION: intact altered X other Deteriorated ISSUES BUT NEEDS NO ARCHITECT/BUILDER: FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955) Contributing: THIS IS A SPANISH PUEBLO RECTANGULAR FLAT ROOFED PEN-TILE STRUCTURE WITH PARAPETS ON THREE SIDES RESIDENCE DIVIDED INTO TWO UNITS. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. X Contribution
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI# 53750	NMCRIS # 152221
Address of Property: 402 DON GASPAR AVENUE	

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Mid-Nineteenth Cent. Style/Miesian	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Vernacular
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Queen Anne
☐ Colonial Revival	☐ New Mexico Ve	☐ Ranch Rambler
☐ Victorian Revival/Folk	☐ Modernism	☐ Southwest Vernacular
☐ Gothic	☐ Mission School/Prairie Style	☐ Spanish-Pueblo Revival
Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☒ No

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it Contributing ☐ Contributing ☒ Non-contributing

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

DOWNTOWN/EASTSIDE PIPER DOWNTOWN

MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations: Date: 02.08.23

Name: GASPAR CAPITOL

National Register eligibility criteria: ☒ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Is the property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an AROUND FORMER STATE CAPITOL

B. Agency Determination: Date:

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undetermined district?

C. Agency Determination: Date:

National Register evaluation: ☐ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undetermined district?

Remarks:

HCPI # 5375	NMCRIS # 15222
Address of Property: 402 DON GASPAR AVENUE	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Brick	☐ Metal:	☒ Stucco
☐ Adobe	☐ Corrugated	☐ Tile: Clay
☐ Composition	☐ Masonry:	☐ Vinyl or Aluminum
☐ Board	☐ Simulated	☐ Siding
☐ Concrete:	☐ Metal: Structural	☐ Wood: Board
☐ Block	☐ Siding	☐ &Batten
☐ Concrete: Cast	☐ Metal: V-Crimp	☐ Wood: Horizontal
☐ Stone	☐ Stone: Random	☐ Siding
☒ Concrete:	☐ Ashlar	☐ Wood: Jacal
☐ Earth	☐ Stone: Random	☐ Wood: Log
☐ Poured	Coursed	Wood: Shingle
☐ Other	Stone: River	Wood: Tongue
☐ Concrete: Pre-cast	Rock	and Groove
	Stone: Rock	
	Faced	
	Stone: Tabular	

B. Number of Stories: ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ 3 ☒ 1

C. Foundation Materials: ☐ Not Able ☐ None ☐ At Grade ☐ Raised ☐ Other, describe:

☐ Concrete: Poured	☐ CMU	☐ Stone	

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Features:	☐ Butterfly	☒ Parapet	☐ Cross Gable	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
☐ Other, describe:	☐ Barrel	☒ Flat						
☐ Low	☐ Medium	☐ Steep						
☐ Asphalt	☐ Metal:	☐ Tile:						
☒ Composition	☐ Corrugated	☐ Metal						
☐ Roll	☐ Metal: Pressed	☐ Tile: Terra Cotta						
☐ Composition	☐ Metal: Standing Seam	☐ Wood: Shingle						
☐ Shingle	Metal: V-Crimp							
☐ Other, describe:								

E. Chimney Construction Material:

☐ N/A	☐ Number Interior: 2	☐ Number Exterior: 2	☐ Adobe	☐ Stone	☒ Stucco	☐ Terra Cotta Tile
☒ Brick	☐ Metal Flue	☐ Other, describe			

F. Porches Type: Other Details

☐ N/A	☒ Incised	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo
☐ Other, describe					

ENTRY PORTALS

HCPI# 53750 | NMCRIS # 152221

Address of Property: 402 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 4

Type: ☐ Doorways ☒ Two-leaf

Style: ☐ One-leaf ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French ☒ Panel ☐ Other, describe:

Components: Panels/Lights and configuration 2/4

Number 6 ☐ Transom ☐ Sidelights - number and configuration

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Other, describe ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Windows: 15

Window Openings	Window Material	Glazing	
☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane: Horizontal	☐ Curtain Wall
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Vertical	☐ Palladian Motif
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 4 Pane Vertical	☐ Picture Window
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe:	☐ Other, describe:
☐ Pivot		☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐ Sliding				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PEN-TILE CONSTRUCTION

J. Associated Properties

Discuss: YES, DETACHED GARAGE

Are associated properties eligible for listing? YES

K. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012, MATTHEW J. BARBOUR, ARCHEOLOGICAL DATA PLAN, IN NMCRIS

L. Attachments

Please indicate which items are attached:

☒ Site Plan (required)

☒ Photos (required)

☒ Map or aerial photo (required if not submitted with nomination)

☒ Continuation sheet (Word document)

☐ Additional documentation for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

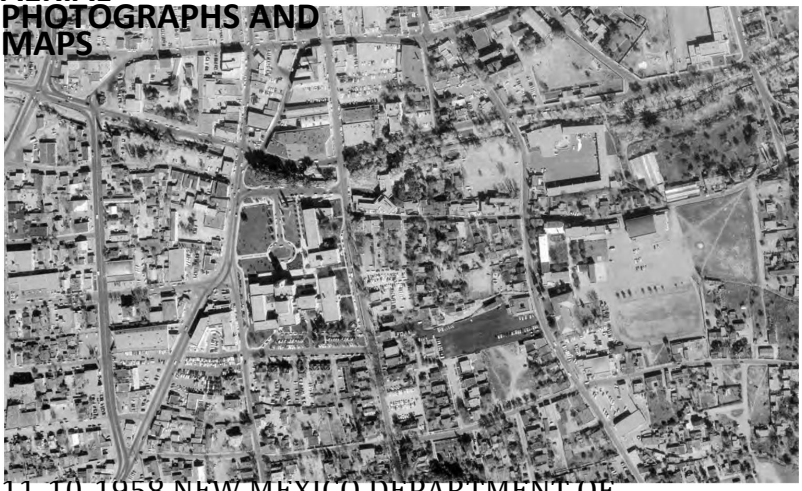
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

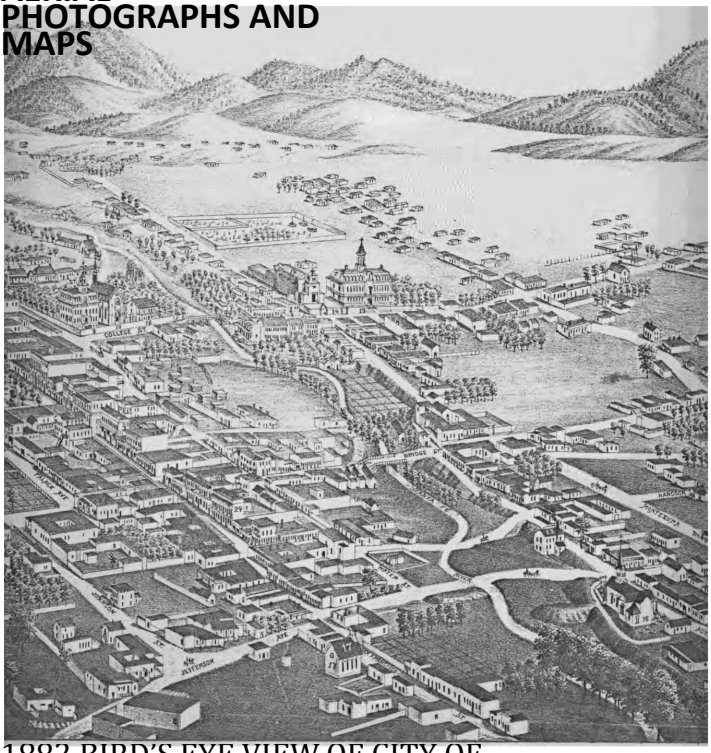
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

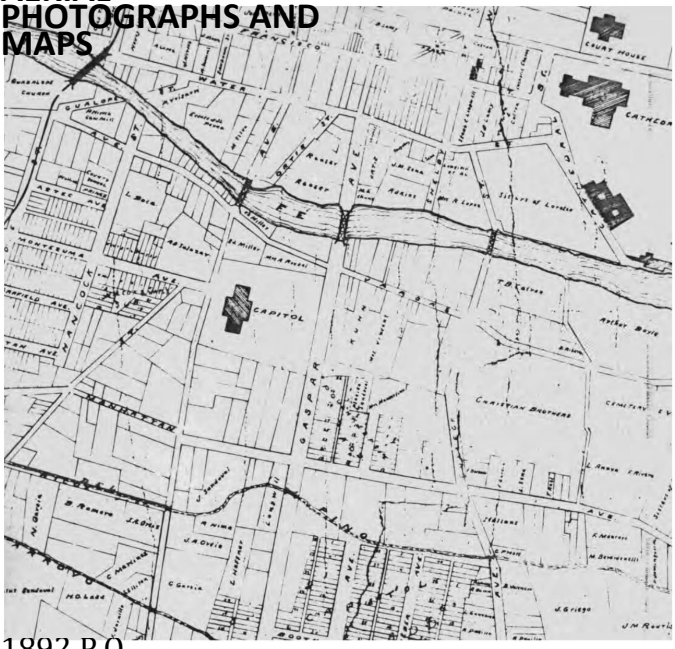
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

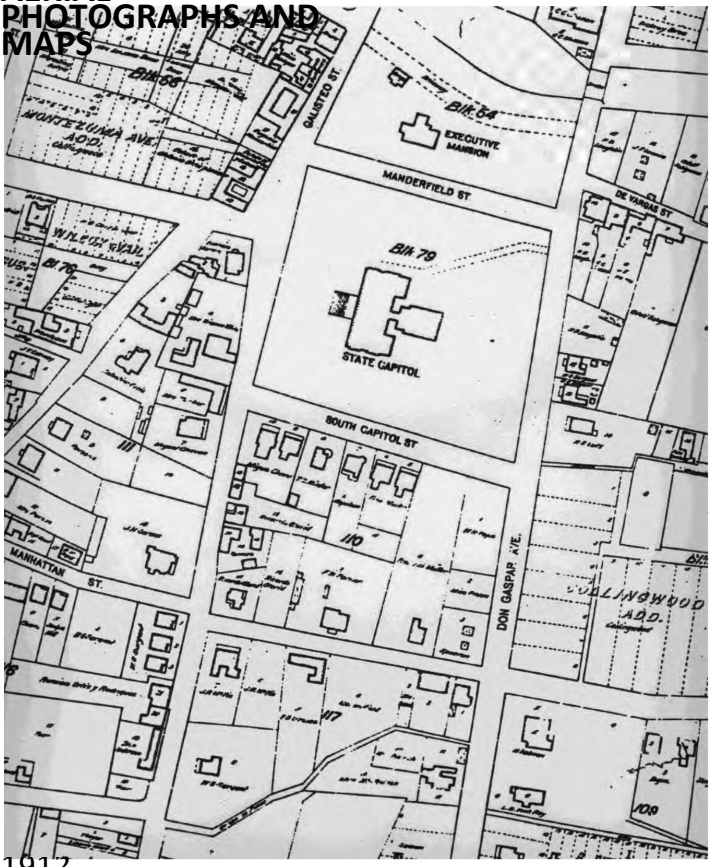
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

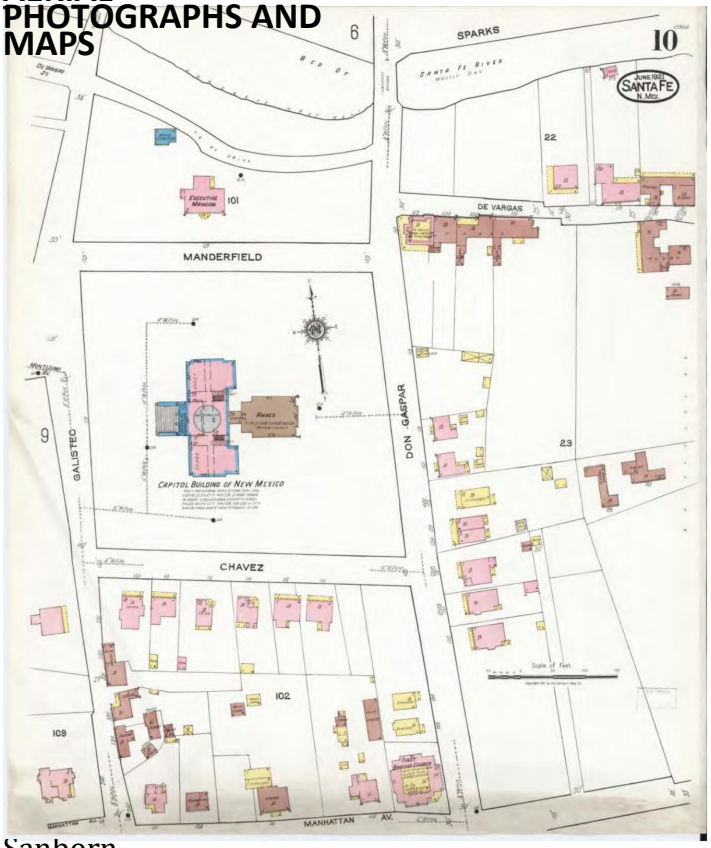
AERIAL PHOTOGRAPHS AND MAPS



1912
KINGS MAP

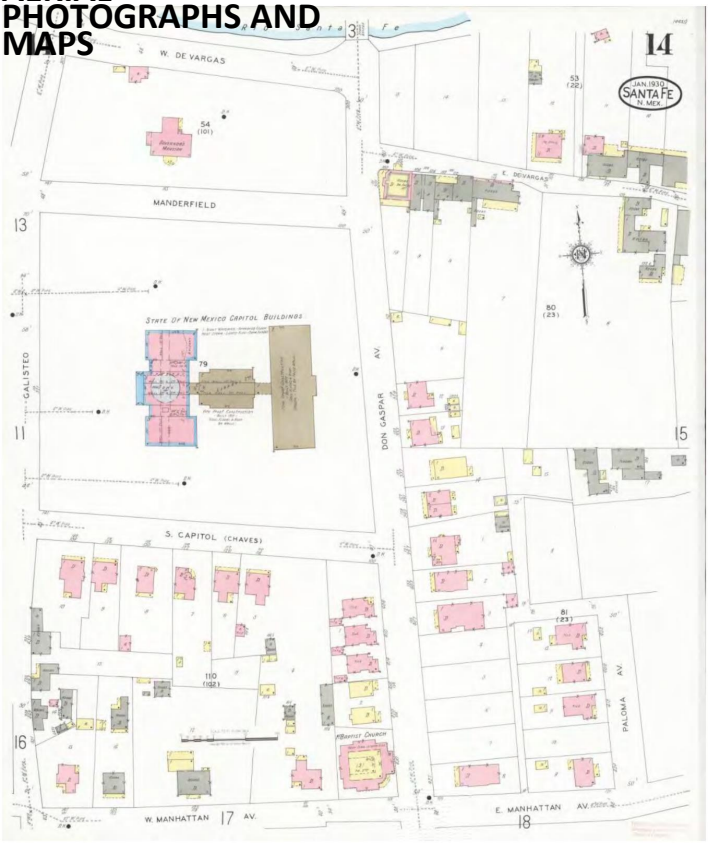
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

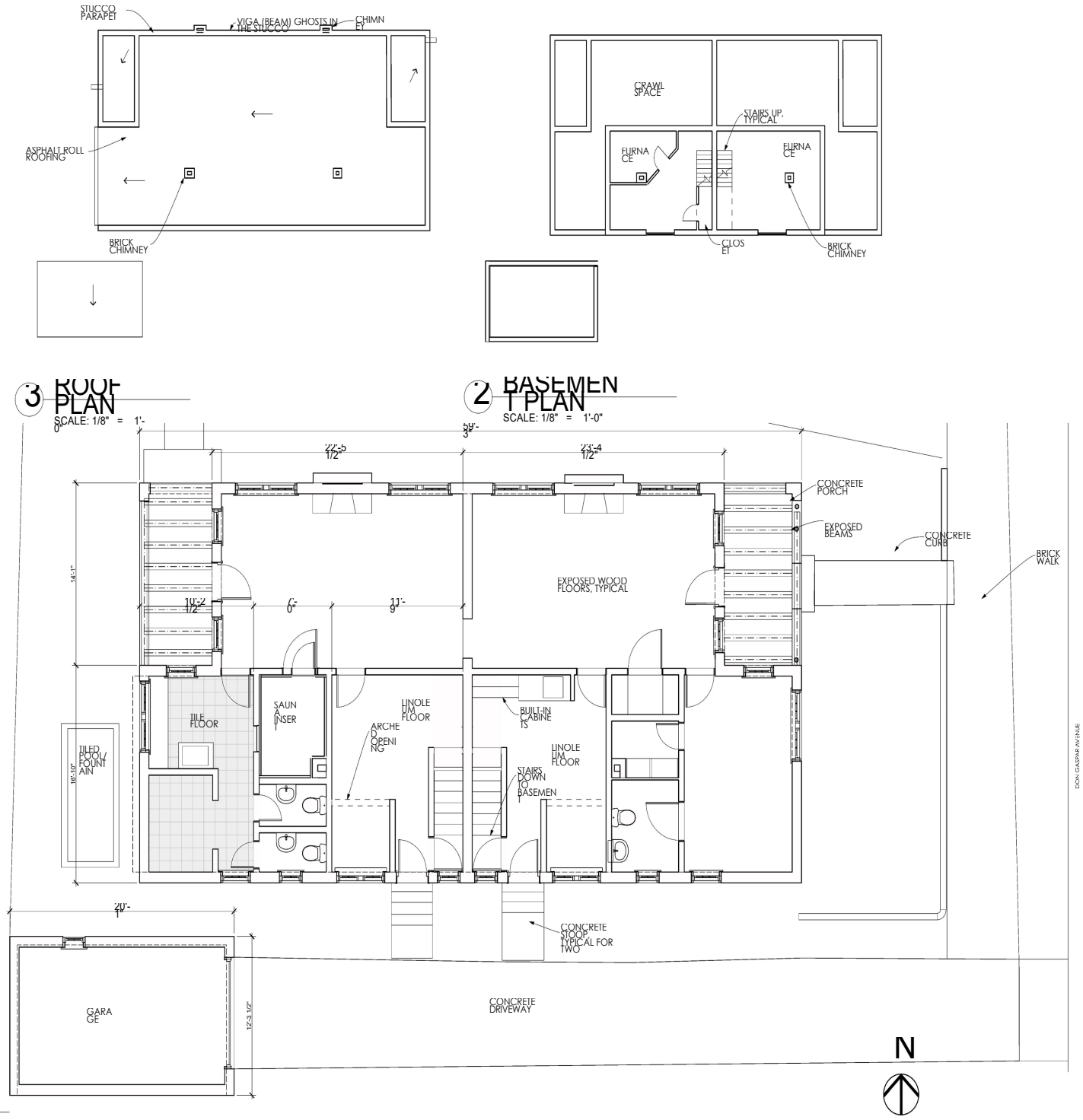


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

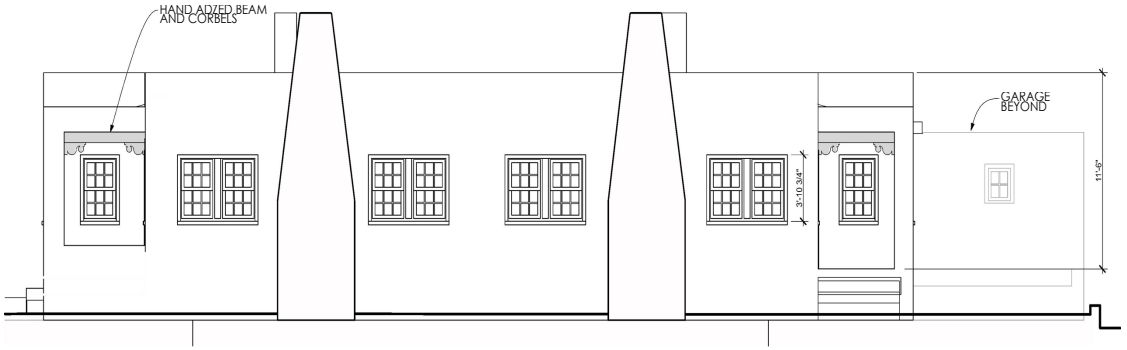
Date: 2

FLOOR PLANS

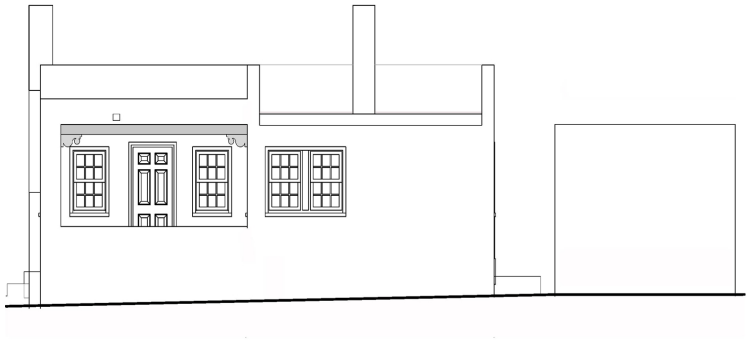
A 1.1

Plotted On: 7/8/12

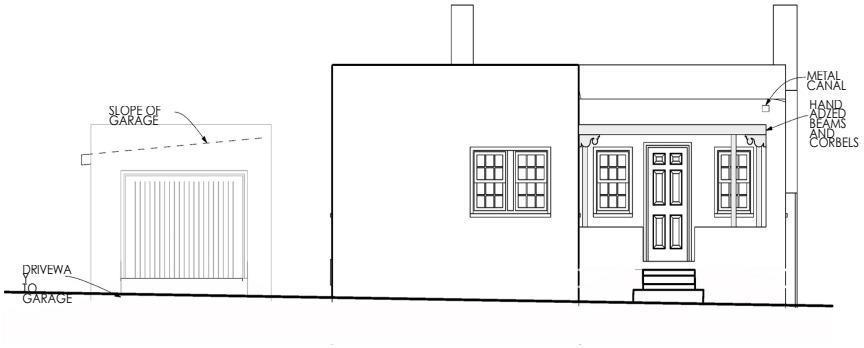
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



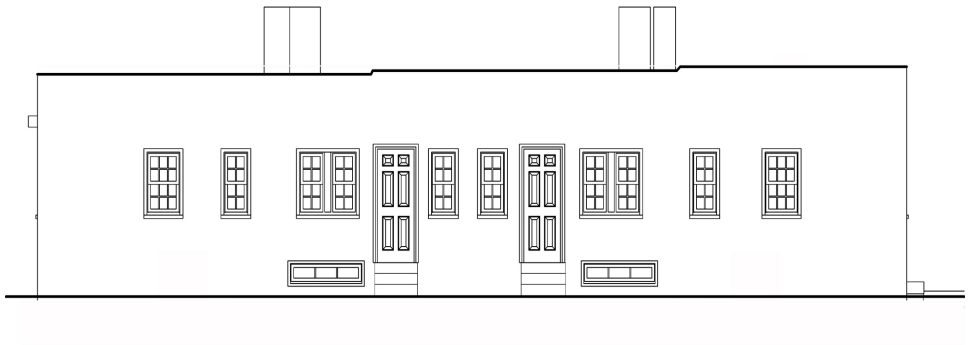
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



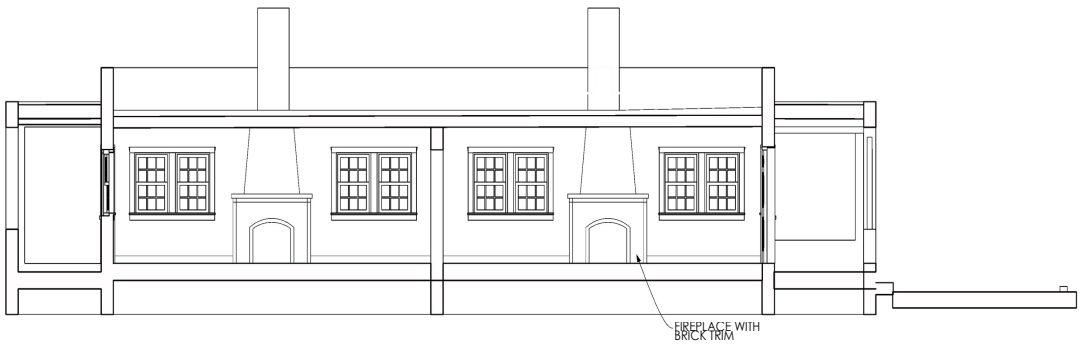
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DIMENSIONS AS NOTED.

Date: 7/8/12
Sheet: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/8/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/402 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI ID: NMCRIS # 152221 Don Gaspar Casitas Survey Date: 1/30/23	Agency Number: Other # ☐ Update
NAME OF PROPERTY: Name: Survey Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE: Category: ☒ Building ☐ Structure ☐ Object ☐ District ☐ Site	
Subcategory: ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear	
LAND STATUS: ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.)	
Other: Federal	

2. LOCATION

STREET ADDRESS: 406 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE	UTM Coordinates: Map datum: NAD83 Zone: N: USGS Quad
If no street address, describe how to locate the property:	Name Assessor Code:
SETTING	Parcel # Local
Category: ☐ Suburban ☐ Rural ☐ Village	**Subcategory:** Reference # ☐ industrial ☐ residential ☒ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL	**CURRENT CONDITION:** ☐ intact ☐ altered ☒ other Deteriorated
CURRENT FUNCTION: STATE OFFICE BUILDING	Describe: NO STRUCTURAL ISSUES BUT NEEDS UPKEEP
CONSTRUCTION DATE: 1930 ☒ Known ☐ Estimated SANBORN INS. MAPS	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BRIEF DESCRIPTION OF PROPERTY: REVIVAL STYLE SINGLE-STORY	**PROPERTY:** THIS IS A SPANISH PUEBLO RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930. WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒ continuation
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI #	NMCRIS #
Address of Property: 406 DON GASPAR AVENUE	152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Art Deco	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Art Moderne/Streamline Style	☐ Vernacular
☐ Classical Revival/Neo-Classical	☐ Colonial Revival	☐ Ranch/Rambler
☐ Colonial Revival	☐ Mission Revival/California Mission	☐ Southwest Vernacular
☐ Gothic	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Other, describe:	☐ Neo-Eclectic	☐ Territorial Revival
☐ Victorian	☐ Pueblo Deco	
	☐ Pueblo Revival	
	☐ Prairie School/Prairie Style	

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☐ No ☒ Unknown

Is the property a contributing resource in a National Register District? ☐ Yes ☐ No ☒ Unknown

If not individually listed, is the property contributing to a National Register District? ☒ Yes ☐ No

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR#

☒ Contributing ☐ non-contributing

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recommendations: Date: 02.08.23

Recommended as eligible ☐ not eligible ☐ not sure

National Register ☐ eligible ☐ not eligible ☐ undetermined

eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: ARCHITECTURE, TYPE, PERIOD AND METHOD OF CONSTRUCTION, COMMUNITY PLANNING AND DEVELOPMENT

Is the property within a historic district? ☐ Yes ☐ No

Could it be a contributing resource to a National Register District? ☒ Yes ☐ No

Name of district: DOWNTOWN AND EASTSIDE RESIDENTIAL DISTRICT

Remarks: ADJOINS FORMER STATE CAPITOL

B. Agency Determination: Date:

National Register eligibility: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance:

Could it be contributing to an unlisted district? ☐ Yes ☐ No

Name of district:

Remarks:

C. SHPO Determination: Date:

National Register eligibility: ☐ eligible ☐ not eligible ☐ undetermined

National Register evaluation criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance:

Could it be contributing to an unlisted district? ☐ Yes ☐ No

Name of district:

Remarks:

HCPI # 53813		**NMCRIS #** 15222	
Address of Property:	406 DON GASPAR AVENUE		

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Ashlar	☐ Metal:	☒ Stucco
☐ Brick	☐ Corrugated	☐ Tile: Clay
☐ Composition	☐ Masonry:	☐ Vinyl or Aluminum
☐ Board	☐ Simulated	☐ Siding
☐ Concrete:	☐ Metal: Structural	☐ Wood: Board
☐ Block	☐ Siding	☐ &Batten
☐ Concrete: Cast	☐ Metal: V-Crimp	☐ Wood: Horizontal
☐ Stone	☐ Stone: Random	☐ Siding
☒ Concrete:	☐ Ashlar	☐ Wood: Jacal
☐ Earth Poured	Stone: Random	Wood: Log
☐ Other describe:	Coursed	Wood: Shingle
	Stone: River	Wood: Tongue
	Rock	and Groove
	Stone: Rock	
	Faced	
	Stone: Tabular	

B. Number of Stories

☐ Curtain Wall	☐ 1 ½	☐ 2	☐ 2 ½	☐ Other, describe:	
☒ 1				BASEMENT	

C. Foundation Materials:

☐ N/A	☐ Not visible	☐ None	☐ At Grade	☐ Raised	☐ Other, describe:
	☒ Concrete: Poured		CMU	Stone	

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Feature s:	☐ Eave	☒ Parapet				
	☐ Barrel y	☐ Butterfly	☐ Cross Gable	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
	☐ Other describe:	☒ Flat					
	☐ Low	☒ Medium	☐ Steep				
☐ Aspha	☐ Metal:	☐ Tile:					
☒ Composition	☐ Corrugated	☐ Metal					
☐ Roll	☐ Metal: Pressed	☐ Tile: Terra Cotta					
☐ Composition	☐ Metal: Standing Seam	☐ Wood: Shingle					
☐ Shingle	Metal: V-Crimp						
☐ Other describe:							

E. Chimney Construction Material:

☐ N/A	☐ Number Interior: 1	Number Exterior: 1	☐ Adobe	☐ Stone	☒ Terra Cotta
☒ Brick	☐ Metal Flue	☐ Other, describe	☒ Stucco	☐ Tile	

F. Porches

☐ N/A	☒ Incise	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo	

Other Details describe: TWO PORTALS, ONE WITH SHED ROOF

HCPI # | **NMCRIS #** 152221

Address of Property: 406 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 2

Type: ☒ Single Door ☐ Double Door ☐ Other, describe:

Style: ☒ Single Leaf ☐ Double Leaf ☐ Diagonal Panels ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French

Components: ☐ Panels/Lights and configuration 2/4 ☐ Transom Number 6 ☐ Sidelights - number and configuration

Material: ☐ Aluminum ☒ Wood ☐ Metal ☐ Fiberglass ☐ Vinyl ☐ Steel ☐ Other, describe

Depth of Reveal: 3"

Notes:

H. Window Openings

Number of Window Openings: 15

Window Openings

☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane Horizontal
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Horizontal
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 3 Pane Vertical
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe: TRIPLE
☐ Pivot		☐ Other, describe: HOPPERS IN BASEMENT 3/1	

Glazing: ☐ Curtain Wall ☐ Glass Block ☐ Palladian Motif ☐ Picture Window ☐ Store Front or display ☐ Other, describe:

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Describe: DETACHED SINGLE CAR GARAGE

Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012, AND MATTHEW J BARBOUR, ARCHEOLOGICAL DATA PLAN , NMCRIS

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- Additional detail forms for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

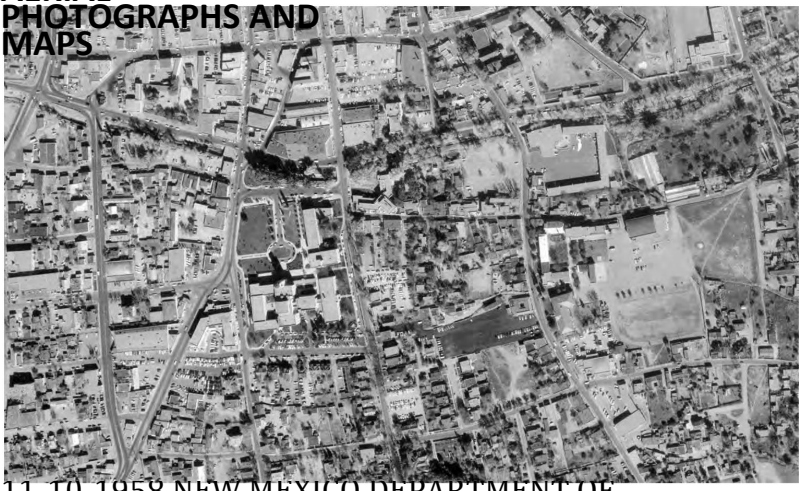
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

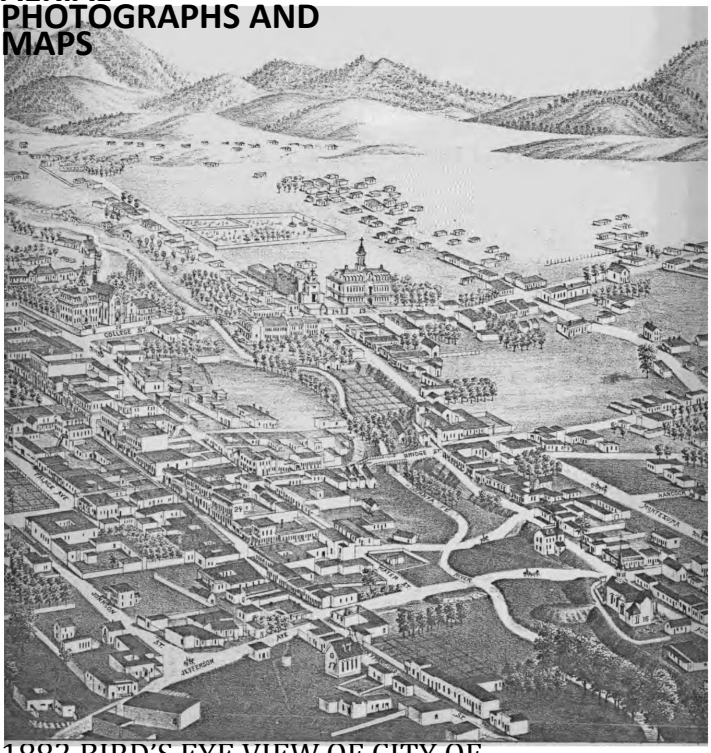
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

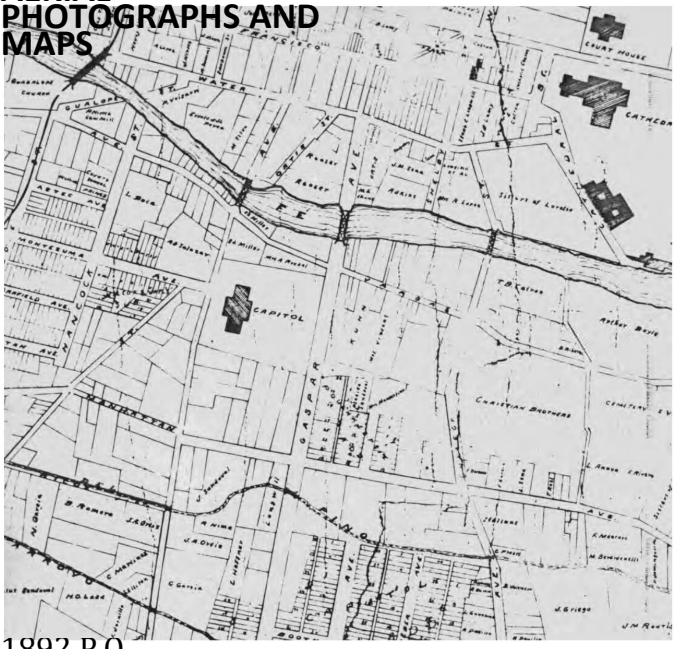
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

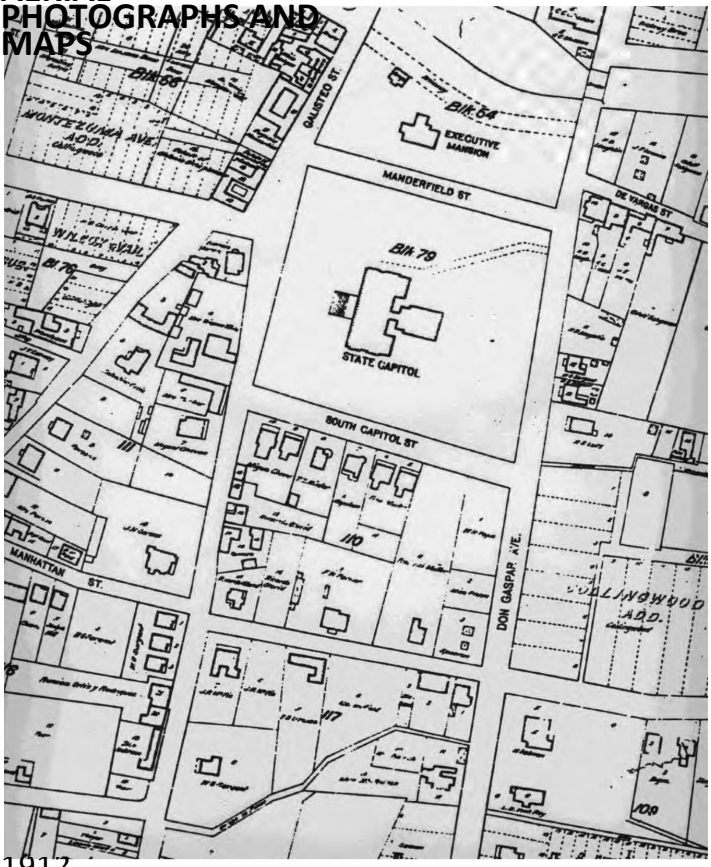
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

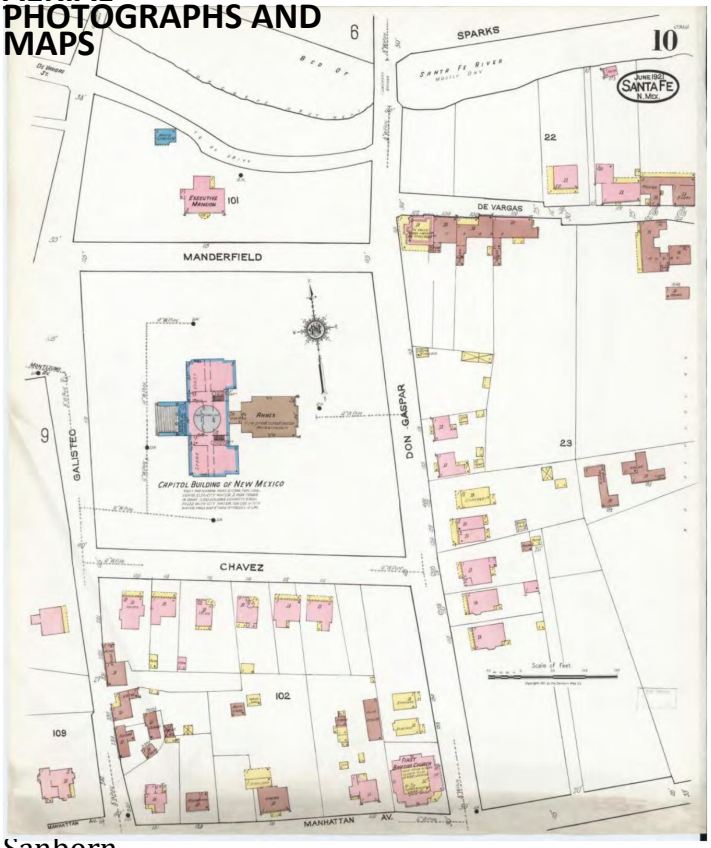
AERIAL PHOTOGRAPHS AND MAPS



1912
KINGS MAP

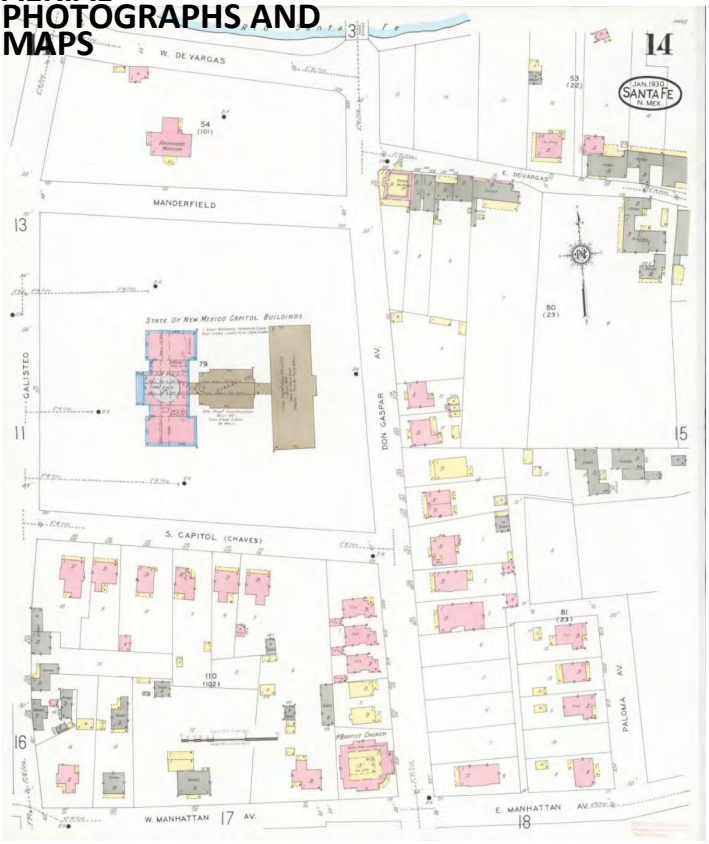
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

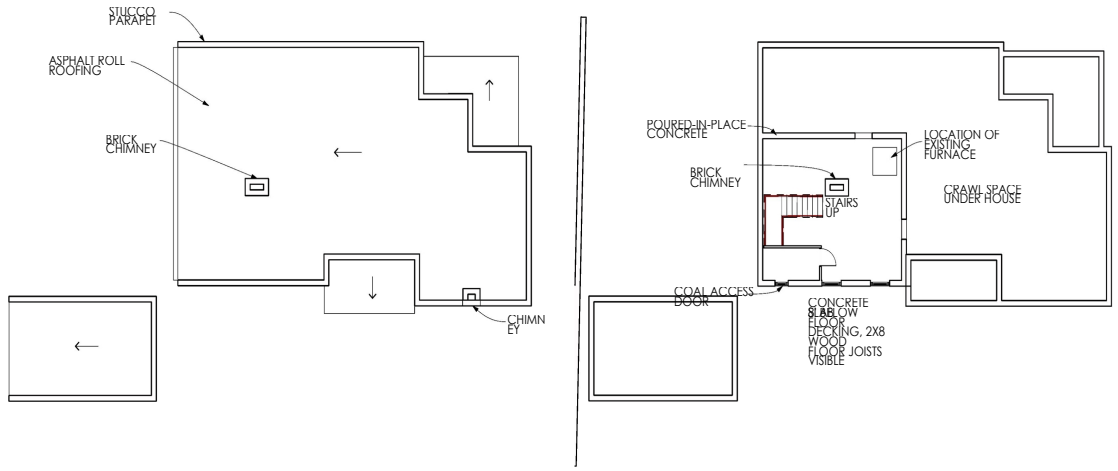


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS

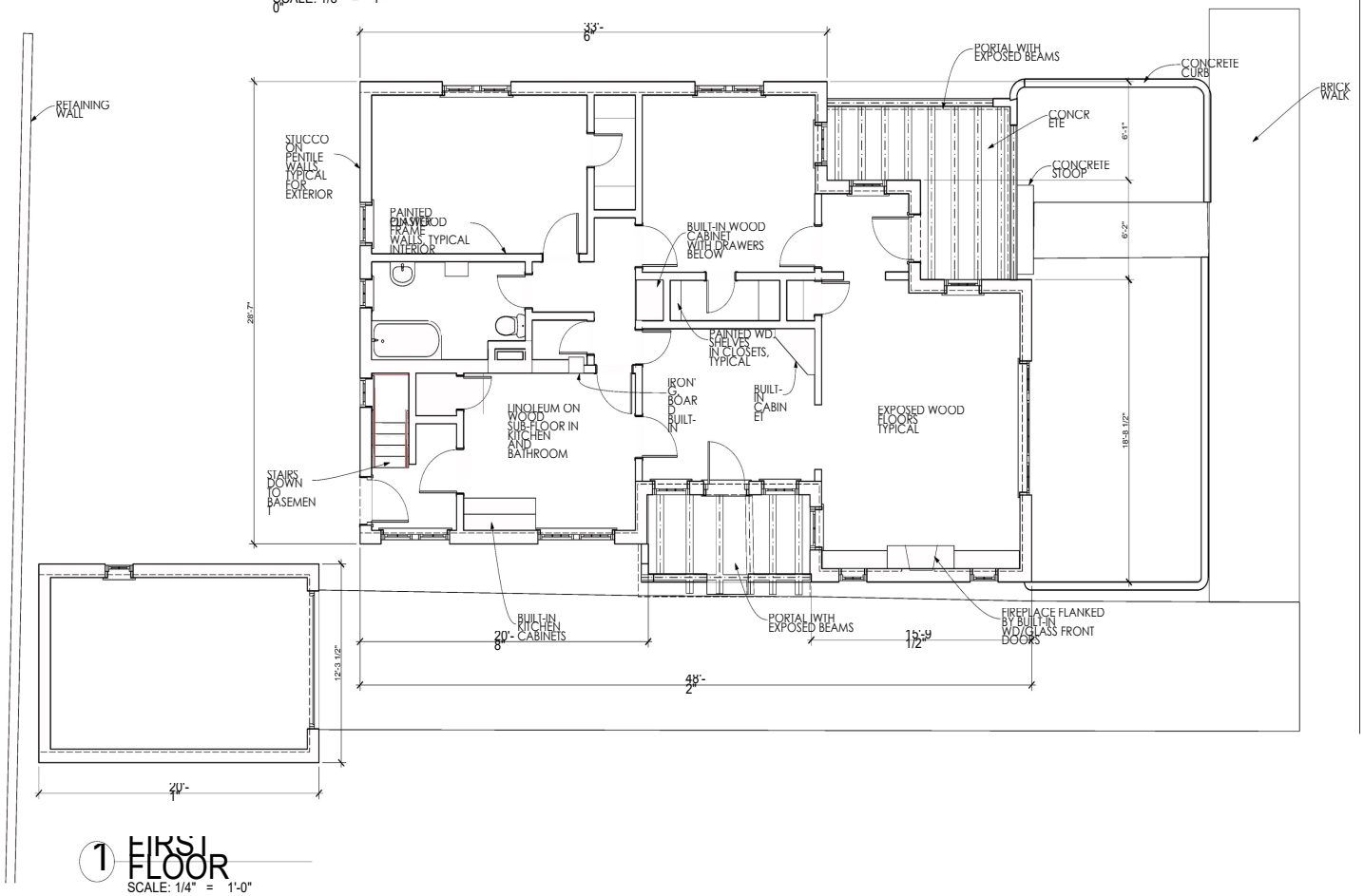


Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

N

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL DIMENSIONS SCALED

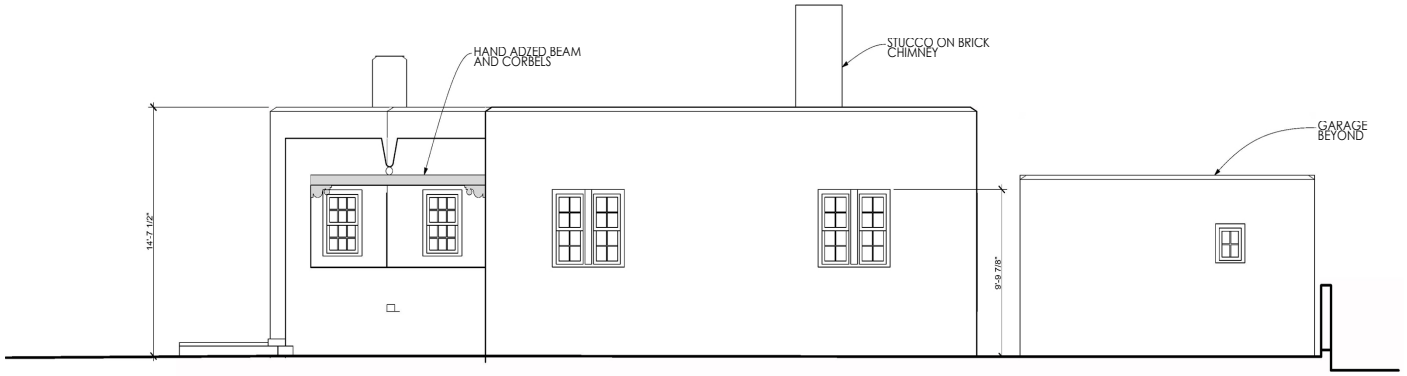
Date: 7/2012

FLOOR PLANS

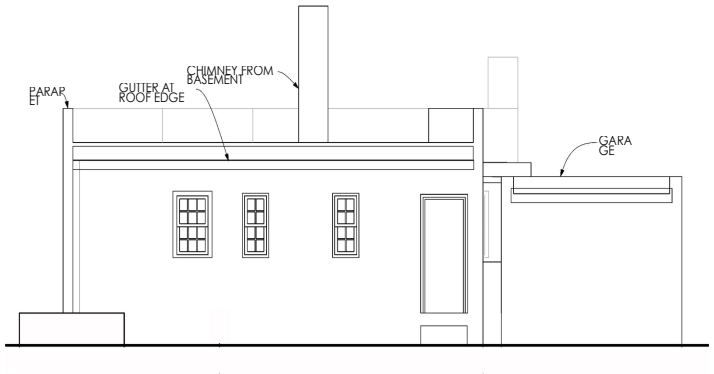
A 1.1

Plotted On: 7/2012

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



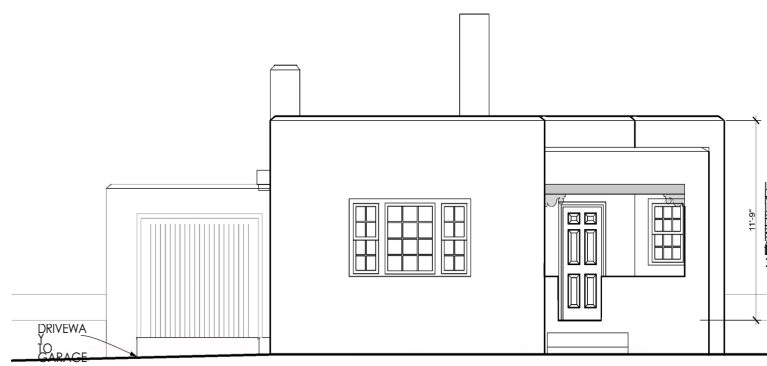
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI ID#: NMCRIS # 152221 Survey Name: Don Gaspar Casitas Survey Date: 2023	Agency Number: Other ID#:
NAME OF PROPERTY: Historic Name: Don Gaspar Casitas	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information:	GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY CATEGORY: Category: ☒ Building(s) ☐ Structure ☐ Object ☐ District ☐ Site	Subcategory: ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear
LAND STATUS: ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) ☐ Federal	

2. LOCATION

STREET ADDRESS: 410 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE Cross Streets: Don Gaspar & Cordova Describe how to locate the property:	UTM Coordinates: Zone: Map datum: NAD83 N: USGS Quad Name: USGS Quad Code: Assessor Parcel #
SETTING: Category: ☐ Suburban ☐ Rural ☐ Village	Subcategory: ☐ commercial ☐ industrial ☐ residential ☐ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING **CONSTRUCTION DATE:** ☒ Known 1930 ☐ Estimated SANBORN MAP ☐ Unknown	**CURRENT CONDITION:** ☐ intact ☐ altered ☒ other ☐ deteriorated ☐ ruins STRUCTURAL ISSUES BUT FINISHES NEED **ARCHITECT/BUILDER:** LAURENCE HOWLAND SIBLEY PRINCE BARTO 1955)
BRIEF DESCRIPTION OF PROPERTY: ☒ continuation REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES, A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR.	THIS IS A TERRITORIAL
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53814 | **NMCRIS #** 152221

Address of Property: 410 DON GASPAR AVENUE

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Territorial	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Spanish Colonial Revival Style/Mission	☐ Vernacular
☐ Classical Revival/Neo-Classical Revival	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Ranchero
☐ Colonial Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Victorian	☐ Pueblo Revival	☐ Spanish-Pueblo Revival
☐ Gothic	☐ Modernism/Modern School/Prairie Style	☒ Territorial Revival

Other, describe:

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☐ No ☒

Is the property individually listed in the National Register? Yes ☐ No ☒ Unknown ☐

Is the property individually listed in the State Register? Yes ☐ No ☒ Unknown ☐

Is the property part of a Register District? Yes ☐ No ☒

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Yes ☒ No ☐ Unknown

☒ Contributing ☐ Non-contributing

MPDF theme

District Name: DOWNTOWN/EASTSIDE HIST.

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Survey/Recordation Data: Is this property listed in a Survey or Recordation Form? ☒ Yes ☐ No Date: 02.08.23

Name of Survey/Recordation: DOWNTOWN/EASTSIDE HISTORIC DISTRICT

Is the property eligible, not eligible, or not sure for listing in the National Register? ☐ eligible ☐ not eligible ☒ not sure

Is the property eligible, not eligible, or not sure for listing in the State Register? ☐ eligible ☐ not eligible ☐ not sure

Applicable eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ state ☐ national consideration:

Area of significance: ARCHITECTURE, PERIOD AND METHOD OF CONSTRUCTION subarea:

Level of significance: ☐ local ☐ state ☐ national

Is this property similar to other nearby properties? ☐ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT

Would it be contributing to an identified district? ☐ Yes ☐ No

B. Agency Determination: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

Applicable eligibility criteria: ☒ a ☐ b ☐ c ☐ d ☐ criteria consideration:

National Register eligibility: ☐ local ☐ state ☒ national subarea:

Level of significance: ☐ Yes ☐ No

Area of significance:

C. SHPO Determination: Would it be contributing to an identified district? Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

Applicable eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

National Register eligibility: ☐ local ☐ state ☐ national subarea:

Would it be contributing to an identified district? ☐ Yes ☐ No

Remarks:

HCPI# 5881	NMCRIS # 152221
Address of Property: 410 DON GASPAR AVENUE	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Asphalt	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Vinyl	☐ Clay
☐ Composition	☐ Simulated	☐ Vinyl or Aluminum Siding
☐ Board	☐ Metal: Structural Siding	☐ Wood: Board & Batten
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Horizontal Siding
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Jacal
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Tongue and Groove
☐ Earth	☐ Stone: River Rock	☐ Wood: Log
☐ Other describe:	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Concrete: Pre-cast Curtain Wall	☐ Stone: Tabular	

B. Number of Stories

☒ 1	☐ 1 ½	☐ 2	☐ 2 ½	☐ Other, describe:

C. Foundation Materials:

☐ N/A	☒ Not visible	☐ None	☐ At Grade	☐ Raised
☐ Concrete: Poured	☐ Concrete: CMU	☐ Stone	☐ Other, describe:	

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Feature Barrel	☐ Eave	☒ Parapet	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
☐ Other, describe:	☐ Butterfly	☒ Flat	☐ Cross Gable	☐ Steep			
☐ Asphalt	☒ Composition Roll	☐ Composition Shingle	☐ Metal: Pressed	☐ Metal: Standing Seam	☐ Metal: V-Crimp	☐ Tile: Metal	☐ Tile: Terra Cotta
☐ Other, describe:	☐ Shingle	☐ Shingle	☐ Wood: Shingle				

E. Chimney Construction Material:

☐ N/A	☐ Number Interior 1	☐ Number Exterior 1	☐ Adobe	☐ Stone	☒ Stucco
☐ Brick	☐ Metal Flue	☐ Other, describe	☐ Terra Cotta Tile		

F. Porches

☐ N/A	☒ Incised	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo

Other Details, describe: TWO PORTALS

HCPI # 5381 | **NMCRIS #** 152221

Address of Property: 410 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 3

Type: ☐ Single leaf ☒ Double leaf ☐ Other, describe:

Style: ☒ Panels ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French

Components: Panels/Lights and configuration 2/4

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Window Openings: 15

Window Openings:

☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane Horizontal	☐ Curtain Wall
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Horizontal	☐ Palladian Motif
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 3 Pane Vertical	☐ Picture Window
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe:	☐ Other, describe:
☐ Pivot		☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐ Sliding				

Glazing:

Depth of Reveal: 3"

Notes: TERRITORIAL REVIVAL TRIM

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Describe: DETACHED GARAGE

Are associated properties eligible for listing?

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012; MATTHEW BARBOUR ARCHEOLOGICAL DATA PLAN

9. Attachments

Please indicate which items are attached:

☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Additional sheets (Word document), if applicable
☐ Continuation sheets for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

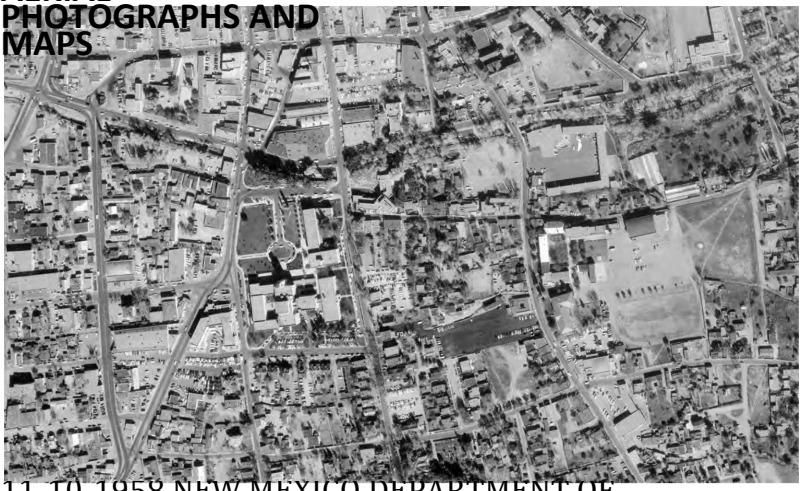
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

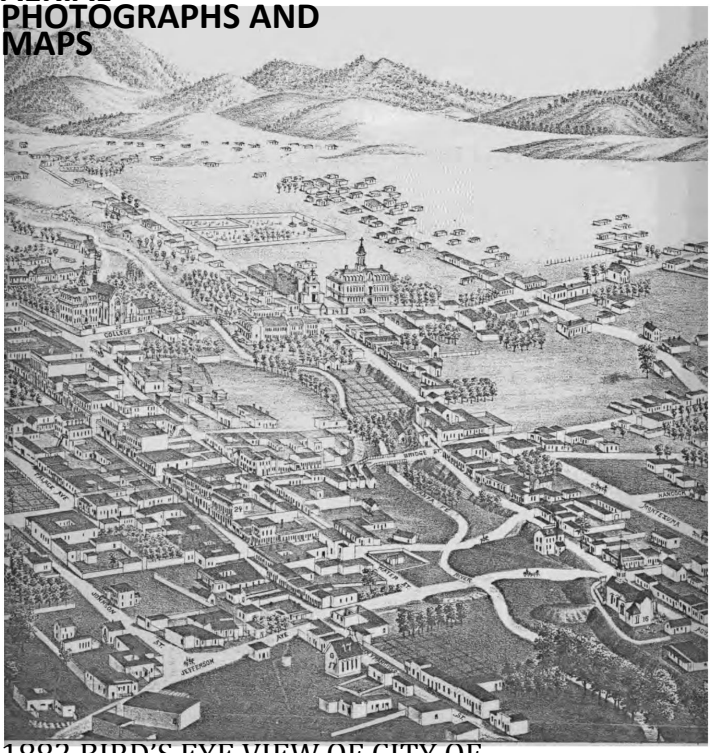
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

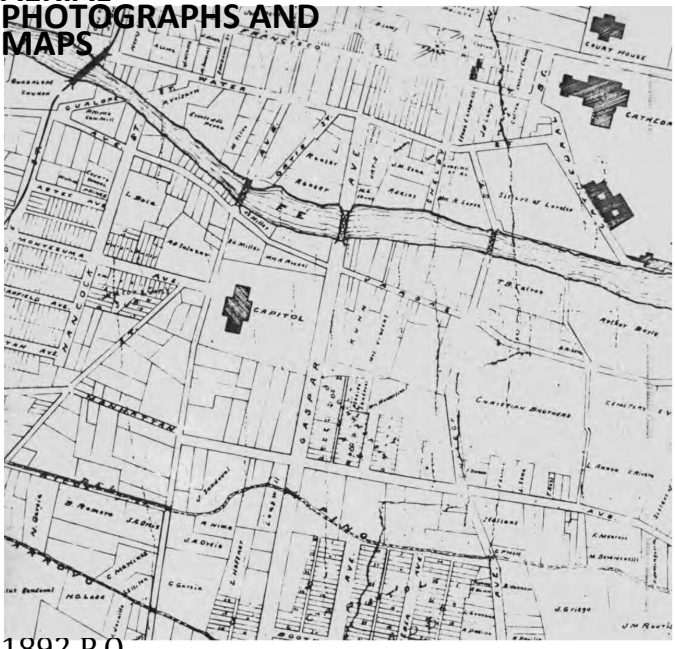
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

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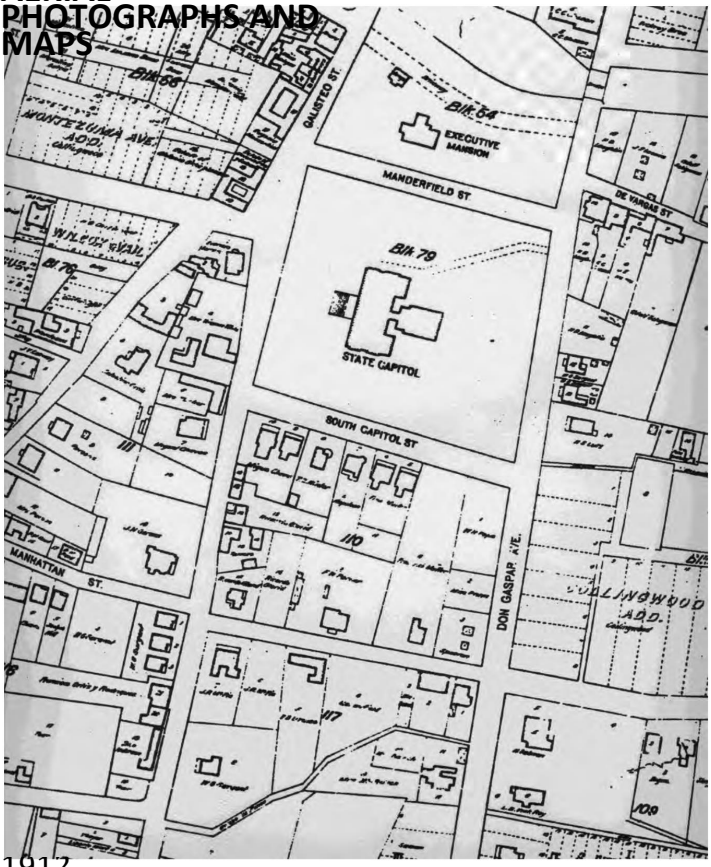

1912
KINGS MAP

HABS REPORT
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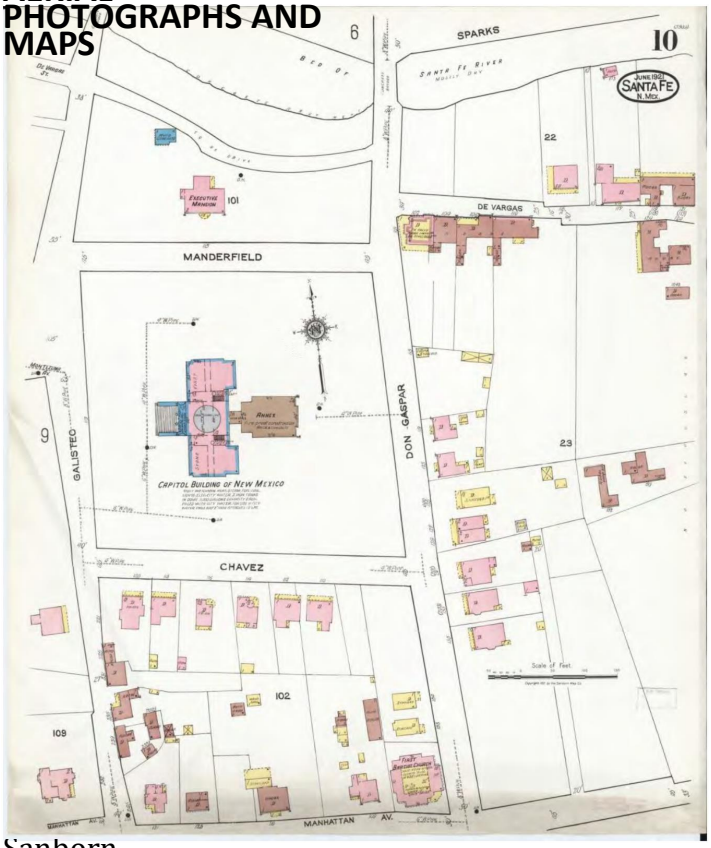
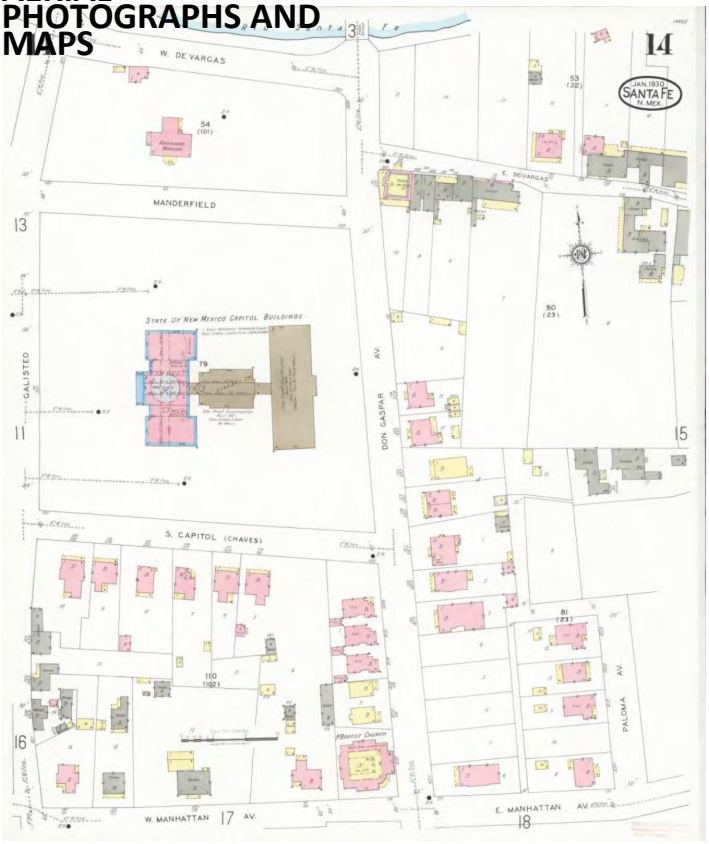
AERIAL PHOTOGRAPHS AND MAPS

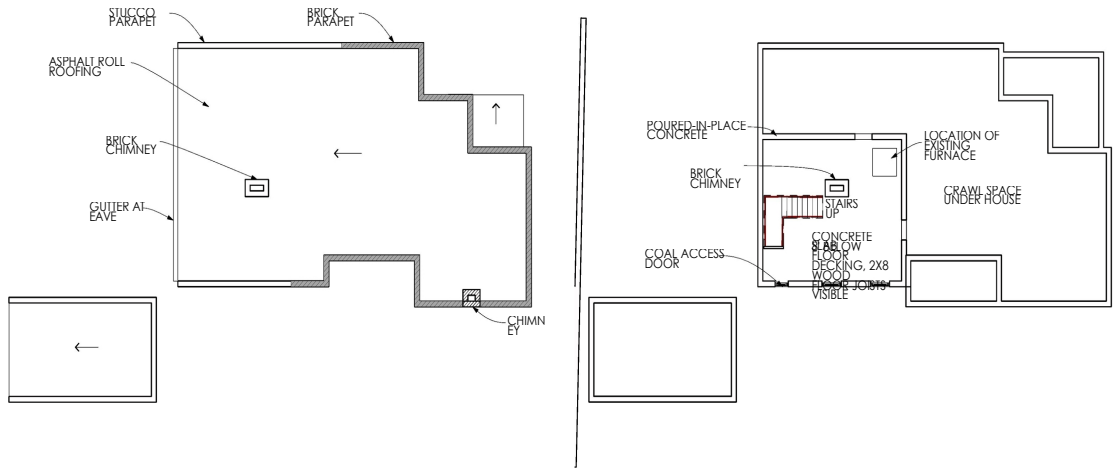


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS

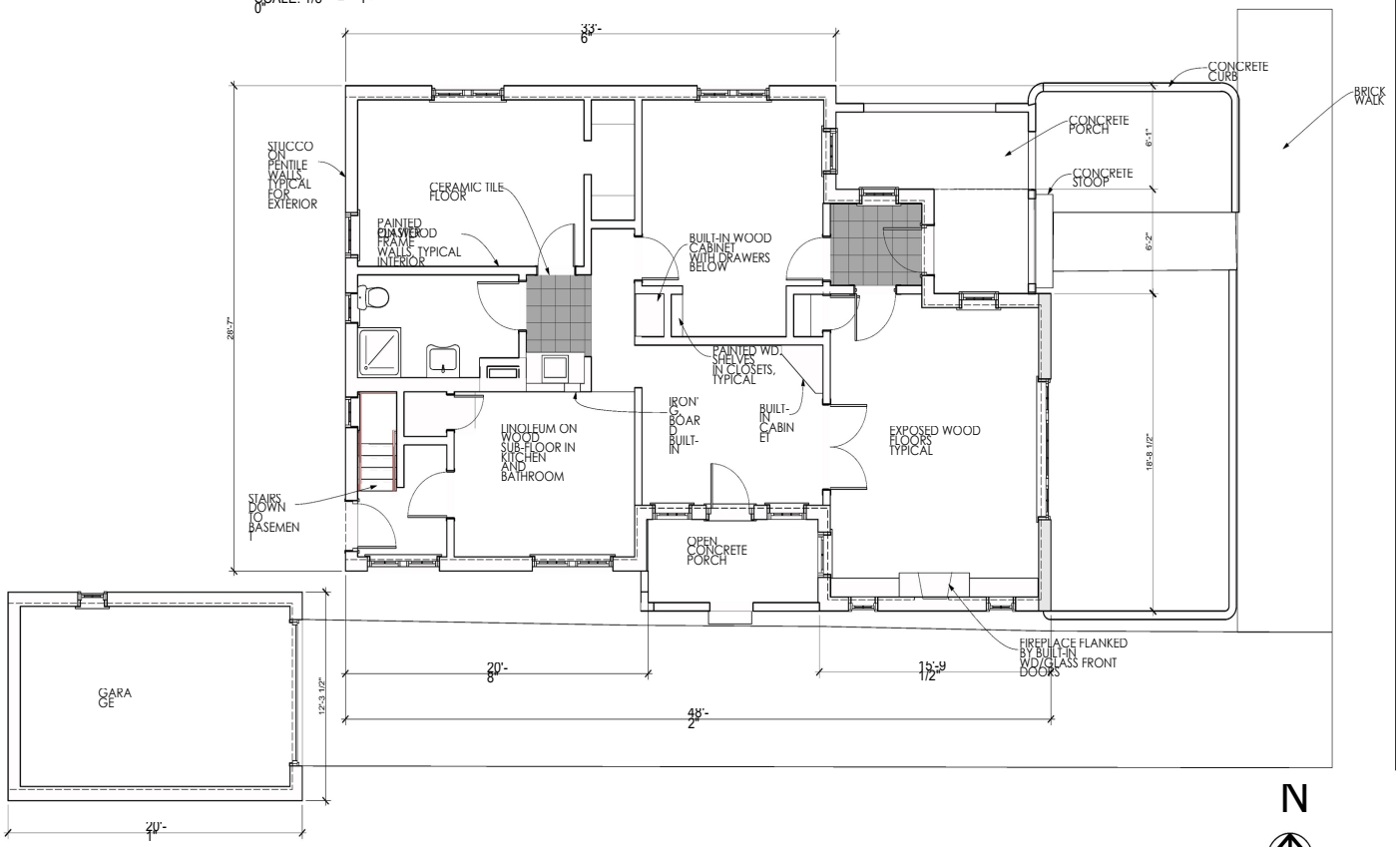


Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS AND SCALES

Date: 2
Plotted On: 7/12

A 1.1
FLOOR PLANS

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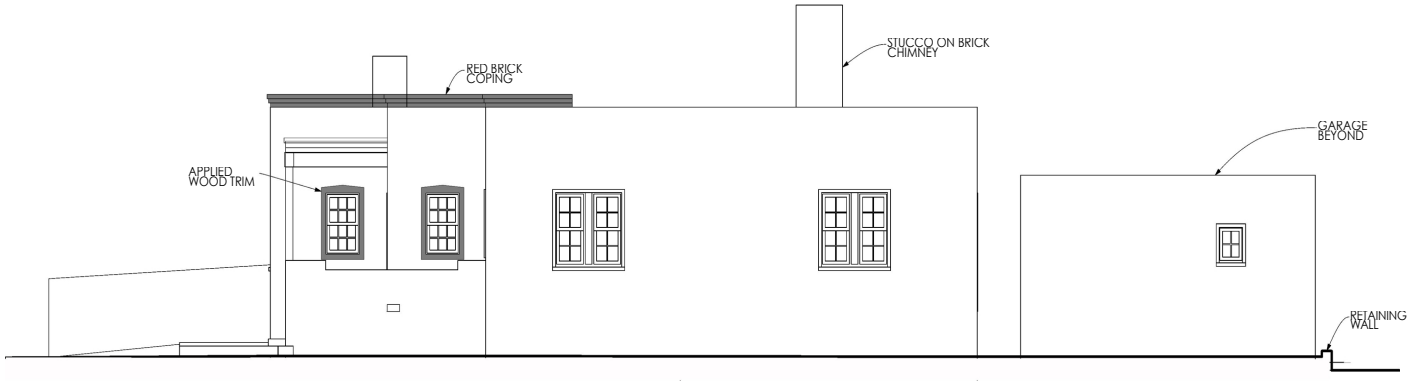
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



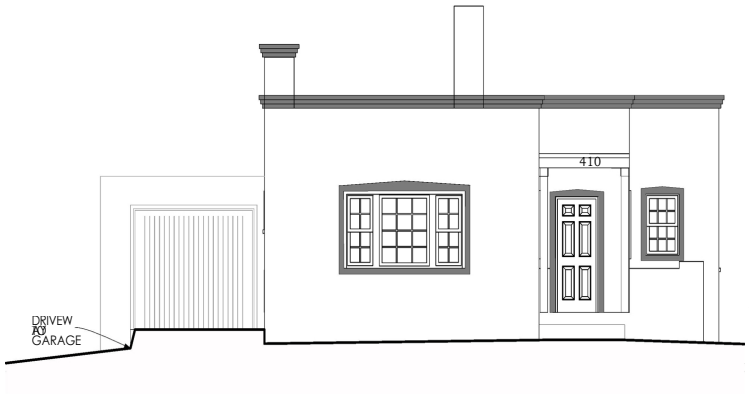
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL LABELED SCALES

Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gasper.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI #: 152221 NMCRIS #: 152221 Don Gaspar Casitas Survey Date: 5/30/2013 Survey Name: Re-survey Acreage: 0.23	Agency Number: Other #: Update
NAME OF PROPERTY: Don Gaspar Casitas Historic Name: Other Name/Site #:	OWNER and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
PROPERTY CONTACT and contact information:	GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY Category: X Building(s) Structure Object District Site Subcategory: Acequia/Historic Irrigation Ditch Road/Trail Other Linear	
LANDS X State Tribal Federal Other	Local Private Other (land grant, tribal, etc.)

2. LOCATION

STREET ADDRESS: 414 DON GASPAR AVENUE CITY: SANTA FE If no street address, describe how to locate the property: COUNTY: SANTA FE	UTM Coordinates: Zone: Map datum: NAD 83 USGS Quad Name: N: USGS Quad Code:
Assessor Parcel #	
SETTING Category: Suburban Rural Village Urban	Subcategory: Residential Commercial Industrial Public-Quasi-Public Religious Educational Agricultural Recreational X

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL CURRENT FUNCTION: STATE OFFICE BUILDING	CURRENT CONDITION: intact altered X other Describe: STRUCTURAL ISSUES BUT HOUSES NEED WORK
CONSTRUCTION DATE: 1930 X Known Estimated SANBORN BASIS: MAP/PERMIT X Other	ARCHITECT/BUILDER: FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
PHOTOS: Photo Log X Photocopied DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES, A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR.	X continuation
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI#: 53815	NMCRIS #
Address of Property: 414 DON GASPAR AVENUE	152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Mid-National Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Ranch Ame
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ New Mexico Ve	☐ Spanish-Pueblo Revival
☐ Victorian Revival/Folk	☐ Modernism	☒ Territorial Revival
☐ Gothic	School/Prairie Style	

Other, describe:

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☒ No

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☐ No ☐ Unknow

Is the property part of a Register District? ☒ Yes ☐ No ☐ Non-contributing

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Yes ☒ No ☐ Unknown ☒ Contributing

District Name: DOWNTOWN/EASTSIDE HIST. MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Property Documentation Form: Date: 02.08.23

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☐ No

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ a ☐ state ☐ national ☐ consideration:

Level of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION

Area of significance: ☐ Yes ☐ No

Is this property similar to other nearby properties? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Could it be contributing to an undefined district? ☐ Yes ☒ No

Determination: Date:

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ local ☐ state ☐ national ☐ consideration:

Level of significance: subarea:

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undefined district?

C. Determination: Date:

Agency Remarks:

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ local ☐ state ☐ national ☐ consideration:

Level of significance: subarea:

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undefined district?

Remarks:

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Metal: Simulated	☐ Vinyl or Aluminum Siding
☐ Composition Board	☐ Metal: Structural Siding	☐ Wood: Board &Batten
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Horizontal Siding
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Jacal
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Tongue and Groove
☐ Other, describe: Concrete: Pre-Cast Curtain Wall	☐ Stone: River Rock	☐ Wood: Shingle
	☐ Stone: Rock Faced	☐ Other, describe:
	☐ Stone: Tabular	

B. Number of Stories: ☐ ½ ☐ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☒ Other, describe: BASEMENT

C. Foundation Materials: ☐ Not Visible ☐ Poured Concrete: ☐ CMU ☐ Stone ☐ None ☐ At Grade ☐ Raised ☐ Other, describe:

Notes:

D. Roof Shapes: ☐ N/A ☐ Features: ☐ Butterfly ☒ Eaves ☐ Flat ☒ Parapets ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other ☐ Barrel ☐ None

Pitch descriptions: ☒ Low ☐ Medium ☐ Steep

Materials: ☐ Asphalt ☒ Composition Roll ☐ Composition Shingle ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Clay ☐ Terra Cotta ☐ Wood: Shingle ☐ Other, describe:

E. Chimney Construction: Number Interior: 1 Number Exterior: 1

Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

Type: ☒ N/A ☐ Incised ☐ Partial ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe: TWO PORTALS, ONE WITH SHED ROOF, LOW WALLS AT PORTAL

HCPI # 5381 | NMCRIS # 152221

Address of Property: 414 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 4

Type: ☐ Doorways ☒ Two-leaf

Style: ☐ One-leaf ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French ☐ Other, describe: ☒ Panel

Components: Panels/Lights and configuration 2/4

Number 6

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Other, describe

Sidelights - number and configuration ☐ ☐ Transom ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Windows: 15

Window Opening Type: ☐ Awning ☐ Casement ☐ Double Hung ☐ Fixed ☒ Hopper ☐ Louver ☐ Pivot ☐ Sliding ☐ Single Hung

Material: ☐ Anodized Aluminum ☐ Bare Aluminum ☐ Steel ☐ Vinyl ☒ Wood ☐ Other, describe:

Glazing: ☐ 1/1 ☒ 2/2 ☐ 3/1 ☐ 4/4 ☒ 6/6 ☐ 9/9 ☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1

Glazing: ☐ 2 Pane Horizontal ☐ 2 Pane Vertical ☐ 3 Pane Vertical ☐ Combination, describe: ☒ Grouped, describe: 1 ☐ Other, describe:

Glazing: ☐ Curtain Wall ☐ Glass Block ☐ Palladian Motif ☐ Picture Window ☐ Store Front or display ☐ Other, describe:

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Discuss: YES, DETACHED SINGLE CAR GARAGE

Are associated properties eligible for listing? NO

K. Documents Available

Documents and Drawings: ☒ Yes ☐ No

Describe Documents and Drawings: ARCHEOLOGICAL DATA PLAN, JULY 2012: MATTHEW BARBOUR,

L. Attachments

Please indicate which items are attached:

☒ Site Plan (required)

☒ Photos (required)

☒ Map (required)

☒ Continuation sheet (Word document), if necessary

☐ Additional detail forms for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
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AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

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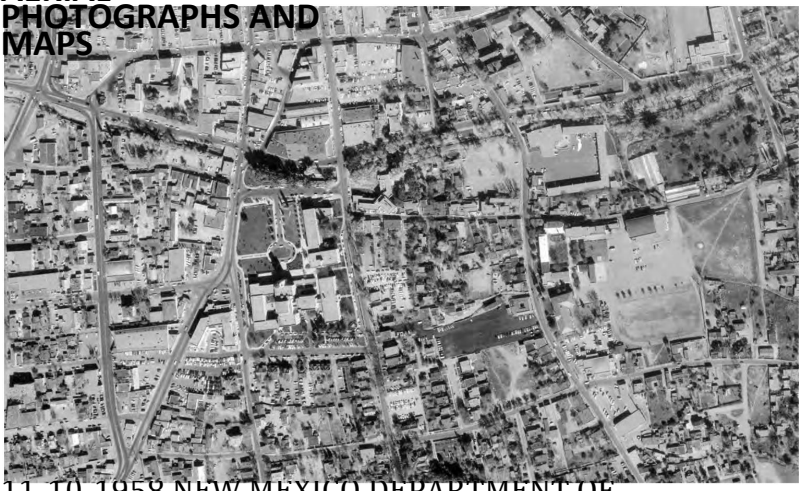

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06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

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6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

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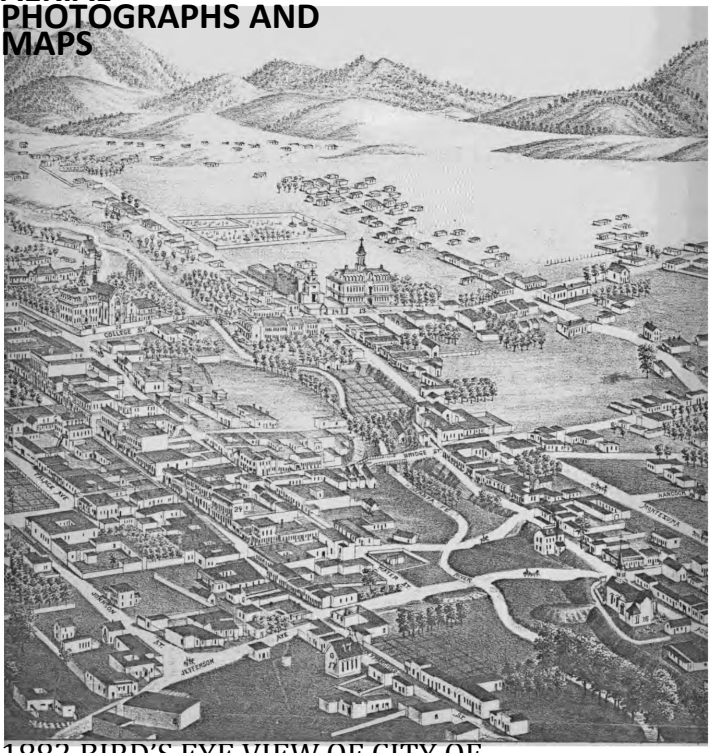

1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

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AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

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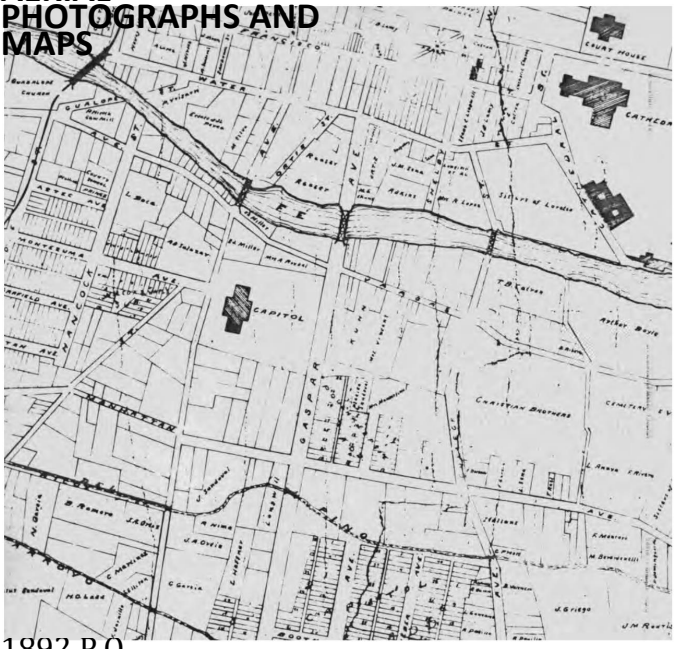

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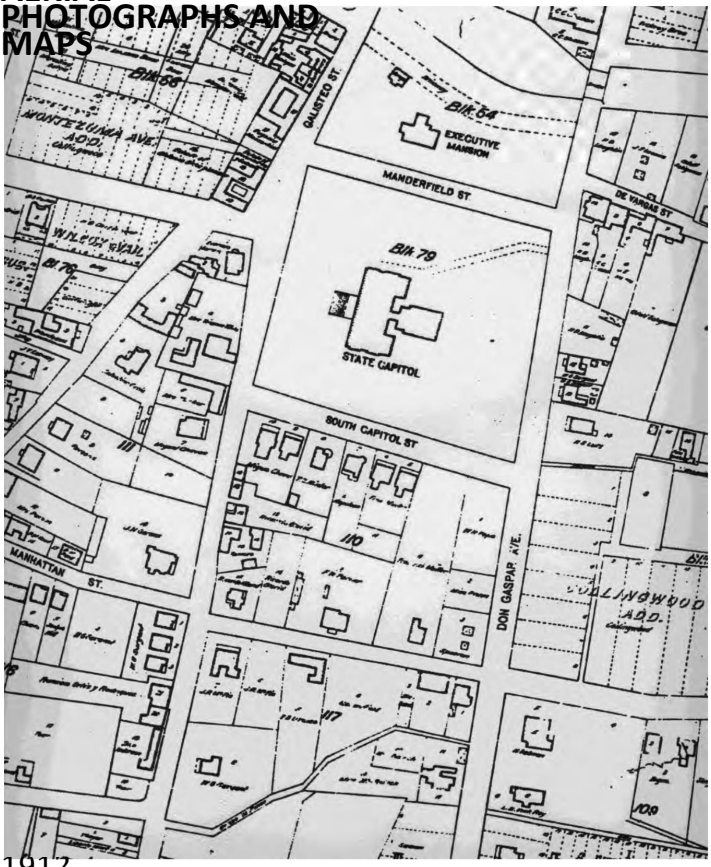

1912
KINGS MAP

HABS REPORT
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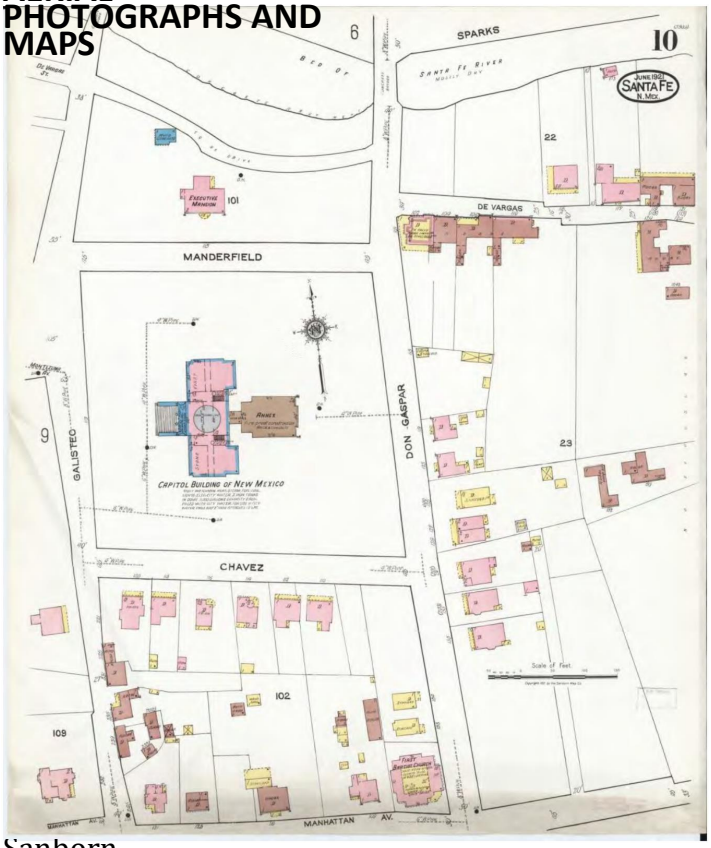
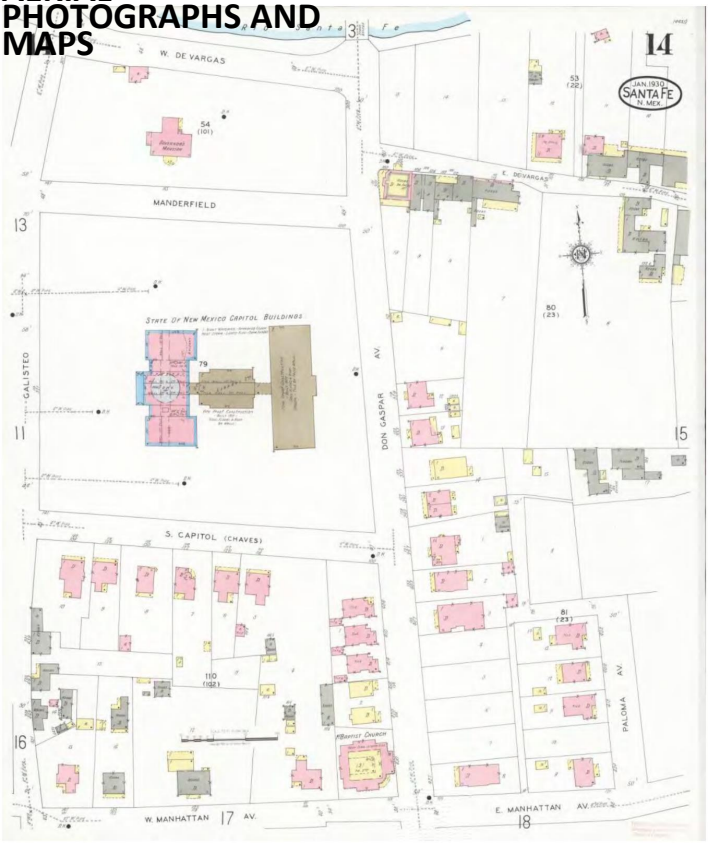
AERIAL PHOTOGRAPHS AND MAPS

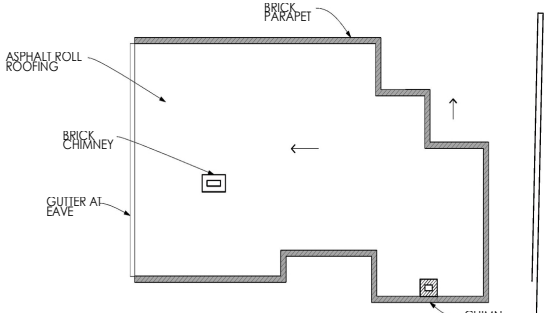


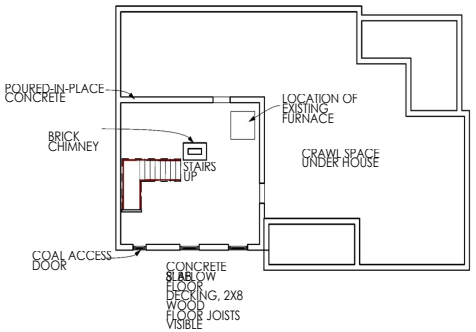
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



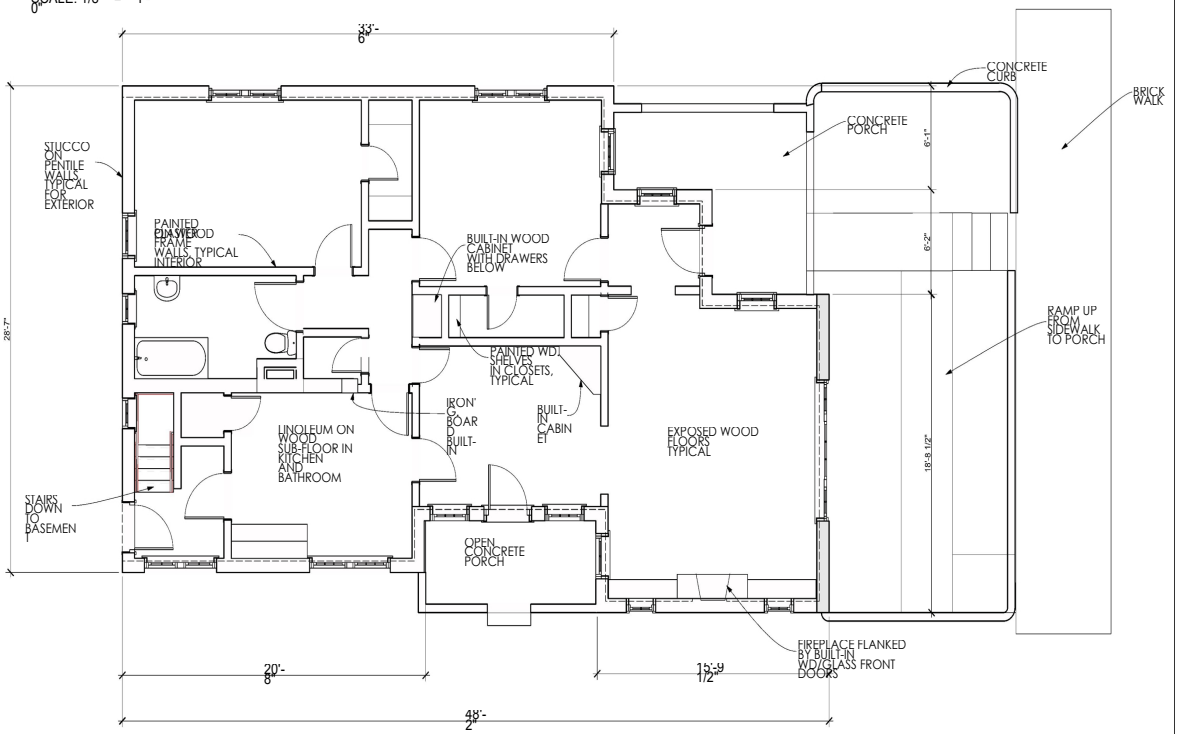
Sanborn map, 1930





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

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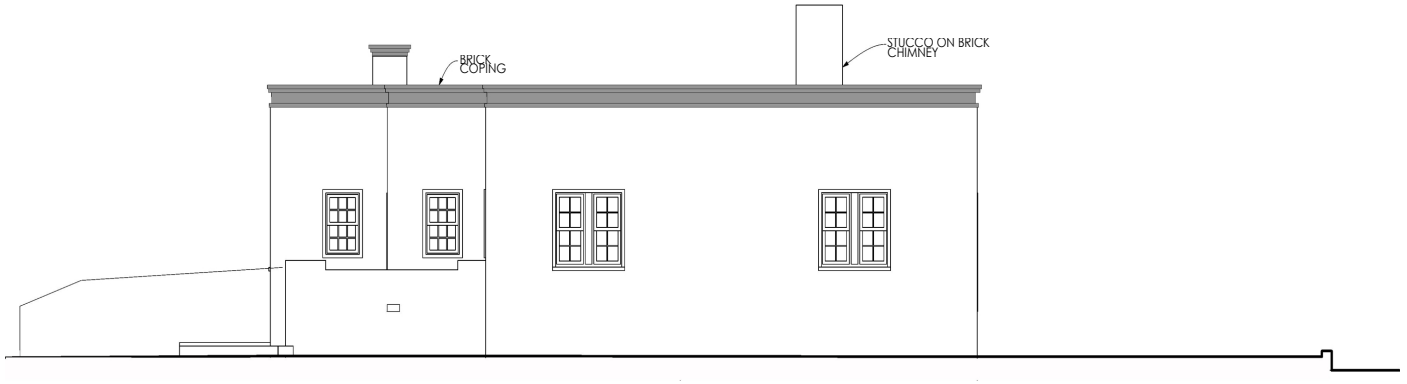
Date: 7/9/12
Scale: 1/4" = 1'-0"
Sheet: 2

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
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STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ATTACHING ALL LABELED SCALES!

Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/414 Don Gaspar.pln

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



402 DON GASPAR AVE,
NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



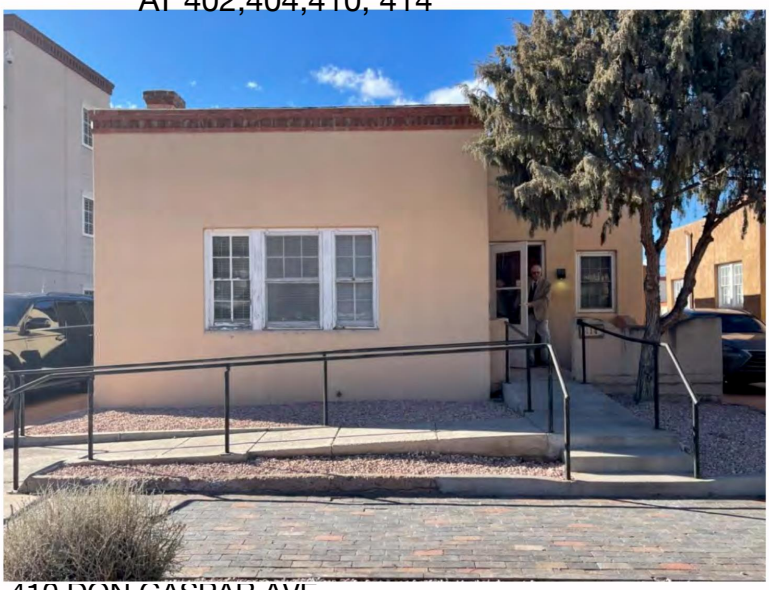
402 DON GASPAR AVE.
NORTHWEST ELEVATION

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



406 DON GASPAR AVE,
NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



410 DON GASPAR AVE,
EAST ELEVATION

414 DON GASPAR AVE,
EAST ELEVATION





402 Don Gaspar Ave –
East (Front) Façade



402 Don Gaspar Ave –
North Façade



402 Don Gaspar Ave –
West Façade



402 Don Gaspar Ave –
South Façade



402 Don Gaspar Ave –
Garage East Façade



402 Don Gaspar Ave –
Garage North Façade



402 Don Gaspar Ave –
Garage West Façade



402 Don Gaspar Ave –
Garage South Façade



406 Don Gaspar Ave
– East Façade



406 Don Gaspar Ave –
North Façade



406 Don Gaspar Ave –
West Facade



406 Don Gaspar Ave –
South Facade



406 Don Gaspar Ave – Garage East Façade



406 Don Gaspar Ave –
Garage North Facade



406 Don Gaspar Ave –
Garage West Façade



406 Don Gaspar Ave –
Garage South Façade



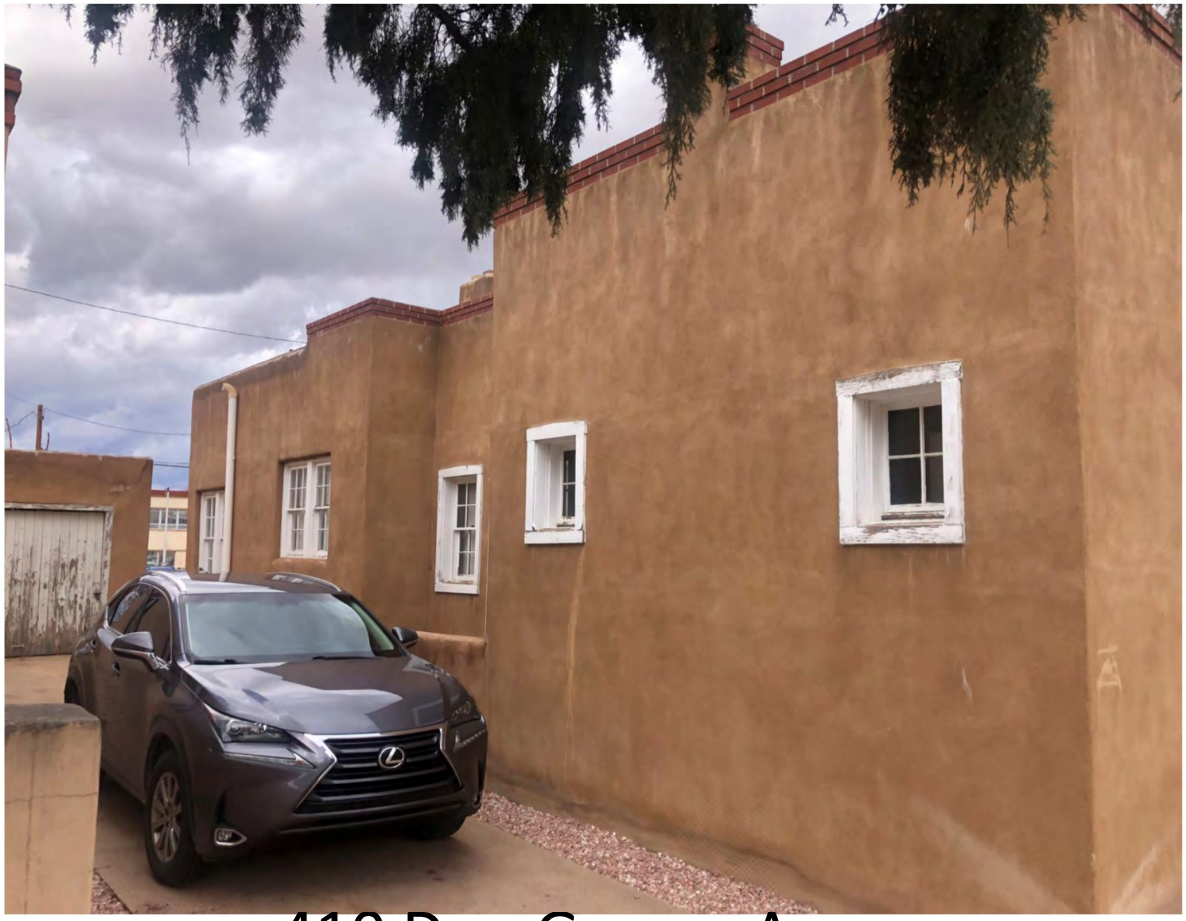
410 Don Gaspar Ave
– East Façade



410 Don Gaspar Ave – North Façade



410 Don Gaspar Ave –
West Facade



410 Don Gaspar Ave –
South Facade



410 Don Gaspar Ave –
Garage East Façade



410 Don Gaspar Ave –
Garage North Façade



410 Don Gaspar Ave –
Garage West Façade



410 Don Gaspar Ave –
Garage South Façade



414 Don Gaspar Ave – East Façade



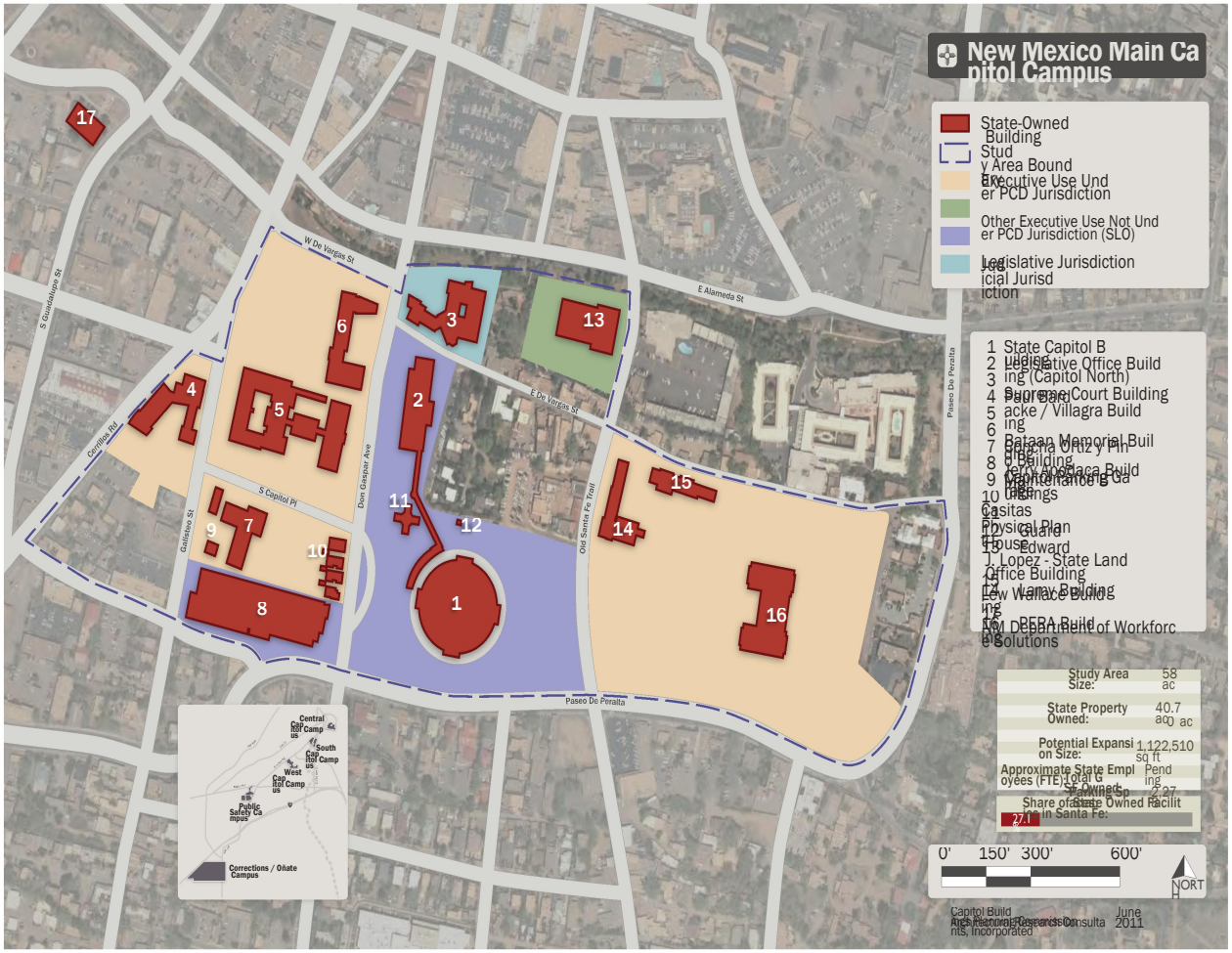
414 Don Gaspar Ave –
North Façade



414 Don Gaspar Ave –
West Façade



414 Don Gaspar Ave –
South Façade


New Mexico Main Capitol Campus
State-Owned Building
Study Area Bound
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bard
5 Jacke / Villagra Building
6 Bataan Memorial Building
7 Patricia Ortiz y Pino Building
8 Jerry Apodaca Building
9 Maintenance Garage
10 Casitas
11 Physical Plan
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lew Wallace Building
15 PERA Building
16 NM Department of Workforce Solutions
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 1,122,510 sq ft
Approximate State Employees (FTE): Total G Pending
Share of State Owned Facilities in Santa Fe: 27.0
0' 150' 300' 600'
NORTH
Capitol Building
Architectural Research Consultants, Incorporated
June 2011
W De Vargas St
E Alameda St
E De Vargas St
S Capitol Pl
Paseo De Peralta
Don Gaspar Ave
Old Santa Fe Trail
Galisteo St
Cerrillos Rd
S Guadalupe St
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus

State of New Mexico Executive Office Building Project
Historic Status Review Site Plan

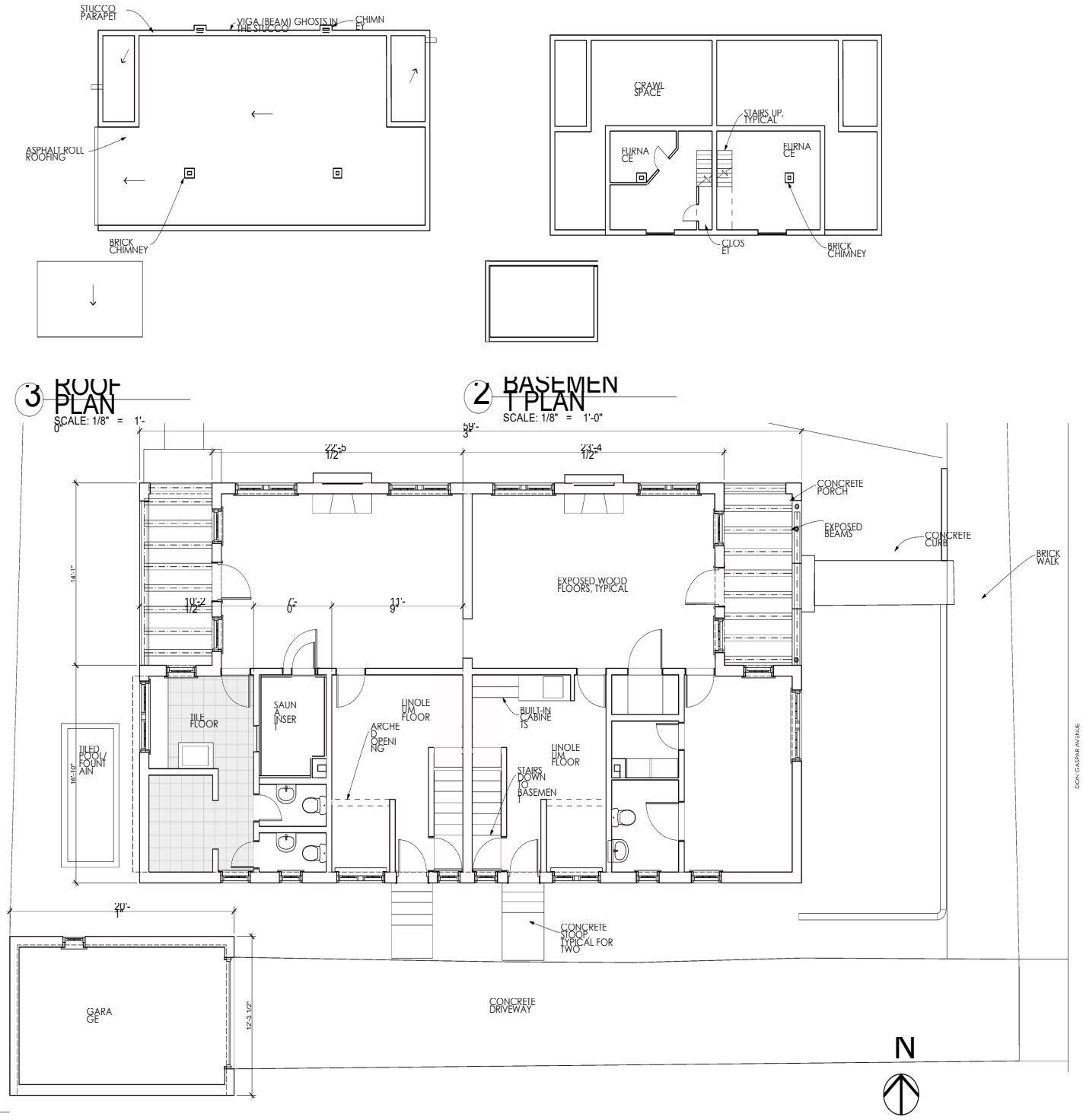


Not to scale.

Site Boundary

BUILDING KEY:

1. Motor Pool Building
   128 S. Capitol Street
2. Maintenance / Garage
   128 S. Capitol Street
3. Concha Ortiz y Pino Building
   130 S. Capitol Street
4. "Don Gaspar Casitas"
   402 Don Gaspar Avenue (casita & garage)
5. 406 Don Gaspar Avenue (casita & garage)
6. 410 Don Gaspar Avenue (casita & garage)
7. 414 Don Gaspar Avenue (casita only)



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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

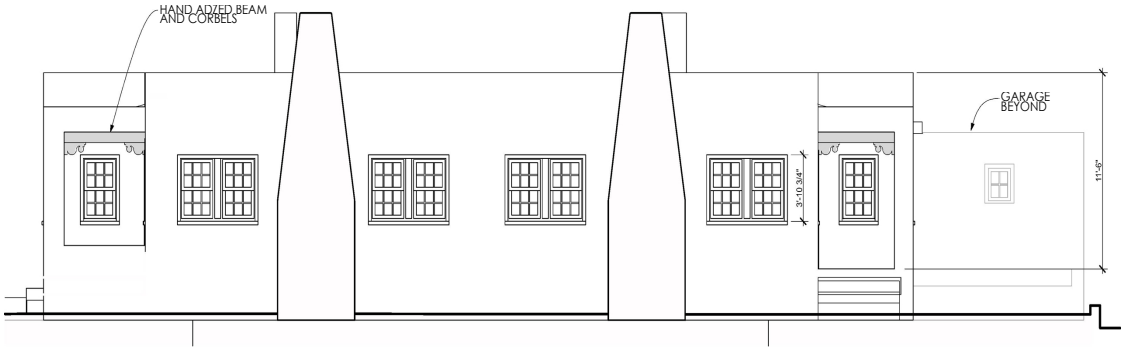
Date: 2

FLOOR PLANS

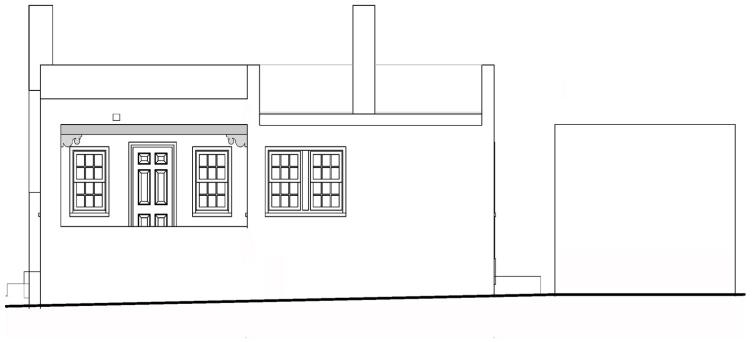
A 1.1

Plotted On: 7/8/12

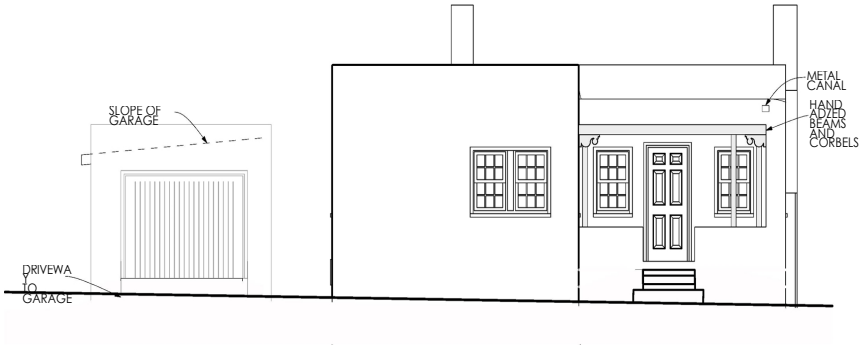
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



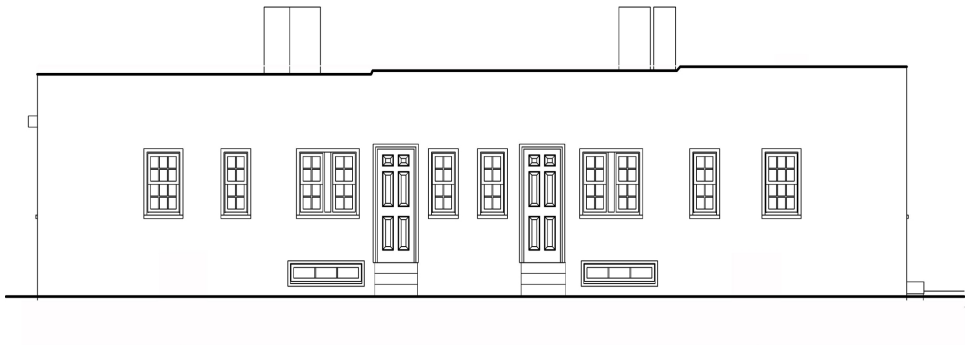
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



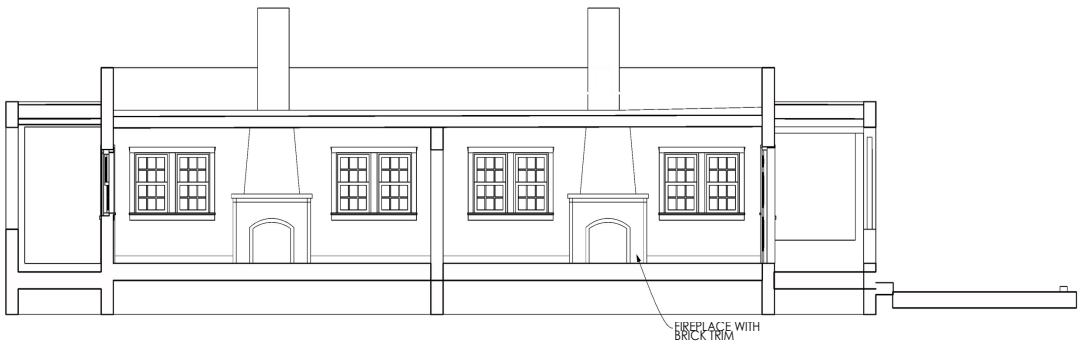
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

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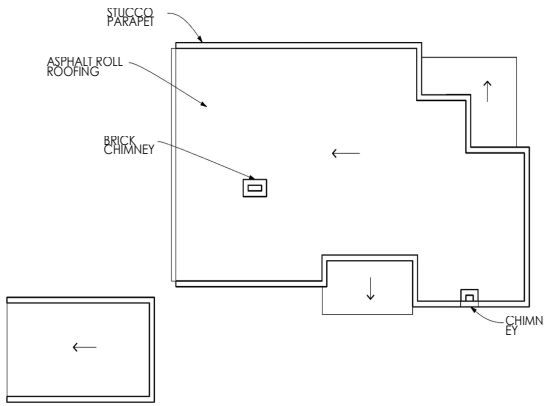
Date: 7/8/12
Plotted On: 7/8/12

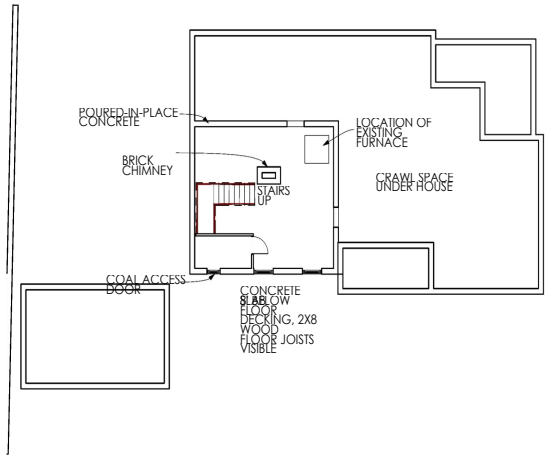
BUILDING ELEVATIONS

A 1.2

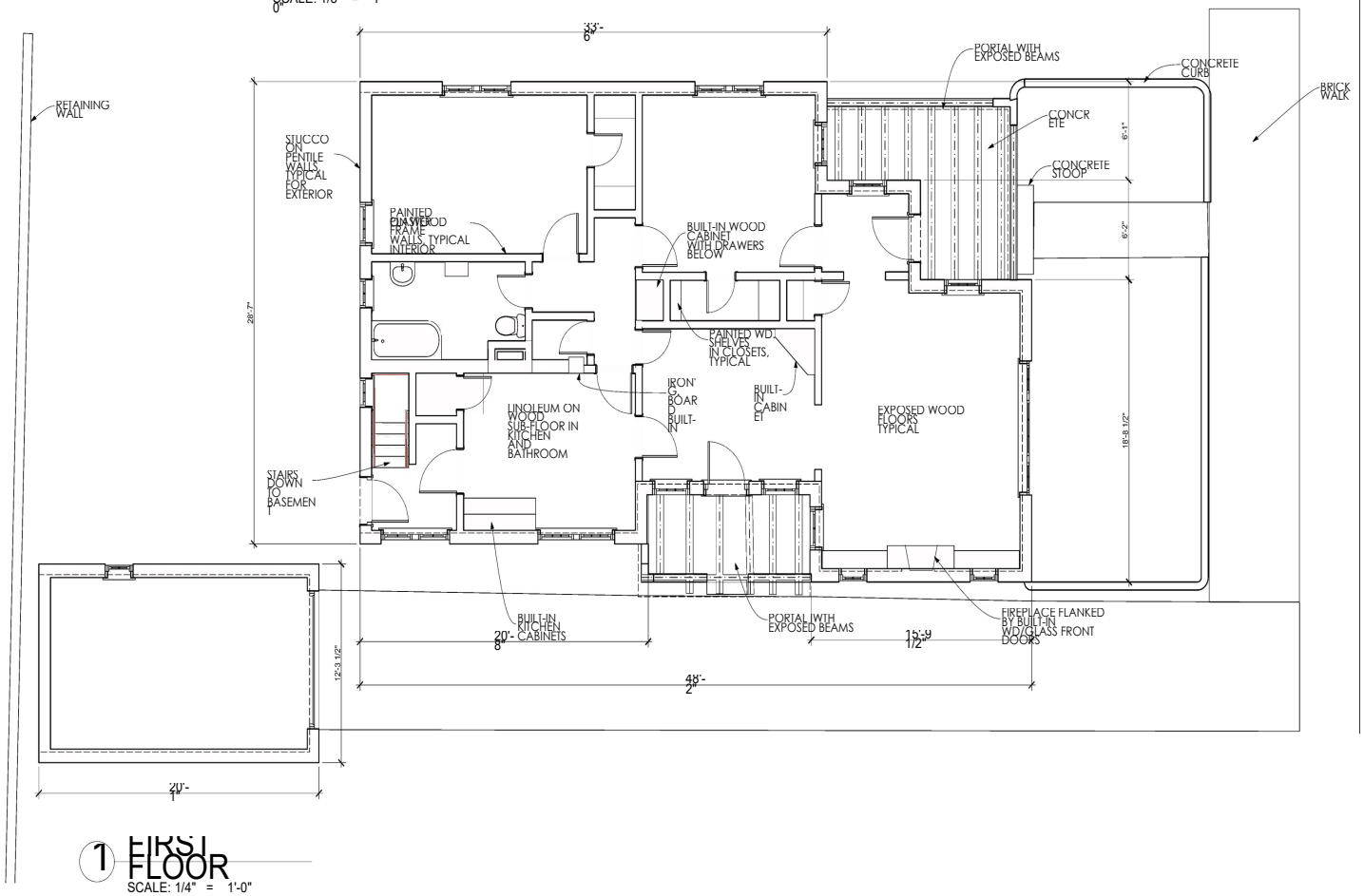
/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/402 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

N

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STATE OF NEW MEXICO

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL DIMENSIONS

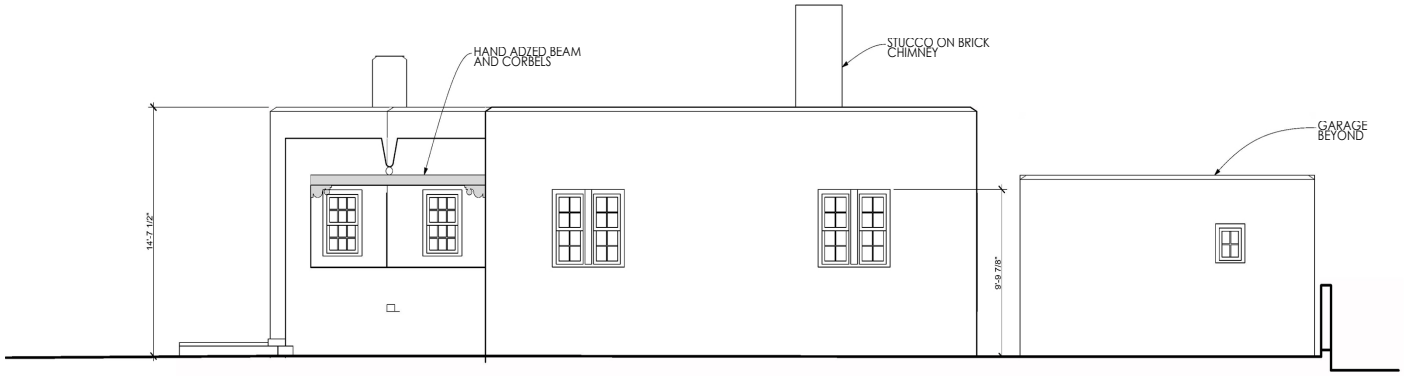
DATE: 2

FLOOR PLANS

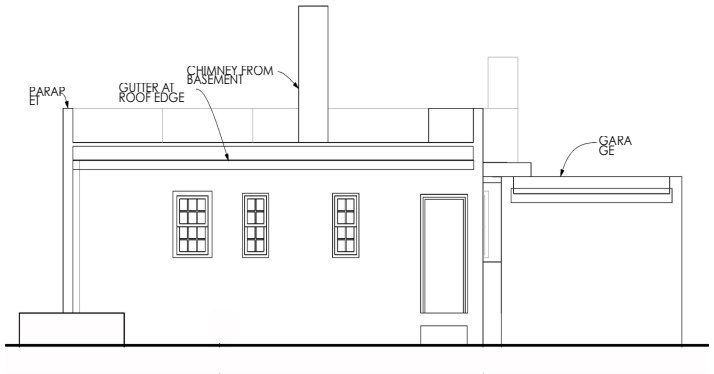
A 1.1

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



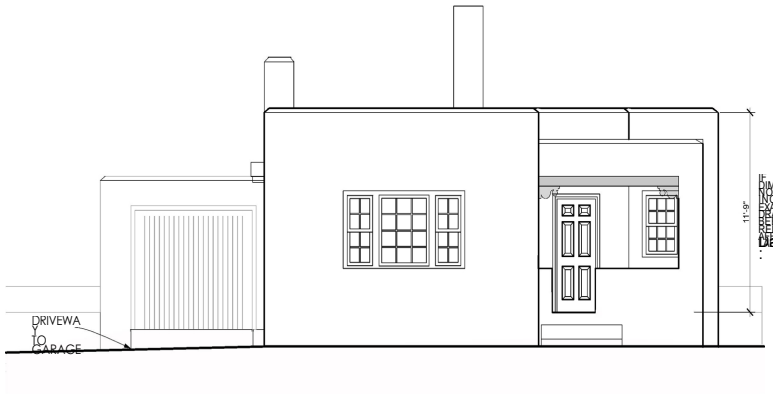
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS AND SCALES.

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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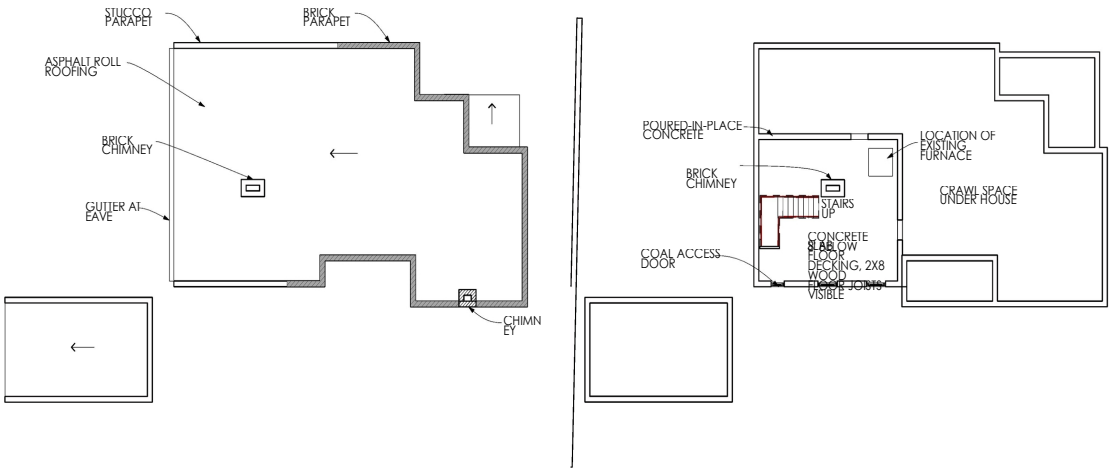
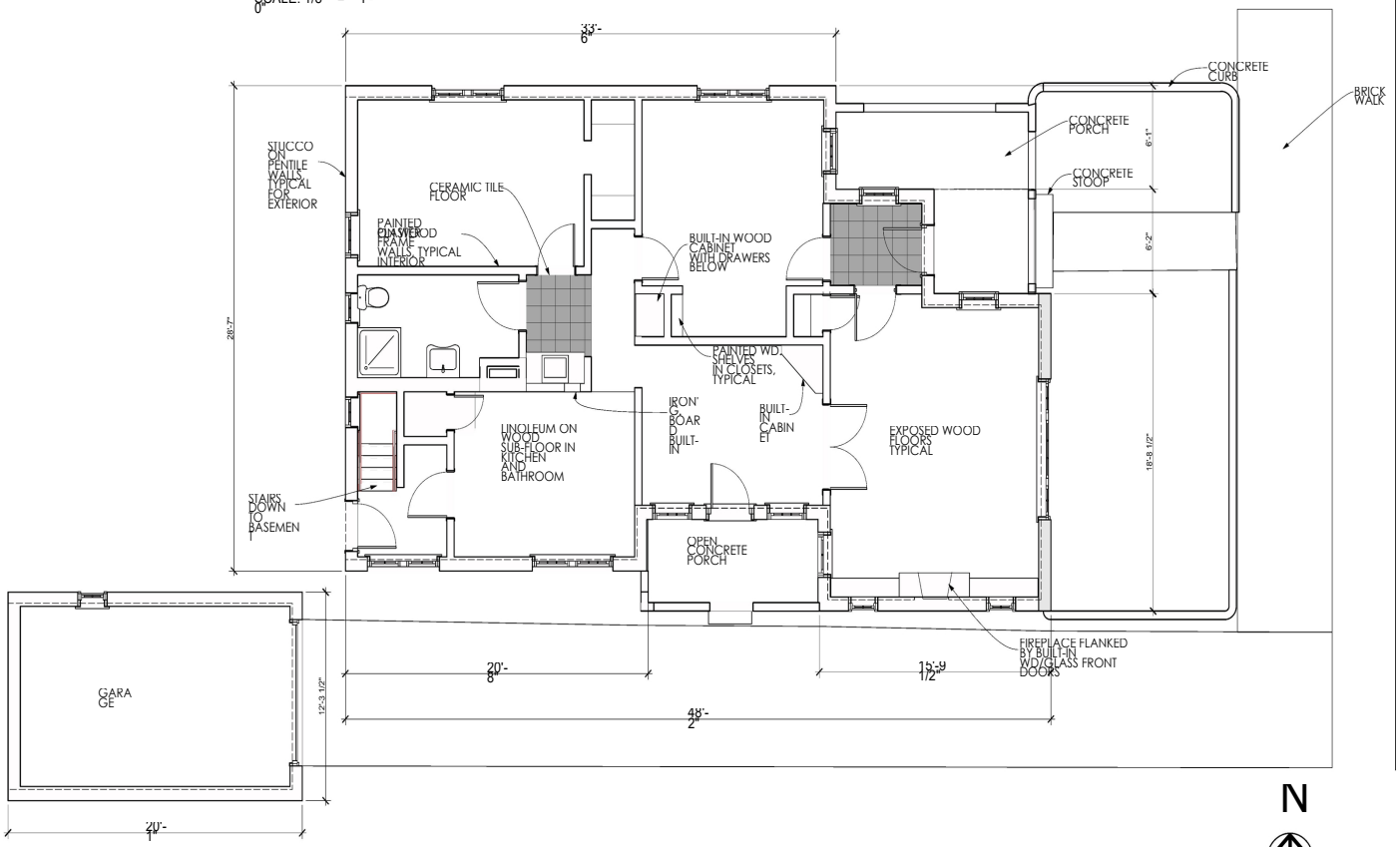
/Volumes/Gayla Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR FINAL 406 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

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Issued Status
Date: 2

FLOOR PLANS

A 1.1

Plotted On: 7/12

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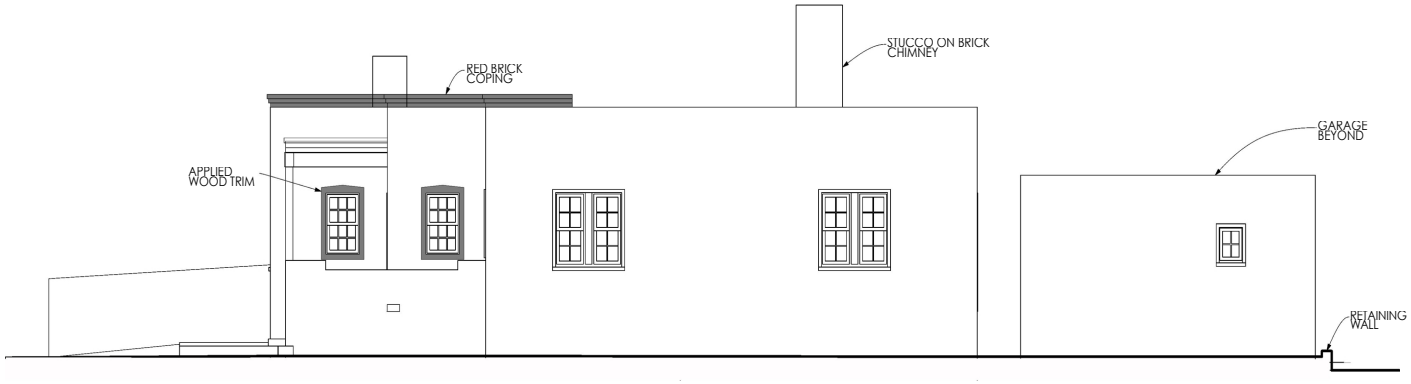


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



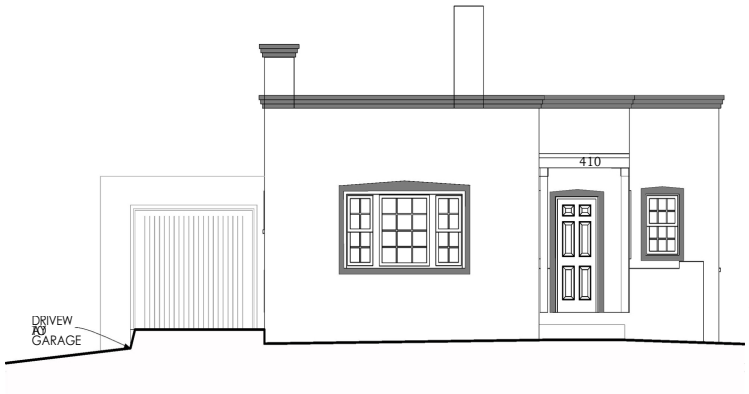
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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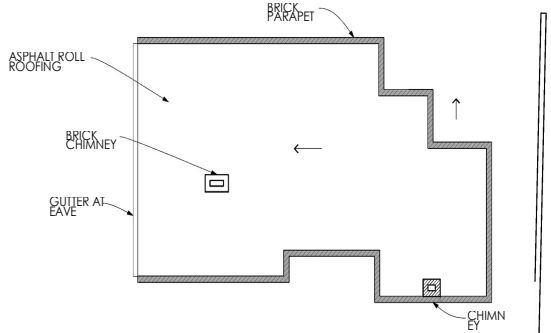
Date: 2

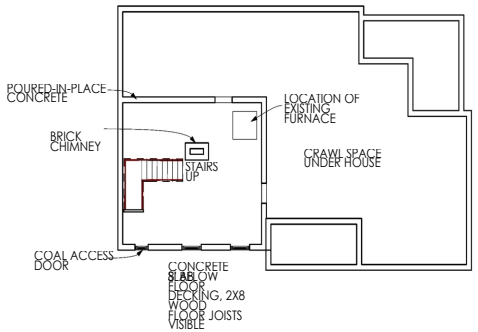
BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

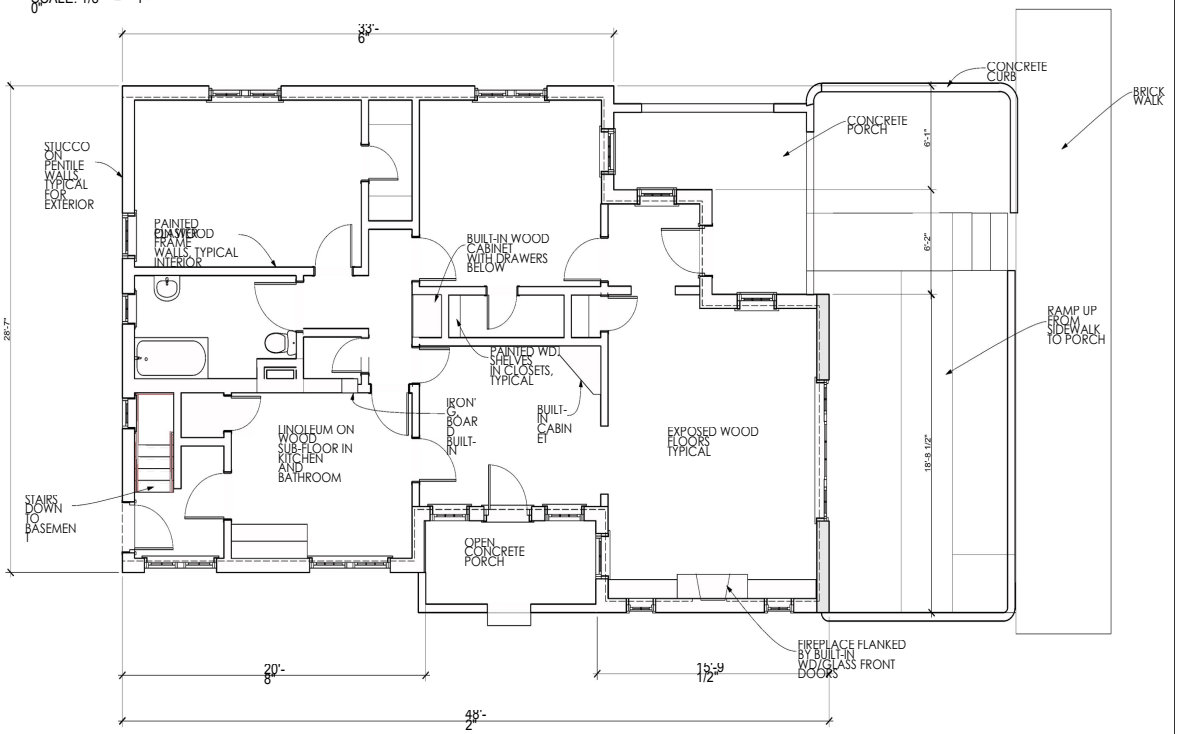
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gasper.pln





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

414 DON GASPAR AVE. SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

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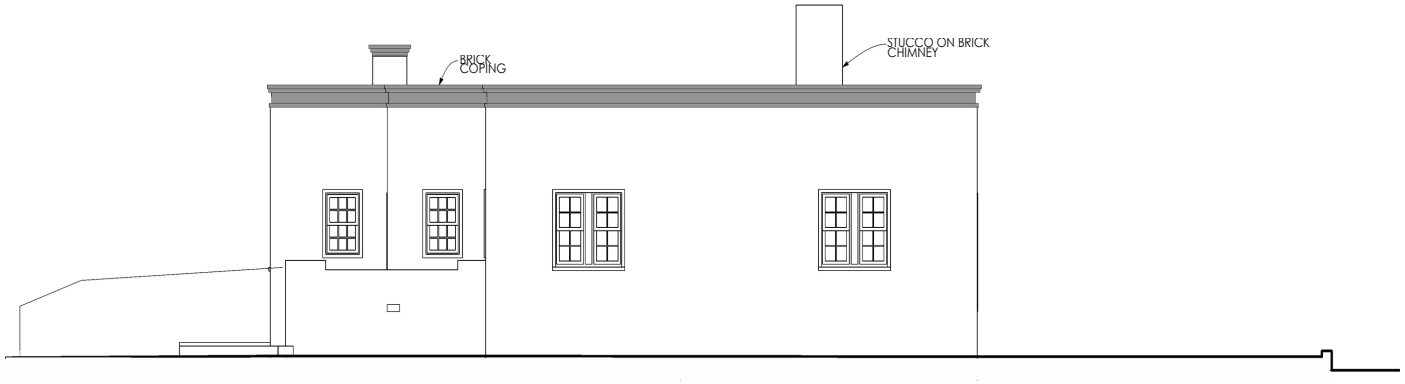
Date: 7/2012
Scale: 1/4" = 1'-0"

Plotted On: 7/2012

A 1.1

FLOOR PLANS

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS NOT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL RELATED SCALES

Date
2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

City of Santa Fe, New Mexico

memo

DATE: May 9, 2023

TO: Historic Districts Review Board Members

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

---

Case # 2023-006706-HDRB

Address: 414 Don Gaspar Ave
Historic Status: Significant – Residence
Non-Contributing – Garage
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**: 2012 Hearing Packet
2012 Minutes
2011 HABS report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

_x_ **Photographs**

_x_ **Other:** HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the single-family structure at 414 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The current request for historic status review of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose*

of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.



Sanborn map, 1930

F

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape. Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family structure and associated garage at 414 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. The building and the fireplace has brick coping. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a porch with a small sitting area on the south elevation. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway; however, the associated garage has been demolished.

The definition of a significant structure is as follows: *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.*

The definition of a contributing structure is as follows: *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.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 414 Don Gaspar

should retain its significant status as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as a brick coping. The front façade has less architectural detail and is not as articulated as the façade of the buildings to the north.

The development of the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

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 Significant Structure:

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

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

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

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.



Detail of Photo by Tyler Dingee, 1956 , Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA) 074146

HISTORIC AMERICAN BUILDING SURVEY

402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO

VOLUME I OF II

STATE OF NEW MEXICO
GENERAL SERVICES DEPARTMENT
PROPERTY CONTROL DIVISION

JULY 1, 2012

Gayla Bechtol Historic Architect Santa Fe, New Mexico

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NM



2012 photograph by Kellogg Johnson

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HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
EXECUTIVE SUMMARY

Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico

This report documents four buildings: 402, 406, 410 and 414 Don Gaspar Avenue, Santa Fe, New Mexico according to standards similar to the Historic American Building Survey/ Historic American Engineering Record Standards, Level II. The State of New Mexico, Historic Preservation Division is the curator of the documentation. This narrative, associated photographs and original plans comprise that historic survey. This report contains a reduced set of the drawings. For the complete full size set consult the archives at the Historic Preservation Division.

The objective of this survey is to document as well as possible the buildings as they are now together with the history of the area. Gayla Bechtol, Historic Architect was responsible for the research, documentation, measuring, drawing and photography.

This report treats the possible demolition of four houses located across the street from the New Mexico State Capitol. The buildings were built ca 1921-1930 and lie just outside of the historic Barrio Analco. They were built adjacent to the former State Capitol Building, now the Bataan Memorial Building by the former daughter-in-law of the Territorial Governor LeBaron Bradford Prince. Replacement of the former neighborhoods in this area started as early as the 1850's when the move of the Territorial Capitol across the river was first contemplated. These homes are remnants of the former diversity of the area around the Territorial Capitol Building.

Included in the Supplemental Documentation are documents and a recording of the tour given to the author by a local historian of her family and their roots in this neighborhood. Part of her family is the Ortiz of the Ortiz land grant of which this land was a part. Her great-grandfather was a New Mexico Territory treasurer, Antonio Ortiz y Salazar, whose house stood where the Journal North building is today at the corner of Cerrillos and Sandoval, just a few blocks from this site. For her the neighborhoods and houses that have been replaced over the years by large state office buildings are very real, and the families are still present, even if only by the name on the building.

This report is organized following the Outline Format as prescribed by the HABS guidelines. Each building is described separately but because most of their character and context is shared the historic context and sources of information are combined for brevity.

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
HISTORIC CONTEXT

In 1886 the Territorial Capitol opened and in 1907 the Governor's residence was moved from the Palace of the Governors on the Plaza to a site across the river near the Barrio Analco. In the 1882 Stoner's Birdseye View of Santa Fe the future site appears as a field except for the houses along the river forming a relatively continuous urban built fabric starting at College Street extending along the river on Agua Fria Street. The fields that the new capitol occupied were behind these houses.

Reading from an aerial photograph from ca. 1930 the area around the former State Capitol, now the Bataan Memorial Building, is still spotted with orchards and houses although fewer and fewer fields. There is a gas station visible at the corner of Cerrillos and Montezuma Rd.

In 1930 the car was changing the landscape. The houses in question for this report are in place with their garages. Trees surround the capitol building. Many of the houses immediately surrounding the capitol are pitched roof, bungalow houses. The houses in this study appear to be some of the smaller houses in the neighborhood other than the much finer grained adobe houses also adjacent to the capitol building.

This area is adjacent to the Don Gaspar Historic District. The eastern style houses share many of the characteristics of the houses built in the district. *See Don Gaspar Architectural Historic Survey, Prepared by Ellen Threinen Ittelsen and Linda Tigges, City of Santa Fe, 1983.* Closer to the river in the Barrio Analco the houses are flat roofed, more traditional vernacular buildings except for the multi-story governor's mansion which replaced some of these houses. On the east are some larger homes, orchards and then the institutional St. Michael's college buildings. Along Canyon Road are mostly fields.

In this block between Don Gaspar, Galisteo, South Capitol and Manhattan streets are differently scaled homes, physical evidence of the "socio-economic diversity" that lived side by side in this part of Santa Fe at this time or perhaps by this time. From the reading of the City Directories the occupants of these four houses were mostly middle class. In 1930 John Gaw Meem, a noted Santa Fe architect, was mid-career designing Pueblo Revival houses and Territorial Revival style institutional buildings.

The aerial photograph of 1969 shows a very different picture. Very soon after these houses were built the neighborhood began changing in character. The Villagra building was built in 1934 as the New Mexico Public Welfare building in the Territorial Revival style, and in 1936-37 the State Supreme Court was built on Don Gaspar. The Bataan Building and the State Department of Education were built in 1950 and in 1963 the new Capitol Building was built also in the Territorial Revival style. These buildings required replacement of parts of existing neighborhoods. Santa Fe was

growing dramatically to the south and west in a typical suburban-style development of post WWII America.

In 1982 this district is called the Capitol District and Civic Sites. "Like a university campus, the Capitol District is a realm of large institutional buildings set on lawns." *See Design and Preservation in Santa Fe: A Pluralistic Approach, National Park Service, Planning Department, City of Santa Fe, January 1977.*

In 1988 the Capitol Complex Historic Neighborhood is described as institutional in character with the construction of the Roundhouse. In addition the construction of Paseo de Peralta further separated these four remaining houses from the residential character contained in the Don Gaspar Historic district neighborhood. See *Santa Fe Historic Neighborhood Study, by Corinne P. Sze and Beverley Spears, with assistance by Boyd Pratt and Linda Tigges, City of Santa Fe, 1988.* Also in this study is a description of how this neighborhood went from primarily residential buildings and or fields to the present Capitol Complex.

This reflects the planning at least since the 1963-1980 Capitol plan, and also the current planning documents that describe the State's intention to acquire more property to consolidate the Capitol Complex in order to accommodate the needs of State Government.

HABS REPORT

402 DON GASPAR/ 102 S. CAPITOL
Santa Fe, NM

Location: Tract A of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential duplex structure in a simplified Pueblo Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.
2. Architect: None
3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b. 1919) owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. However in 1930-31 the first owner is listed as E.A Watts, the New Mexico State Treasurer. For

a complete listing from the Hudspeth's Santa Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.*
http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence, a spa, and lastly office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residences to spa, and offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once. Bathrooms were added, and the building was made as handicapped accessible as possible. The projecting vigas were removed after 1956. See 1956 photograph.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414). Each apartment has an entry, bathroom, kitchen and basement in addition to one bedroom that were considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920. Water and sewer utilities were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage was provided in every room. The basements have access doors for fuel.

The most distinguishing character and the reason for this survey is their location. They are across the street from the NM State Capitol. They are simple but well-made homes in a locally popular style.

2. Condition of fabric: This home has been maintained and is in good condition. The 102 S. Capitol address was more modified in the interior for the spa.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 59' x 30'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: Exposed wood log beams on hand adzed rectangular beams at the entries.

6. Chimneys: stucco over brick. There are two very tall rectangular chimneys for the former boiler/furnaces and one chimney for the fireplace in each apartment.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. The original screens in the garage have three visible colors of paint. The paint on the raw wood is dark green, the next color is light green and the top color is brown.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None except for the chimneys from the basement.

C. Description of Interior

1. Floor Plans: The layout of the rooms has the living rooms on one side and the bedroom/bathroom kitchen on the other side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the painted fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows. The vertical trim pieces are tapered.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges. Wood is painted fir plywood panels. Trim is wide.

b. Windows: Windows are trimmed with wide trim. Each room has at least one window, including the basement that has two. Many of the glass panes appear to be original.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. A short closet is over the stair in the kitchen.

The bathroom built-in is shown, and there is a medicine cabinet with an exposed light above.

The fireplace is plaster with painted brick outlines.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.

b. Lighting: In each room were ceiling fixtures/junction boxes. No original fixtures exist except possibly the sconces next to the fireplace.

c. Plumbing: Replaced.

d. Fire suppression: None.

e. Utilities: Provided by the City of Santa Fe

except for the heating fuel source.

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The streets were widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

406 DON GASPAR
Santa Fe, NM

Location: Tract B of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Pueblo Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps,1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.
2. Architect: None
3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. However in 1930-31 the first owner other than Mrs. Barto is listed as E.A Watts, the New Mexico State Treasurer. For a complete listing from the Hudspeth's

Santa Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used as office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: Exposed wood log beams on hand adzed rectangular beams at the entry and side portals.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Many of the glass panes appear to be original.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges with swing...Wood is stained fir plywood panels. Trim is wide. See section- showing elevation of trim. The interior hallway has been trimmed out to include the doors and cabinet.

b. Windows: Windows are trimmed as with wide trim as shown on section. Each room has at least one window, including the basement that has two.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. There is an ironing board built in. A short closet is over the stair in the kitchen.

The cabinet in the hallway contains two drawers and two doors that give access to shelves. The hardware for the doors are turning glass knobs. The drawers use a wire pull.

In the bathroom is a sink and tub from American Standard. The toilet is not original. The built-in is against the wall, and there is a medicine cabinet with an exposed light above.

In the room adjacent to the kitchen is a corner cabinet with glass uppers, also with glass knobs. The fireplace is plaster with slightly battered outlines for a more organic look. The fireplace has a wood mantel that extends over the fireplace and the two flanking cabinets with wood and glass doors. See the section.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys. Latching rosette fluted crystal door knobs on the glass/wood cabinets.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room with a large vent in the hallway. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.
The fireplace uses a butterfly damper.

b. Lighting: In each room were ceiling fixtures/junction

boxes. No original fixtures exist.

c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

410 DON GASPAR
Santa Fe, NM

Location: Tract C of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Territorial Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.

2. Architect: None

3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of whom, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque, NM. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. The first owner listed other than Mrs. Barto is Mrs. George L. Lusk of unknown profession in 1944. For a complete listing from the Hudspeth's Santa Fe City

Fe City Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used to house office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once. The brick parapet and applied Territorial Revival trim added after 1956.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had a fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes. A brick parapet has been built over a portion of the walls.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: A porch was added to the entry after 1956 in the Territorial Revival style. The side stoop does not have a porch.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Original glass panes.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

5. Openings:

a. Doorways and doors: Interior doors are two or four panel, fir with round metal knobs and matching hinges with swing...Wood is stained fir plywood panels. Trim is wide. See section- showing elevation of trim. The interior hallway has been trimmed out to include the doors and cabinet.

b. Windows: Windows are trimmed as with wide trim as shown on section. Each room has at least one window, including the basement that has two.

6. Decorative features and trim: The kitchen cabinets are painted. There are uppers and lowers, with a breadboard and flour bin. There is an ironing board built in. A short closet is over the stair in the kitchen.

The cabinet in the hallway contains two drawers and two doors that give access to shelves. The hardware for the doors are turning glass knobs. The drawers use a wire pull.

In the bathroom is a sink and tub from American Standard. The toilet is not original. The built-in is against the wall, and there is a medicine cabinet with an exposed light above.

In the room adjacent to the kitchen is a corner cabinet with glass uppers, also with glass knobs. The fireplace is plaster with slightly battered outlines for a more organic look. The fireplace has a wood mantel that extends over the fireplace and the two flanking cabinets with wood and glass doors. See the section.

7. Hardware: Mortise dark metal round metal knobs with flat metal plates and hinges with skeleton keys. Latching rosette fluted crystal door knobs on the glass/wood cabinets.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Coal access door on the outside with brick chimney in basement to the roof. There are metal vents in each room with a large vent in the hallway. No sign of ducts but there is access via the crawl space and so assume hot air produced by the furnace in the basement fed via ducts to vents. Now there is a forced air furnace powered with gas or electricity installed in the last 10 years. There is also a radon remediating system.
The fireplace uses a butterfly damper.

b. Lighting: In each room were ceiling fixtures/junction boxes. No original fixtures exist.

c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

D. Site

1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a dark brick running bond sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol and formerly had planting strips for the "boulevard" effect.

2. Outbuildings: A concrete driveway leads to a one-car garage, also built of pentile and stucooed with one window two-over-two painted, wood casement, on the north wall. The door is vertical tongue and groove, painted, hinged.

HABS REPORT

414 DON GASPAR
Santa Fe, NM

Location: Tract D of Lot 1, Block 110, King's Official Map of Santa Fe, 1912.

Present Owner/Occupant: General Services Division of Property Control, State of New Mexico

Present Use: Vacant
Significance: This is a historic residential structure in a simplified Territorial Revival Style directly across the street from the State of New Mexico Capitol Building.

Historic Architect: Gayla Bechtol Architect, AIA 1813 Hano Rd. Santa Fe, NM 87505 505-988-3315 GAYLA@GBASANTAFE.COM

Date of Report: July 1, 2012

Project Information: Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico, Peter Allen, Project Manager

Part I. Historical Information

Physical History

1. Date of erection: by 1930, Sanborn Fire Insurance Maps, 1921 and 1930 and 1930 aerial view of old State Capitol, NMHM/DCA 040671.

2. Architect: Unknown

3. Original and subsequent owners, occupants, uses: Florence Howland Slidell Prince Barto (1884-1955) bought the land in 1926 from R.P. Rueth and his wife Hattie. Florence S. Barto's heirs still owned the land in 1960 when a plat was drawn by Walter G. Turley. Florence S. Barto was the ex-wife of William Bradford Prince the only son of LeBaron Bradford Prince, former NM Territorial Governor and member of the infamous Santa Fe Ring. She was the mother of four children one of who, Bradford Prince (b.1919), owned this property until 1999 when the State of New Mexico bought it. Her grandson is Bart Prince, an architect in Albuquerque. She was also known as a successful businesswoman in real estate. R. P. Rueth owned a trading post at San Juan Pueblo. The first owner other than Mrs. Barto is Gus Kahn in 1936, owner of Kahn's Shoe Store. For a complete listing from the Hudspeth's Santa Fe City Directories see

Directories see *Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.* http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

The house was a residence and subsequently used as office space for the State of New Mexico.

4. Builder, contractor, suppliers: Florence S. Barto designed and built these homes one at a time. Big Jo Lumber Company in Santa Fe was the supplier.

5. Original plans and construction: Drawing in May 2012 by Author

6. Alterations and additions: Interior renovations in order to change the use of the residence to offices. New mechanical systems and radon remediation were installed. The building was re-stuccoed at least once.

Part II. Architectural Information

A. General Statement

1. Architectural character: These houses are Pueblo Revival (402 and 406) or Territorial Revival (410 and 414) but are a modified foursquare plan with bathroom and kitchen that were then considered an essential part of the middle-class house. Garages were now standard as even working class families took out loans in order to buy cars. Electricity was standard by 1920 and sewer and water were available from the City of Santa Fe. And these homes had fireplace in the main living room and efficient storage in every room.

The most distinguishing character and the reason for this survey is because they are across the street from the NM State Capitol. They are simple but well made homes in a locally popular style.

2. Condition of fabric: The homes have been maintained and are in good condition.

B. Description of Exterior

1. Overall dimensions: One story, rectangular, flat roof, 48' x 29'.

2. Foundations: Poured in place concrete.

3. Walls: Exterior walls are earth color cementitious stucco on "pen-tile"- Hollow clay tile manufactured at the New Mexico Penitentiary in Santa Fe, just down the street from these homes. The brick parapet is on three sides of the house and is light orange and quite weathered on the south.

4. Structural system, framing: Visible floor framing is 2 x 8 with wood decking sub-floor.

5. Porches, stoops, balconies, bulkheads: No porches, only concrete stoops.

6. Chimneys: stucco over brick. There is one very tall rectangular chimney for the former boiler/furnace and one chimney for the fireplace.

7. Openings:

a. Doorways and doors: See the plans and elevations for locations. Painted wood.

b. Windows and shutters: See the plans and elevations for locations. Painted wood. Original glass panes.

8. Roof:

a. Shape, covering: flat, modified bituminous roofing

b. Cornice, eaves: Gutter at the eave on exposed 2 x rafters.

c. Dormers, cupolas, towers: None

C. Description of Interior

1. Floor Plans: The general layout is a modified four square with asymmetrical porch at entry and on the side.

2. Stairways: Concrete stoops at the porches. The stair to the basement is wood treads and open risers with wood handrail.

3. Flooring: Wood oak flooring, 2 " boards.

4. Wall and ceiling finish: The interior walls are painted plaster on wood lath and 2 x wood frame. The crown molding is painted; the stained fir base trim is 5-1/8" high with 1/4" round shoe mold that matches the trim around the doors and windows.

5. Openings:

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c. Plumbing: The bathtub and sink are original. The kitchen sink is unknown.

d. Fire suppression: None

e. Utilities: Provided by the City of Santa Fe

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1. Historic landscape design: The houses are setback from the street unlike the Spanish vernacular. The street layout is with a planting strip on the street, then a brick sidewalk, then a planting area before the porch. There is 6" concrete curb bound the planting area. The street is wider from Capitol Street north to the river, and narrows at this block of Don Gaspar Avenue. A local historian called this a "Military Road". The street was widened in front of the former State Capitol.

2. Outbuildings: The garage to this residence was previously demolished.

SOURCES OF INFORMATION



Part III. Sources of Information

Table of Contents

A. Architectural Drawings
B. Early Views
C. Aerial Photos and Maps
D. Interviews
E. List of Selected Sources
F. Likely Sources Not Yet Investigated
G. Supplemental Material

A. Arch. Drawings: The author has measured and drawn the houses. A reduced set is included in this report.

B. Early views:

Wesley Bradfield, 10-12-1919, View of State Capitol building
Unkown photographer, c. 1920, view of State Capitol building
Aaron B. Craycraft, c. 1920, View of State Capitol building
Photographer unkown, c. 1930, Aerial of Old State Capitol building
Tyler Dingee, 1956, Aerial, college Street Area
Dick Kent, 1967, View of State Capitol building

C. Aerial Photos and Maps

1882 Excerpt of Bird's eye view of City of Santa Fe by J.J. Stoner
1885-86 Excerpt of Hartmann Map of Santa Fe
1892 Excerpt of P.O. Gaynor Map of the City of Santa Fe
1912 Excerpt of King's Map of the City of Santa Fe
1935, 1948, 1949, 1981 Aerial views of the State Capitol area, Earth Data Analysis Center, UNM.
11-10-58, 6-27-69 Aerial views of the State Capitol area, Department of Transportation.

D. Interviews:

Margaret Josena Campos, May 22, 2012. Audio recording on DVD.
Bart Prince email from 6.26.12
Andy Prince interview, 6.26.12
Interview material included in the Supplemental Information.

E. Selected Sources:

Archeological Data Recovery Plan for the Executive Office Building by Matthew J. Barbour, Office of Archeological Studies, Museum of New Mexico, AN 441, 2011.
http://www.nmarchaeology.org/assets/files/archnotes/441.pdf

See Don Gaspar Architectural Historic Survey, Prepared by Ellen Threinen Ittelsen and Linda Tigges, City of Santa Fe, 1983.

Design and Preservation in Santa Fe: A Pluralistic Approach, National Park Service, Planning Department, City of Santa Fe, January 1977.

Santa Fe Historic Neighborhood Study, by Corinne P. Sze and Beverley Spears, with assistance by Boyd Pratt and Linda Tigges, City of Santa Fe, 1988

Building the Dream, A social History of Housing in America, Gwendolyn Wright MIT Press Cambridge Massachusetts, 1983

Santa Fe County Clerk, Santa Fe, New Mexico

F. Likely Sources Not Yet Investigated:

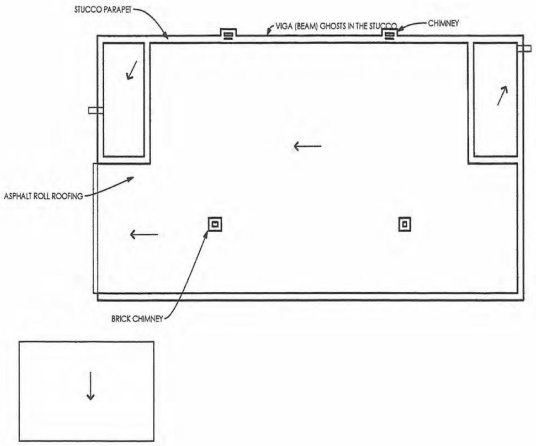
Museum of New Mexico Photo Archives: Given the proximity of the State Capitol I thought there would more photographs of these houses. According to Ms. Josena Campos the families who lived in these houses or close by have donated their photograph collections to the Archives but are cataloged by collection. Someone with more local knowledge, such as Ms. Campos, might be able to find more in the Photo Archives that have not been cataloged other than by collection.

Were the papers of Florence S. Barto saved by anyone? Does Big Jo Lumber Company have records of the supplies? Were bank loans used for the construction of the homes?

The County Assessor might have more information in their archives. After the properties were bought by the State the properties became tax-exempt and therefore historical records were not readily searchable.

G. Supplemental Material:

1. Notes from interviews with Margaret Josena Campos, Bart Prince and Andy Prince
2. Obituaries of Florence S. Barto, William Raymond Prince and New Mexico Office of the State Historian's essay on Le Baron Bradford Prince
3. Warranty Deeds and Plats, 1887-1999
4. Santa Fe county Assessor Property Record cards plus UPC map
5. List of occupants until 1960
6. Maps from Capitol Buildings Master Plan
7. Field Notes



3 ROOF PLAN
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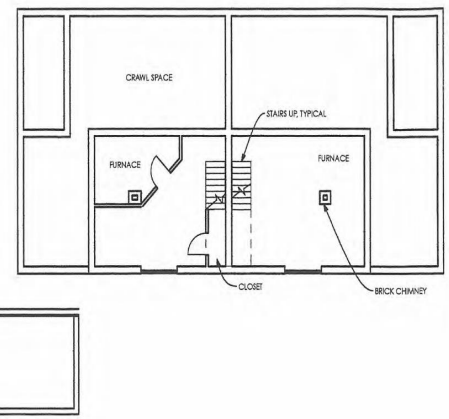

2 BASEMENT PLAN
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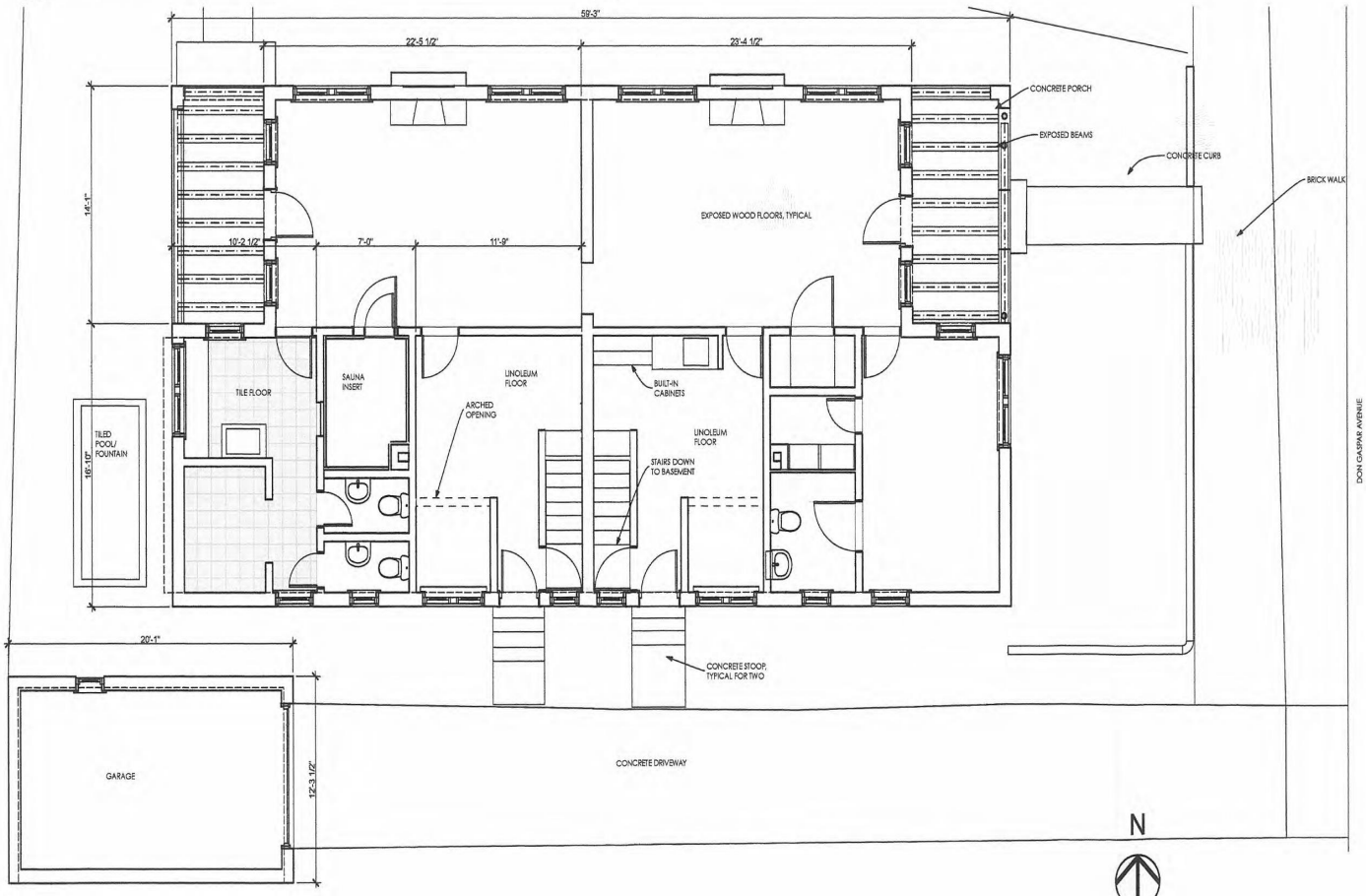

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 6/27/12

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FLOOR PLANS

Plotted On: 6/27/12

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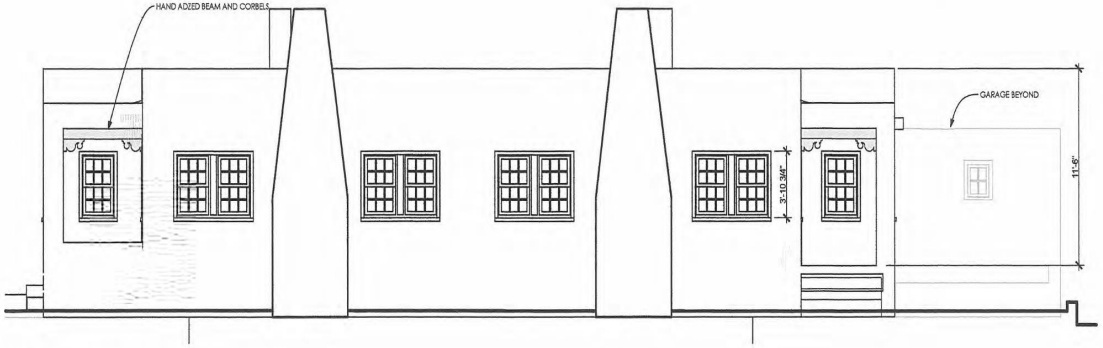

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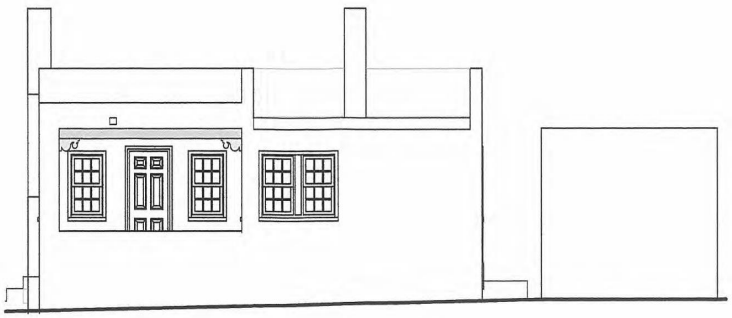

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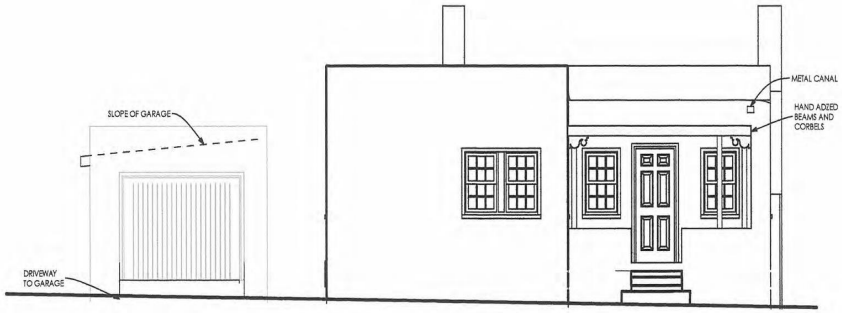

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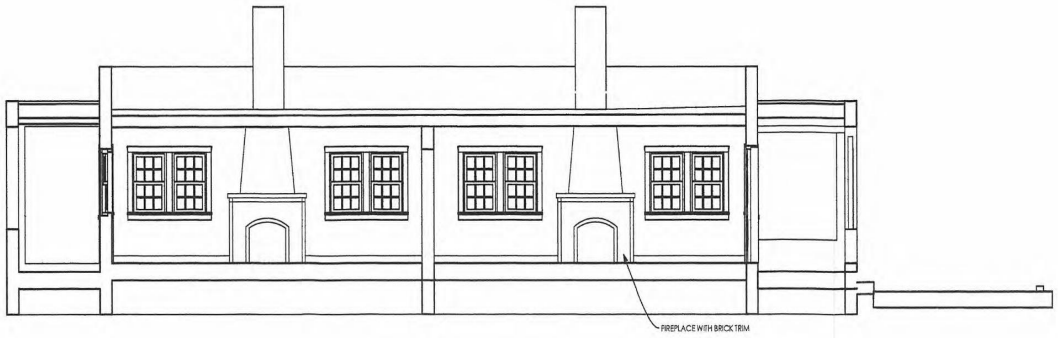

5 SECTION THROUGH LIVING AREAS
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BUILDING ELEVATIONS

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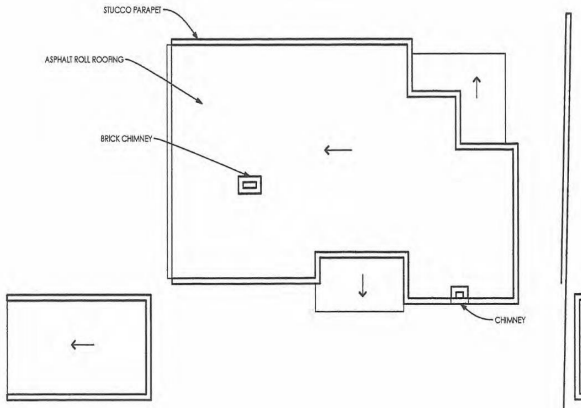

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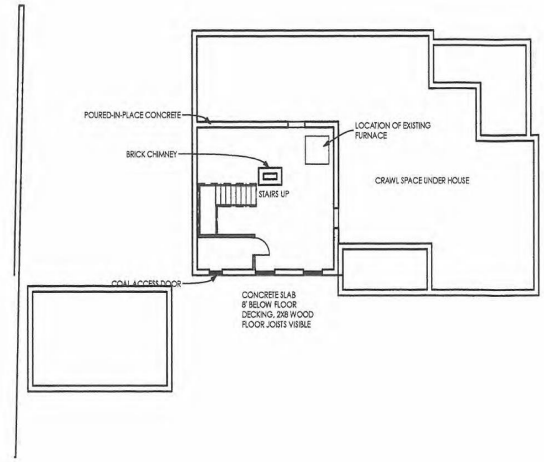

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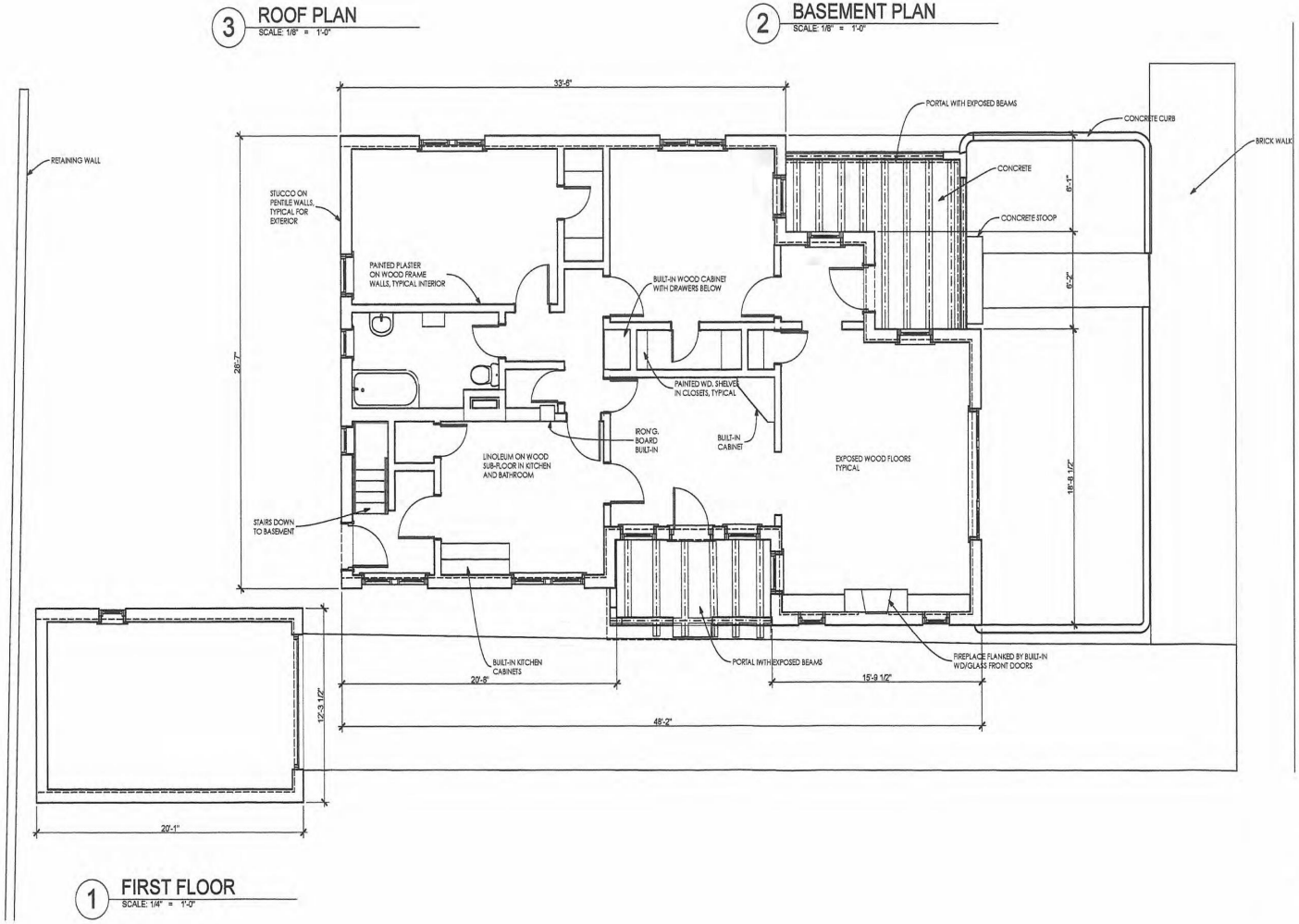

1 FIRST FLOOR
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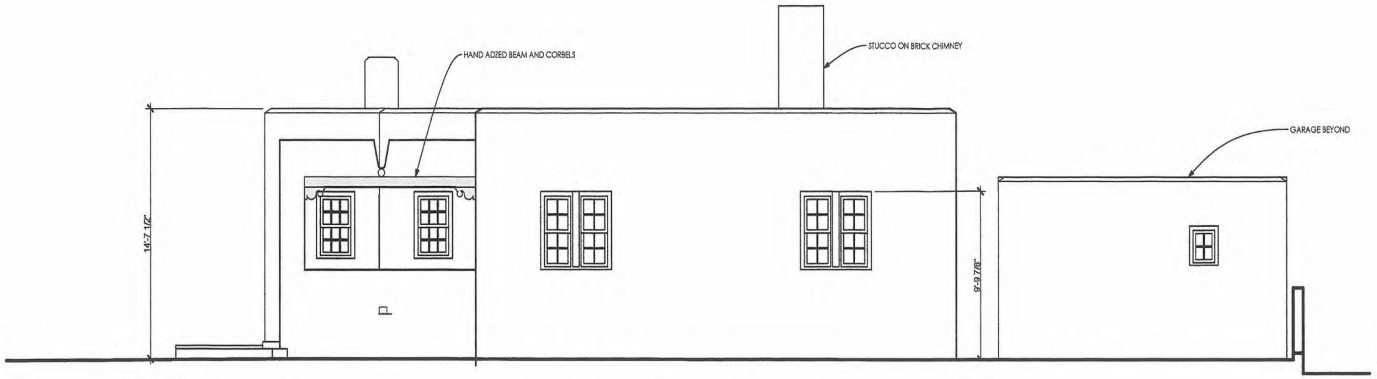

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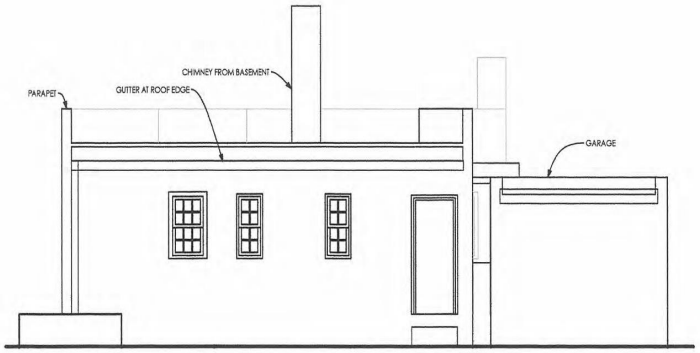

4 WEST ELEVATION
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3 SOUTH ELEVATION
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5 SECTION
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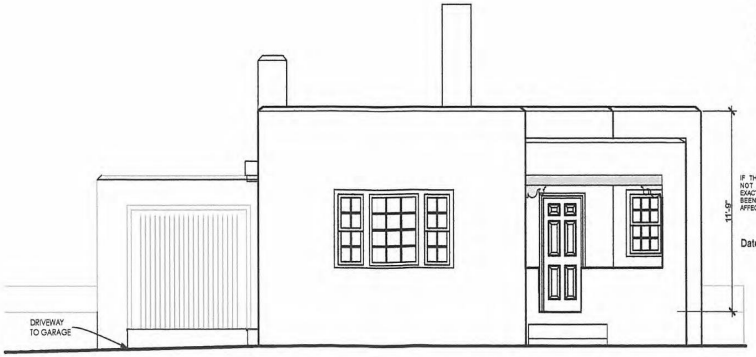

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BUILDING ELEVATIONS

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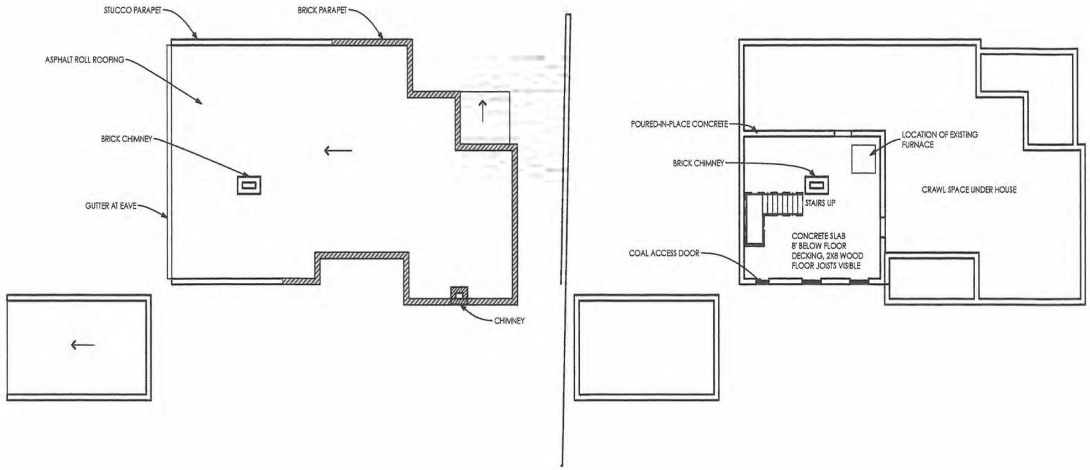

3 ROOF PLAN
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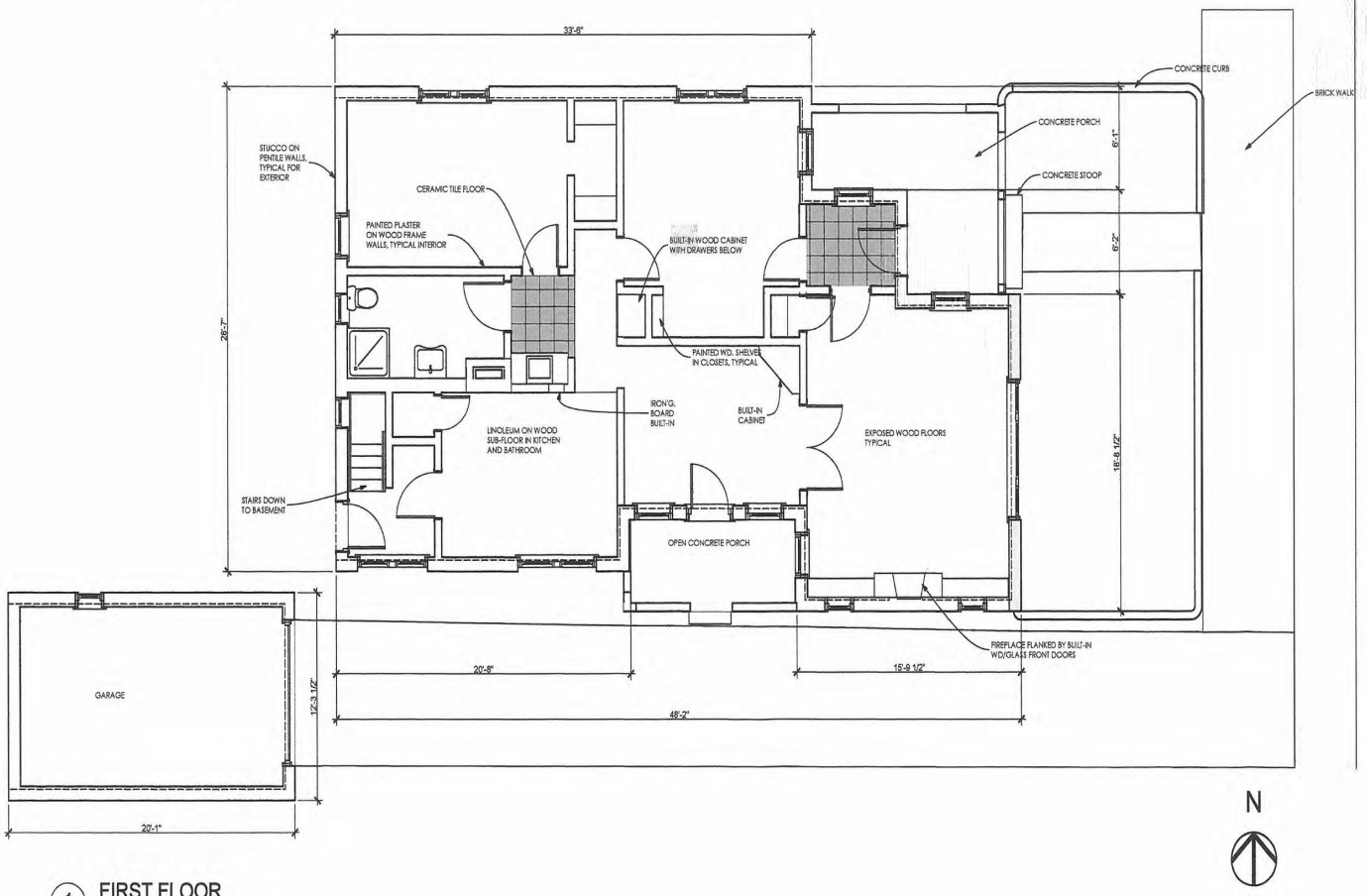

1 FIRST FLOOR
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DON GASPAR AVENUE

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FLOOR PLANS

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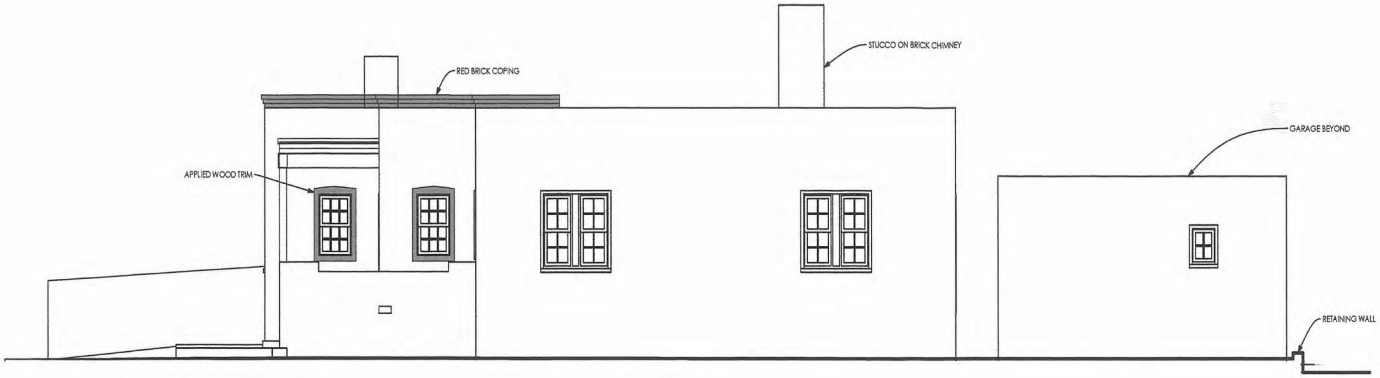

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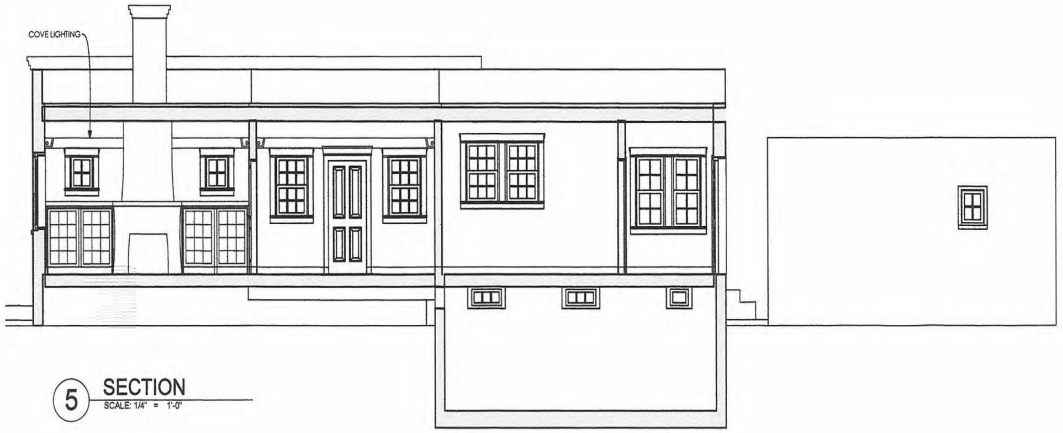

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BUILDING ELEVATIONS

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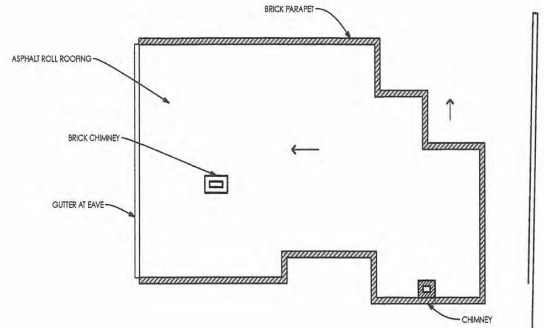

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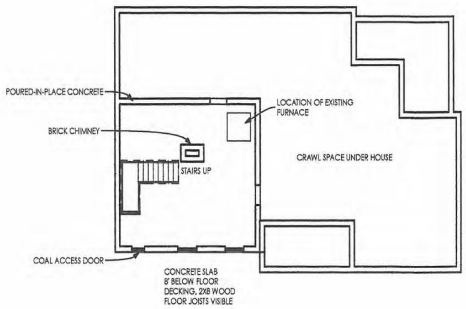

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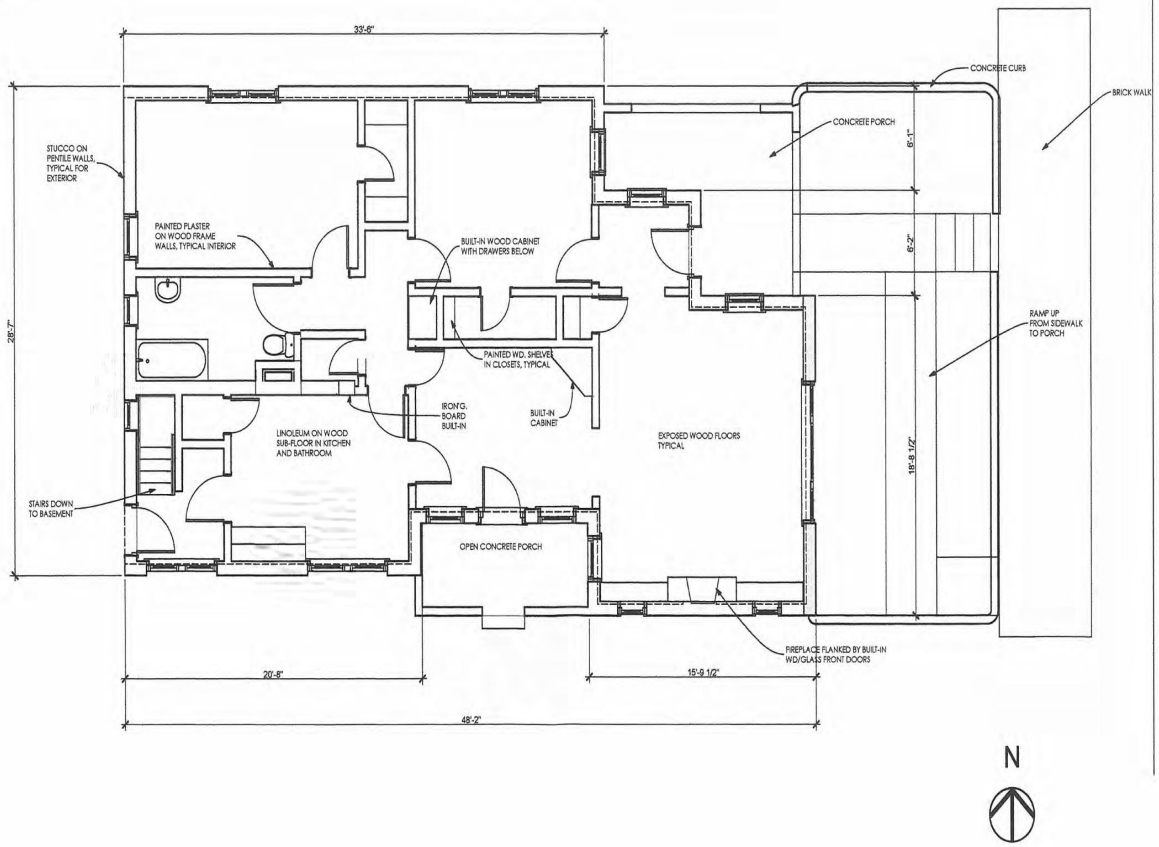

1 FIRST FLOOR
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DON GASPAR AVENUE

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STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

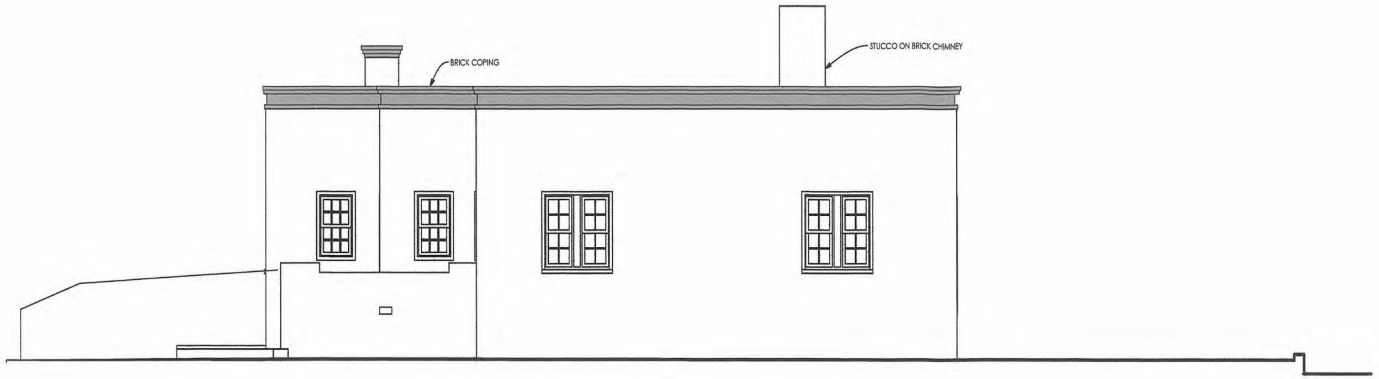
Date: 6/27/12

A 1.1

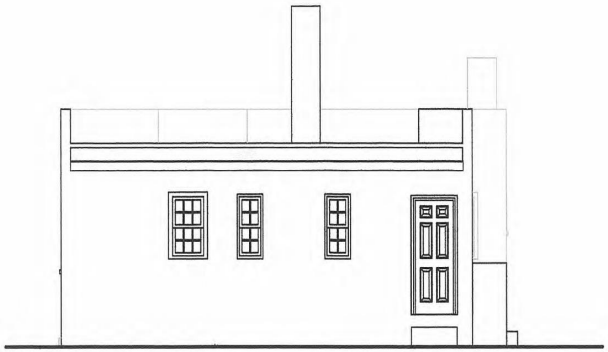
FLOOR PLANS

Plotted On: 6/27/12

A:\Autumns\Gayla Data HD\Data Documents\GBA Documents\GBA Projects\NM Don GASPAR\414 Don Gaspar.pln



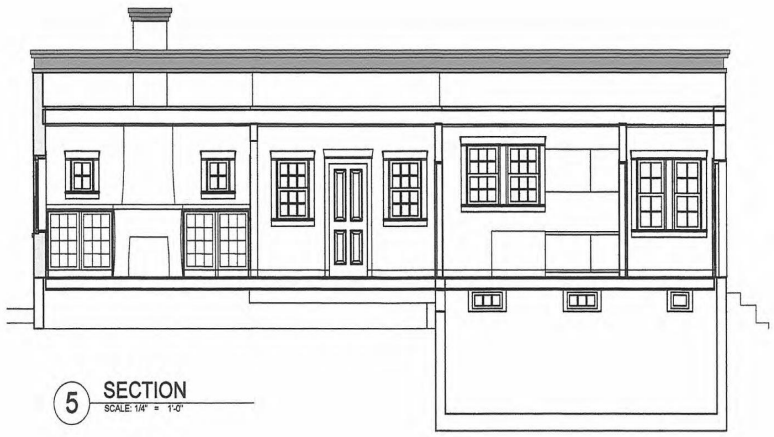
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
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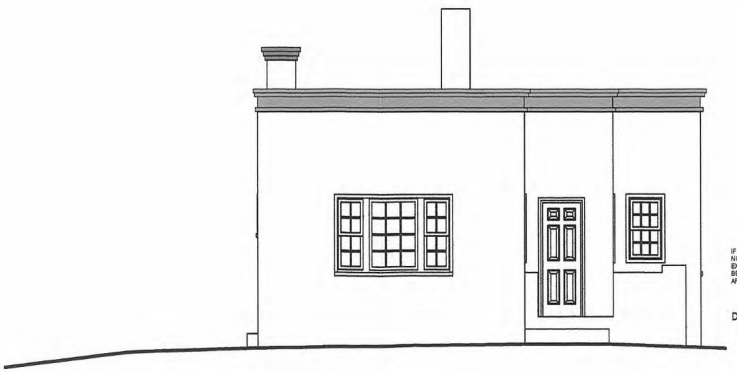

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES

Date: 6/27/12

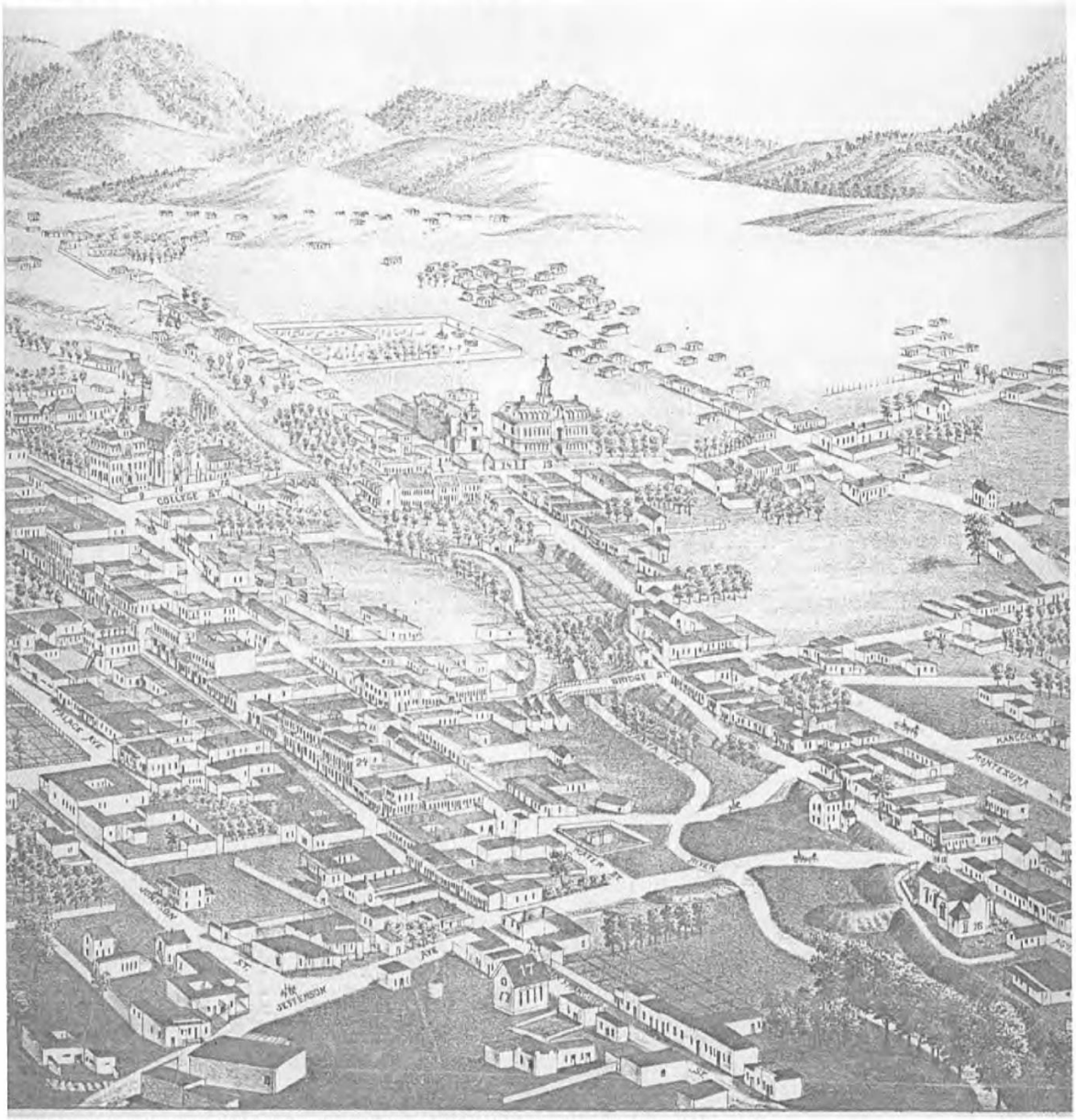
BUILDING ELEVATIONS

A 1.2

Plotted On: 6/27/12

Arkansas/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

AERIAL PHOTOGRAPHS AND MAPS



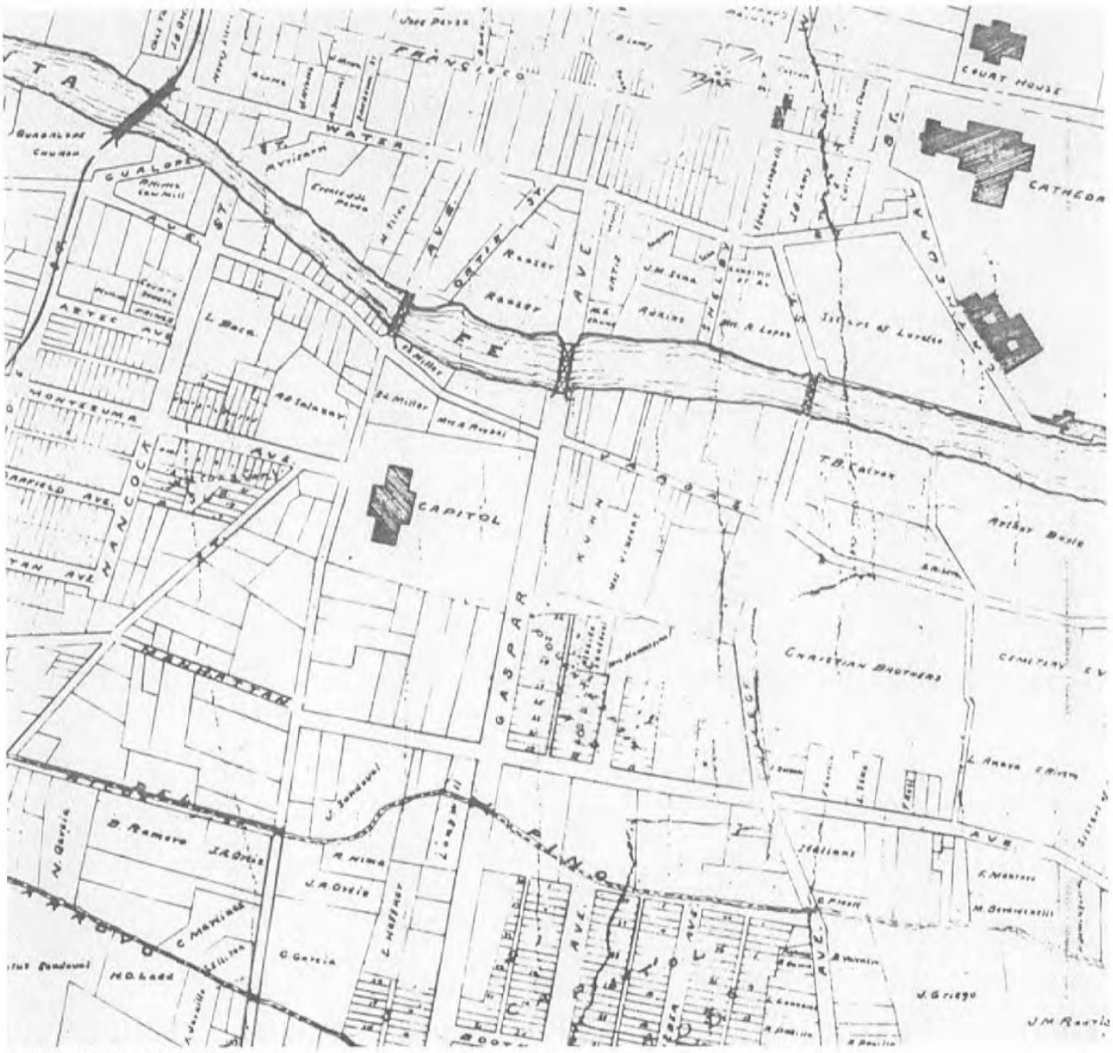
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



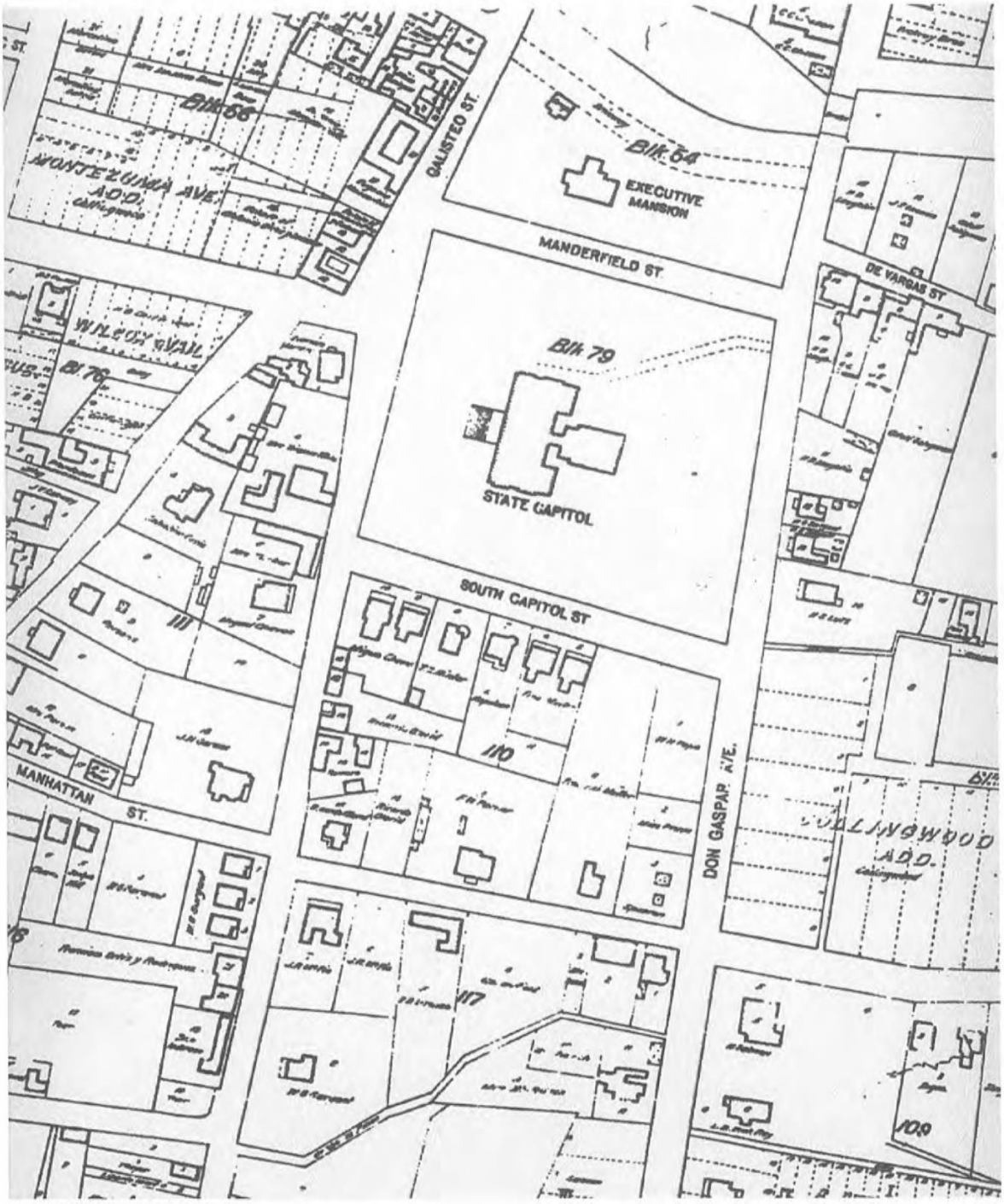
1885-86 HARTMANN

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



1912 KINGS MAP

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



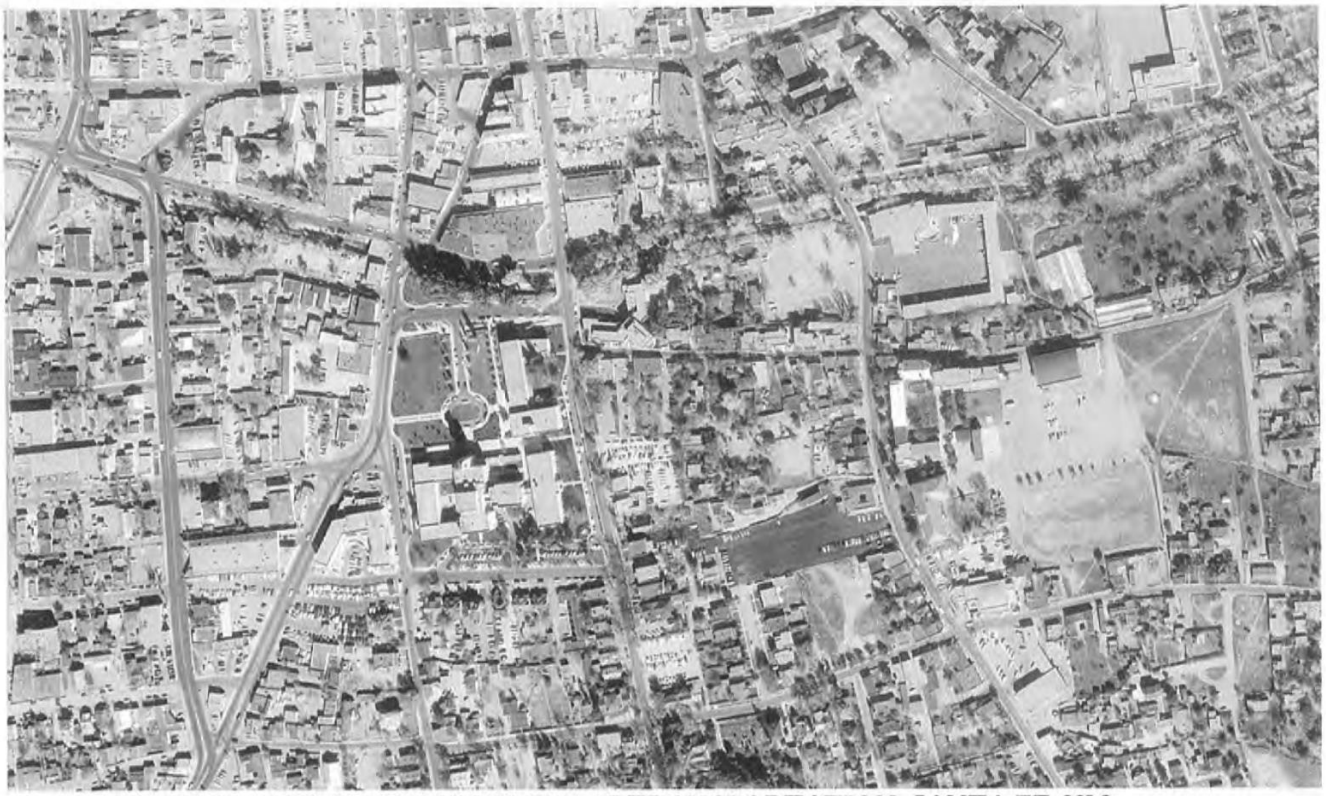
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



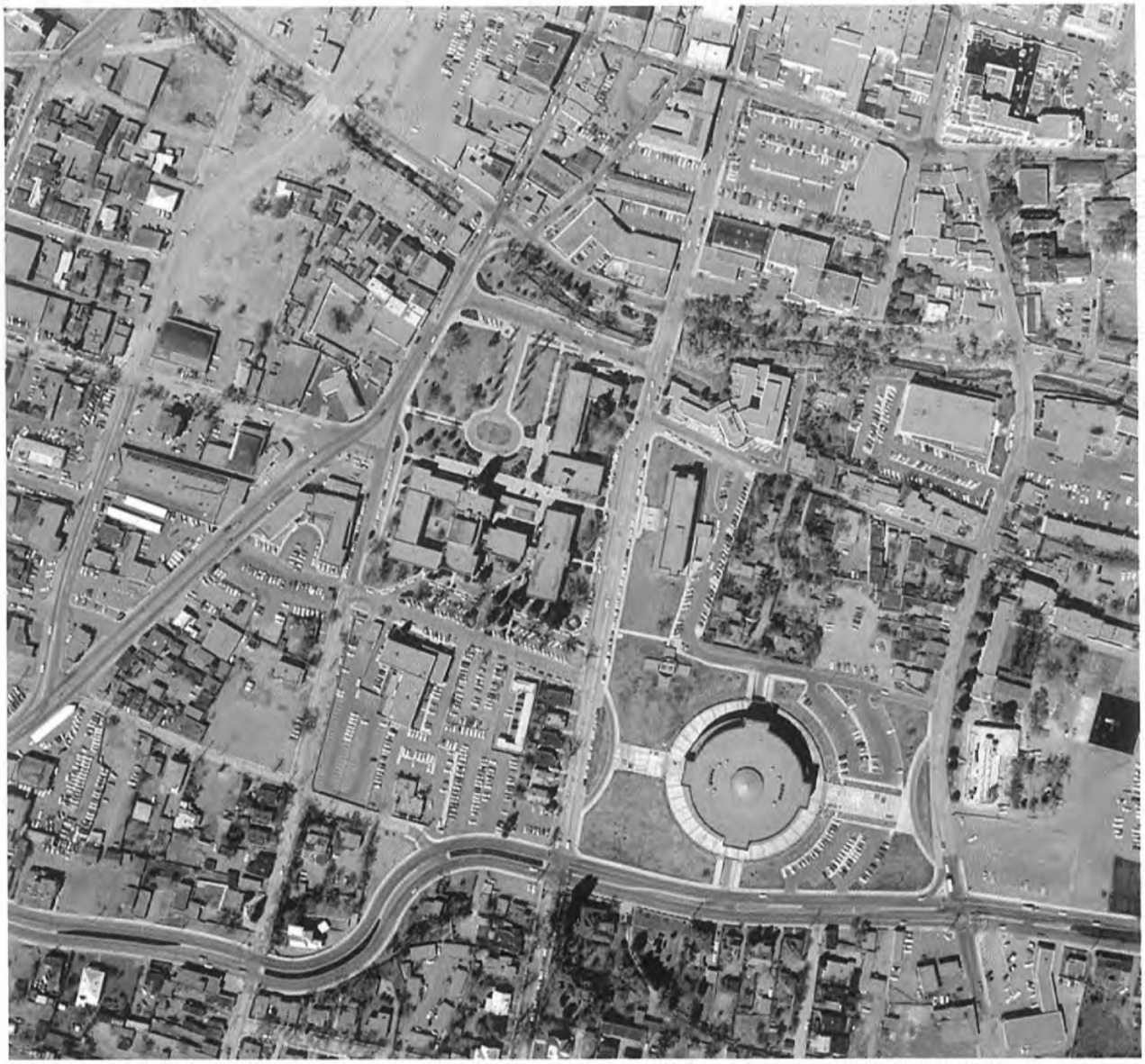
1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

EARLY VIEWS



PHOTO BY WESLEY BRADFIELD, 10-12-1919, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 51272

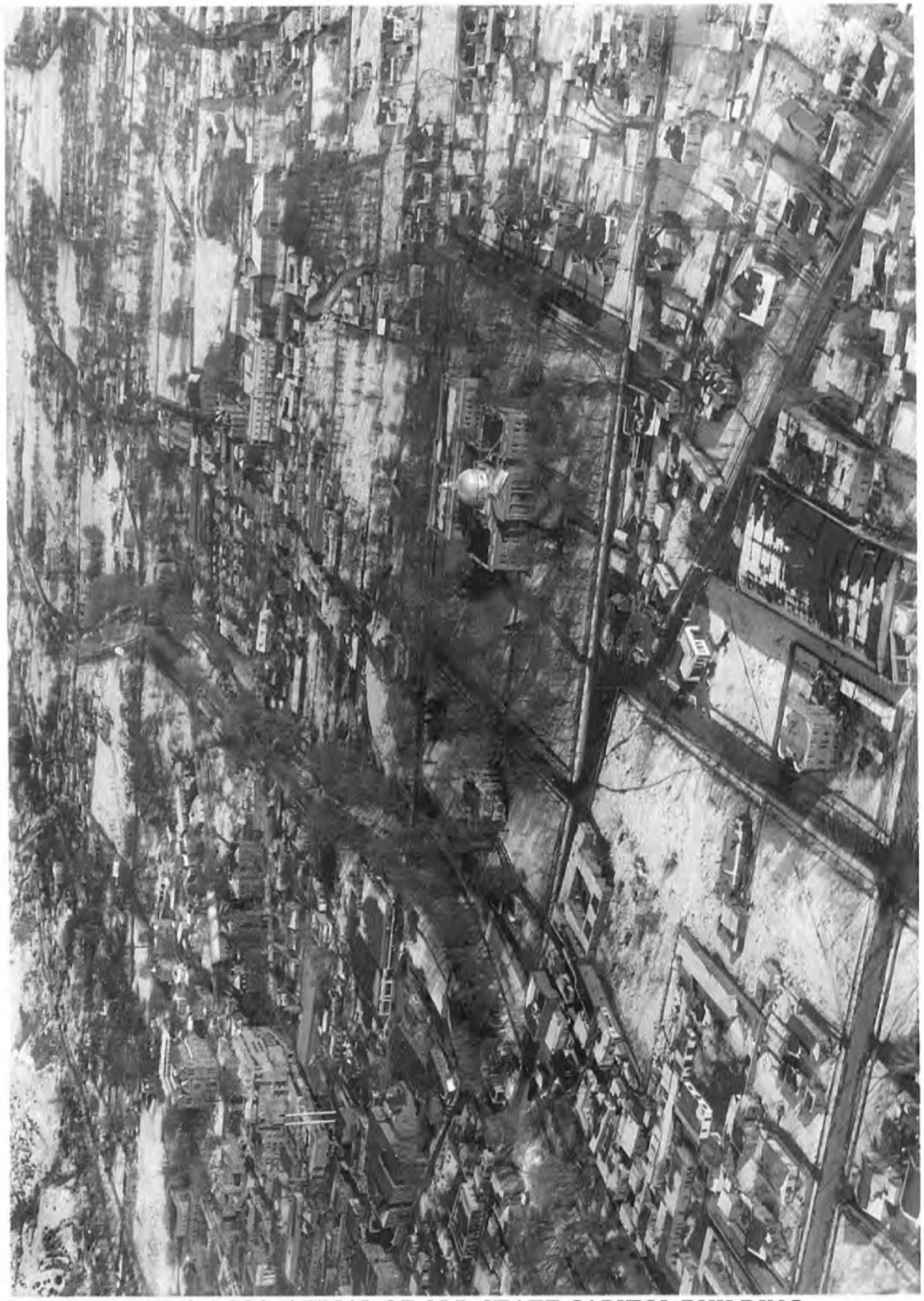


PHOTOGRAPHER UNKNOWN, C. 1920, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 16

EARLY VIEWS



PHOTO BY AARON B. CRAYCRAFT, C. 1920, VIEW OF STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 10394



PHOTOGRAPHER UNKNOWN, C. 1930, AERIAL OF OLD STATE CAPITOL BUILDING. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 040671



EARLY VIEWS



CLOSE UP OF TYLER DINGEE PHOTOGRAPH, 1956, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 074146

EARLY VIEWS



PHOTO BY TYLER DINGEE, 1956, AERIAL, COLLEGE STREET AREA. COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 074146

EARLY VIEWS



PHOTO BY DICK KENT 1967, VIEW OF STATE CAPITOL BUILDING. SANTA FE, NM, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 091176

EARLY VIEWS



CLOSE-UP OF PHOTO BY DICK KENT 1967, VIEW OF STATE CAPITOL BUILDING. SANTA FE, NM, COURTESY OF THE PALACE OF THE GOVERNORS PHOTO ARCHIVES (NMHM/DCA), NEG. NO. 091176



Detail of Photo by Tyler Dingee, 1956 , Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA) 074146

HISTORIC AMERICAN BUILDING SURVEY

402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO

VOLUME II OF II

STATE OF NEW MEXICO
GENERAL SERVICES DEPARTMENT
PROPERTY CONTROL DIVISION

JULY 1, 2012

Gayla Bechtol Historic Architect Santa Fe, New Mexico

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO
INDEX TO PHOTOGRAPHS

GAYLA BECHTOL, Architect
and KELLOGG JOHNSON, Photographer, APRIL 2012

PHOTO NO.	ROLL/NEG	CAPTION
402 DON GASPAR AVENUE		
402-1	A-24	East Elevation at Entry
402-2	C-2	Northeast Elevation
402-3	C-4	Southeast Elevation
402-4	B-7	Northwest Elevation
402-5	D-26	Southwest Elevation
402-6	A-27	East Living Room looking east
402-7	A-26	East Living Room looking west
402-8	A-34	West Living Room looking west
402-9	A-31	East Kitchen Alcove looking south
402-10	A-33	Kitchen cabinet looking west
402-11	A-30	Bath with cabinets
402-12	A-29	Closet with back of cabinets
402-13	A-35	West Kitchen alcove and door to basement
402-14	B-2	"Spa" area in old bedroom
402-15	C-3	Garage on south
402-16	B-9	Garage Detail
402-17	D-1	Interior of garage
406 DON GASPAR AVENUE		
406-1	C-12	East Elevation at Entry
406-2	C-15	Northeast corner
406-3	B-10	North elevation
406-4	C-6	Southeast corner with Garage
406-5	B-13	South Elevation at Portal
406-6	B-12	Southwest Corner
406-7	D-27	West Elevation
406-8	C-26	South Porch
406-9	C-13	Main living space looking south
406-10	C-15	Main living space looking north
406-11	C-16	Looking from kitchen east
406-12	C-17	Kitchen looking west
406-13	C-18	Kitchen looking east
406-14	C-32	Kitchen cabinet detail
406-15	C-19	Hallway to bathroom/bedroom
406-16	C-25	Door detail
406-17	C-28	Basement looking east
406-18	C-27	Basement looking west

HABS REPORT
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SANTA FE, NEW MEXICO

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406-19	C-31	Basement stairs looking west
406-20	C-30	Basement ceiling
406-21	B-11	Garage North elevation
406-22	B-30	Garage from adjacent parking lot
406-23	B-14	Garage door detail looking south
406-24	B-35	Garage window detail

410 DON GASPAR AVENUE

410-1	C-33	East Elevation at Entry
410-2	C-7	Northeast Corner
410-3	B-15	North Elevation
410-4	C-8	Southeast Corner
410-5	B-17	South Elevation at porch
410-6	B-21	South porch
410-7	D-28	West Elevation
410-8	B-16	Southwest Corner
410-9	B-36	West Elevation at coal/fuel door and basement window
410-10	C-34	Main living space looking south
410-11	C-35	Main living space looking west
410-12	C-36	Main living space looking west
410-13	E-1	From Dining looking east
410-14	D-15	From main living space looking west
410-15	D-12	Front bedroom looking east
410-16	D-8	West bedroom looking west
410-17	D-18	Basement looking south
410-18	B-25	Southwest corner garage
410-19	B-18	Garage door detail
410-20	B-34	Garage

414 DON GASPAR AVENUE

414-1	C-9	Northeast Corner
414-2	A-6	East Elevation at entry
414-3	C-10	Southeast Corner
414-4	B-19	North Elevation
414-5	B-24	Southwest Corner
414-6	D-30	South Elevation with corner of garage
414-7	D-6	Southwest corner
414-8	B-23	Brick parapet detail
414-9	D-24	Main living space looking south
414-10	A-7	Main living space looking south
414-11	A-8	Main living space looking west
414-12	A-9	Dining room looking east

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SANTA FE, NEW MEXICO

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414-13	A-23	From kitchen looking east
414-14	A-11	Kitchen cabinet looking south
414-15	A-22	Back (west) entry looking south
414-16	A-12	Hallway looking north
414-17	A-18	Cabinet in hallway looking east
414-18	A-19	Cabinet in hallway looking east, doors open
414-19	A-13	Bathroom with tub
414-20	A-16	Medicine cabinet above sink
414-21	A-17	Cabinet in bathroom

Contact Sheets, Negatives and Field Notes Included with original photographs at the State of New Mexico



402-1 A-24



402-2 C-2



402-3 C-4



402-4 B-7



402-5 D-26



402-6 A-27



402-7 A-26



402-8 A-34



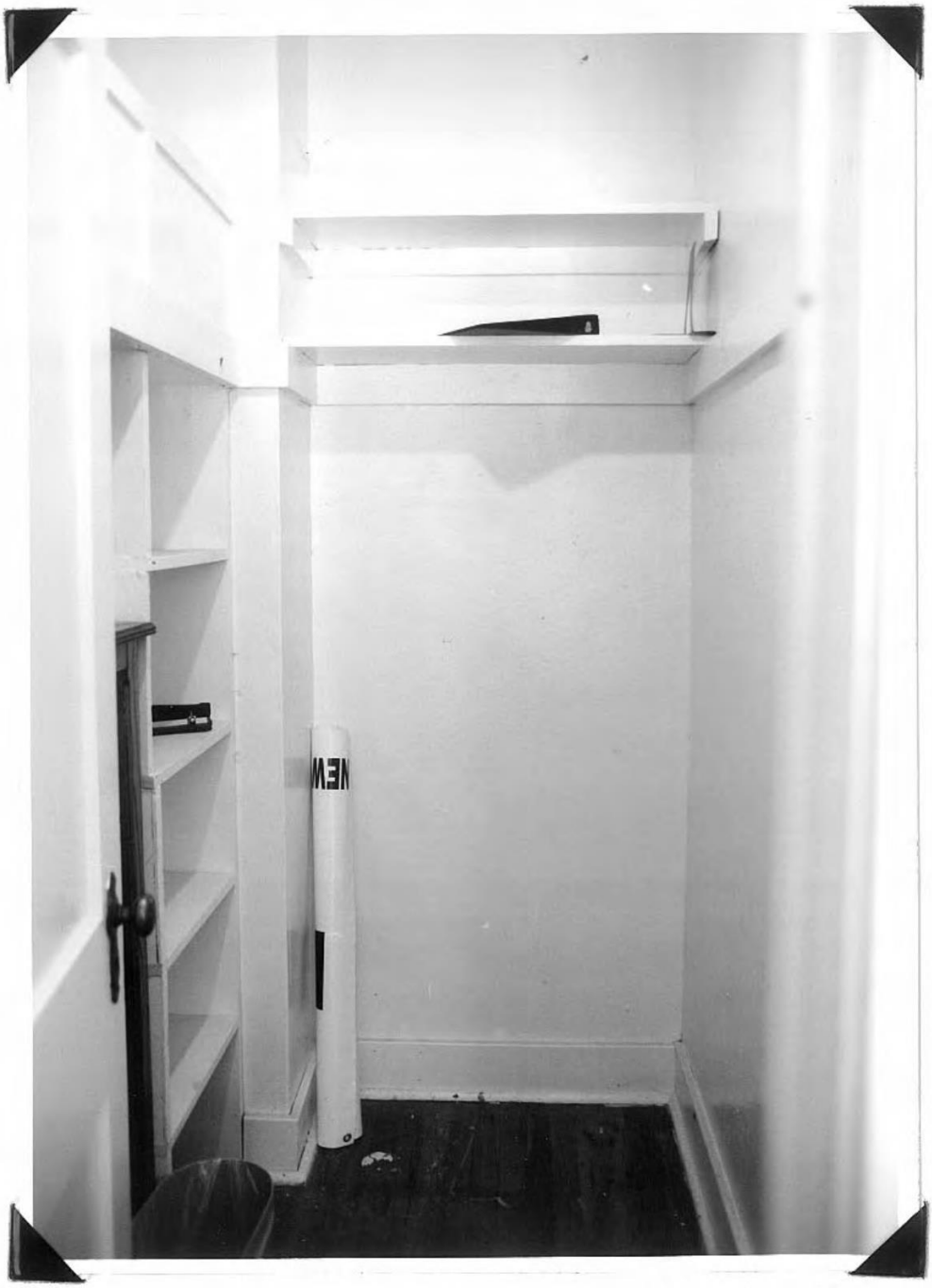
402-9 A-31



402-10 A-33



402-11 A-30



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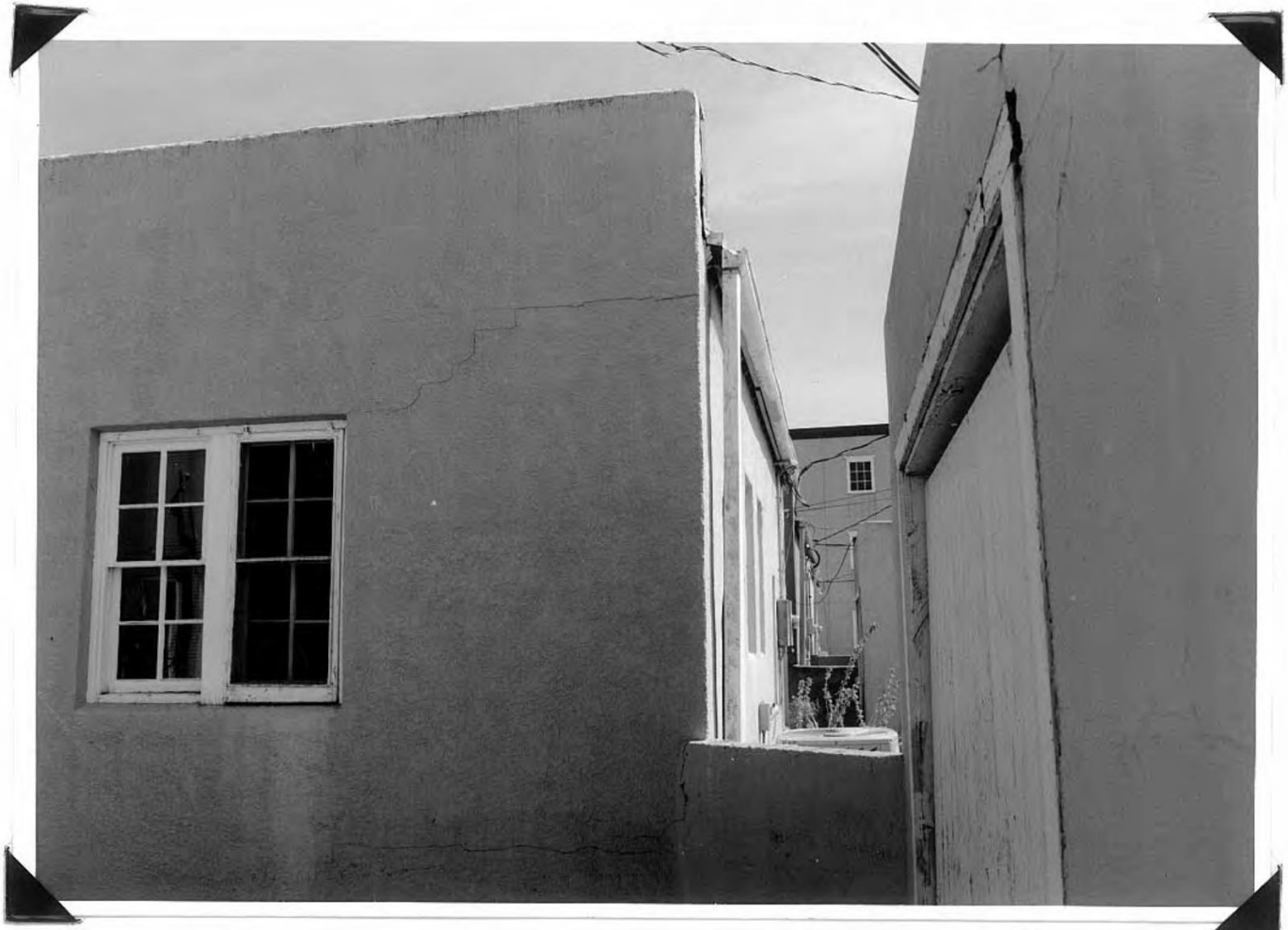
402-13 A-35



402-14 B-2



402-15 C-3



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402-17 D-1



406-1 C-12



406-2 C-5



406-3 B-10



406-4 C-6



406-5 B-13



406-6 B-12



406-7 D-27



406-8 C-26



406-9 C-13



406-10 C-15



406-11 C-16



406-12 C-17



406-13 C-18



406-14 C-32



406-15 C-19



406-16 C-25



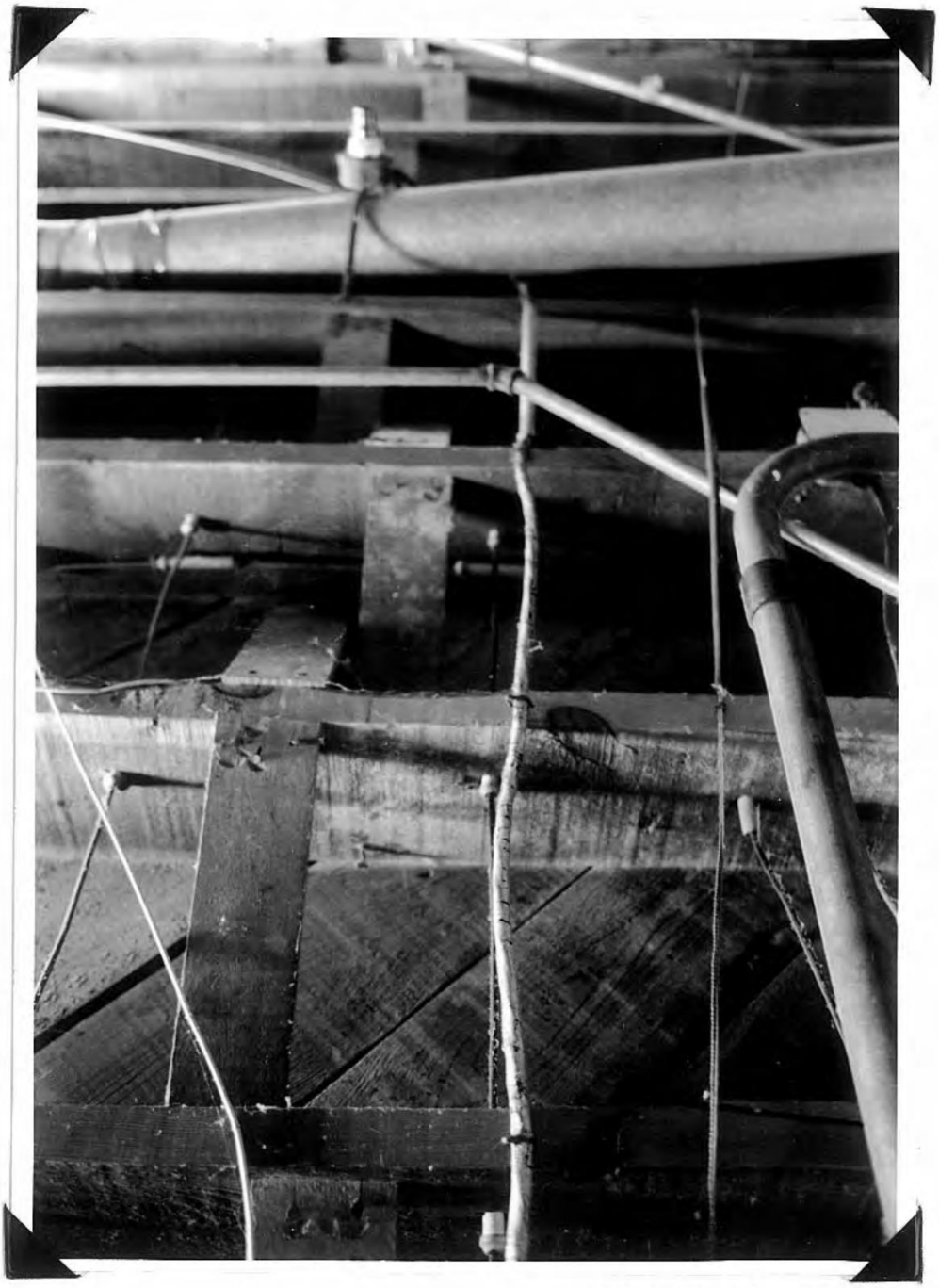
406-17 C-28



406-18 C-27



406-19 C-31



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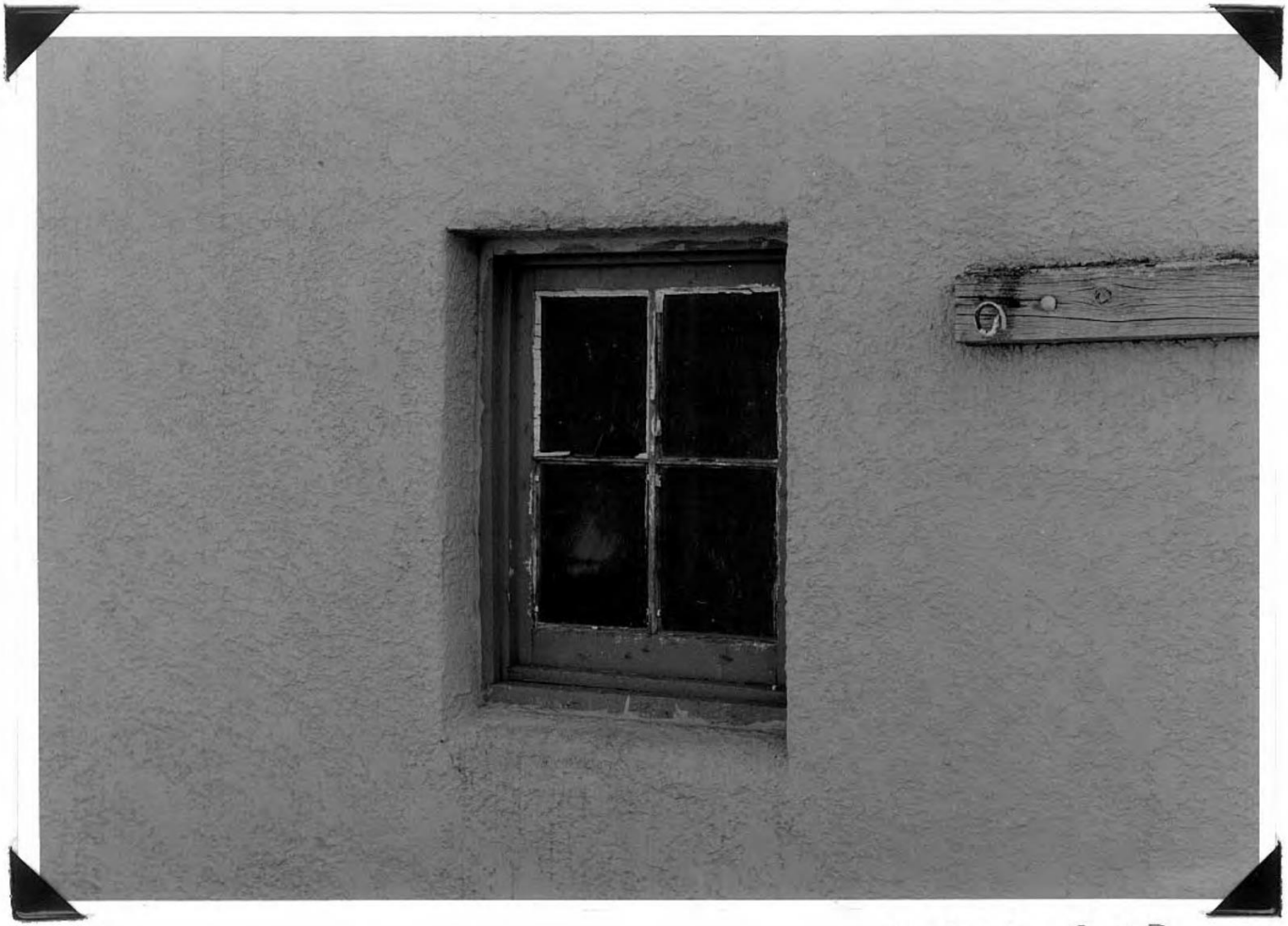
406-21 B-11



406-22 B-30



406-23 B-14



406-24 B-35



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410-3 B-15

4110-4 C.8



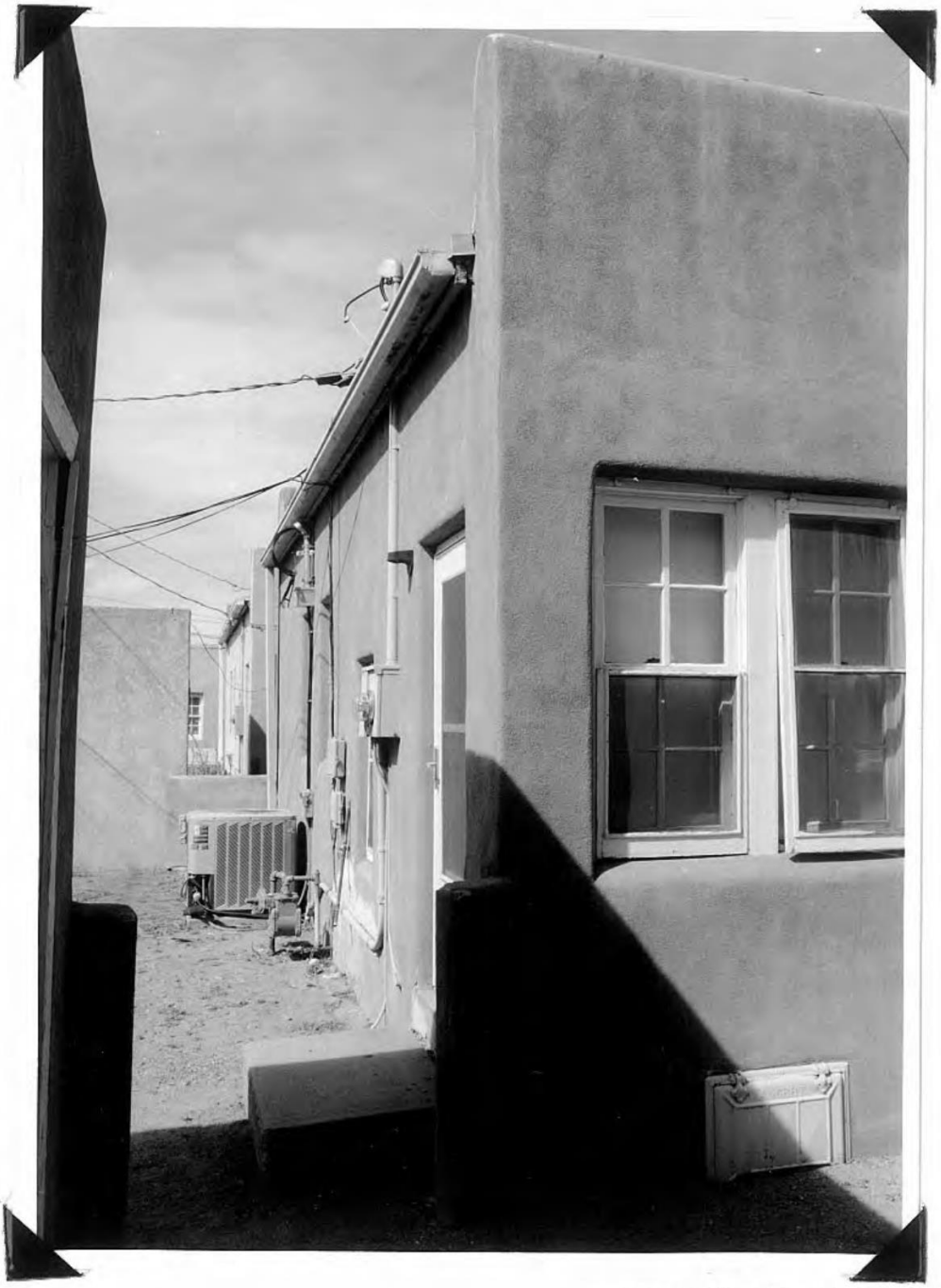
410-5 B-17



410-6 B-21



410-7 D-28



410-8 B-16



410-9 B-36



410-10 C-34



410-11 C-35



410-12 C-36



410-13 E-1

HI-014 D-15

410-15 D-12



410-16 D-8



4110-17 D-18



410-18 B-25



410-19 B-18



410-20 B-34



414-1 C-9



414-2 A-6



414-3 C-10

414-4 B-19





414-5 B-24



4/4-6 D-30

414-7 D-6



414-8 B-23

HZ-D 6-HH-24



414-10 A-7



414-11 A-8



414-12 A-9



414-13 A-23



414-14 A-11



414-15 A-22



414-16 A-12



414-17 A-18



414-18 A-19



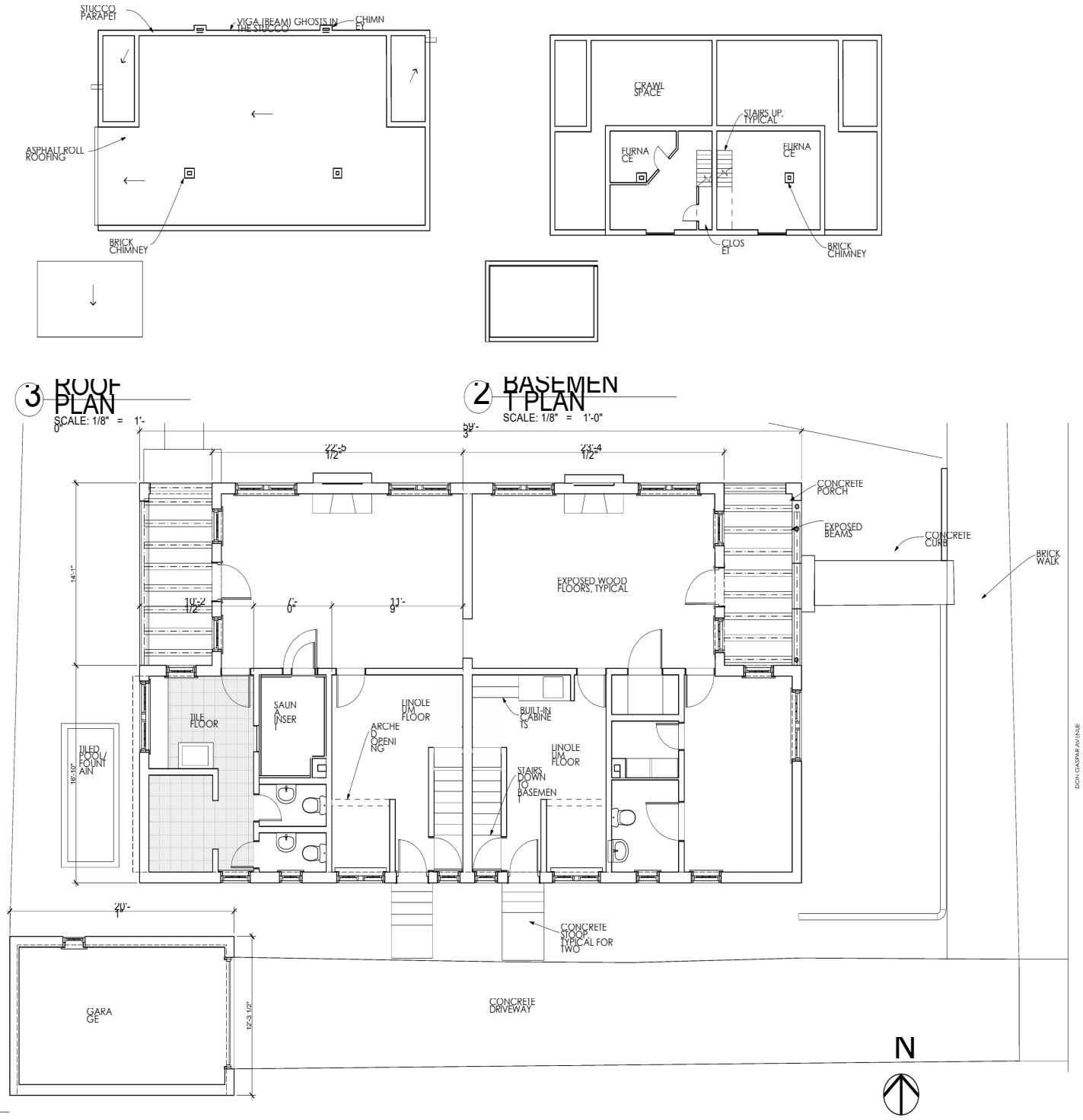
4/4-19 A-13



414-20 A-16



414-21 A-17



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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

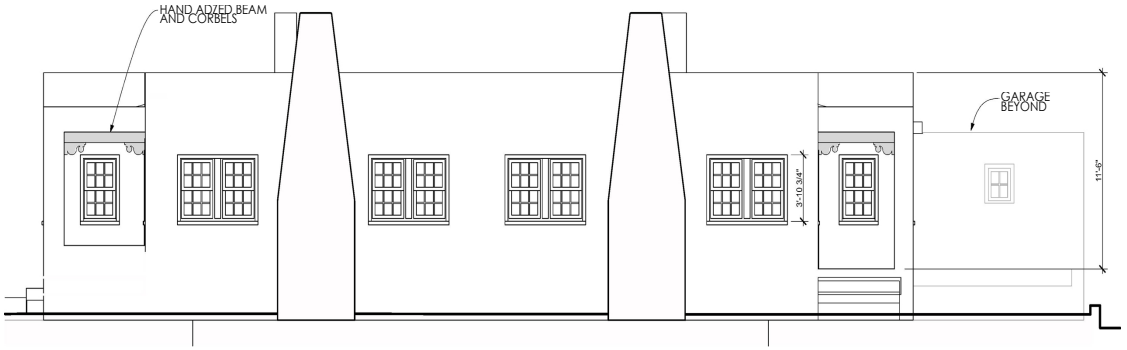
Date: 2

Plotted On: 7/8/12

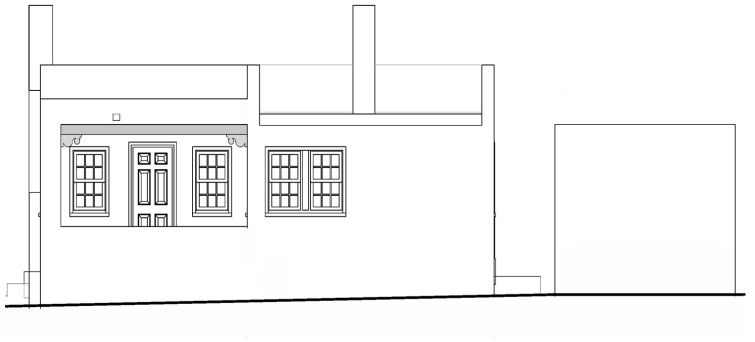
A1.1

FLOOR PLANS

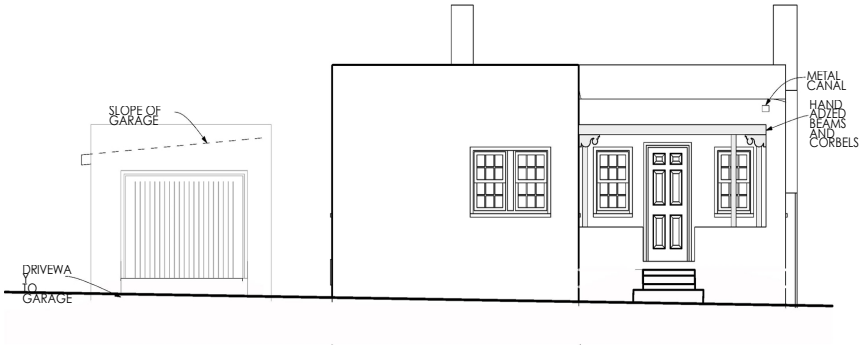
/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/402 Don Gaspar.pln



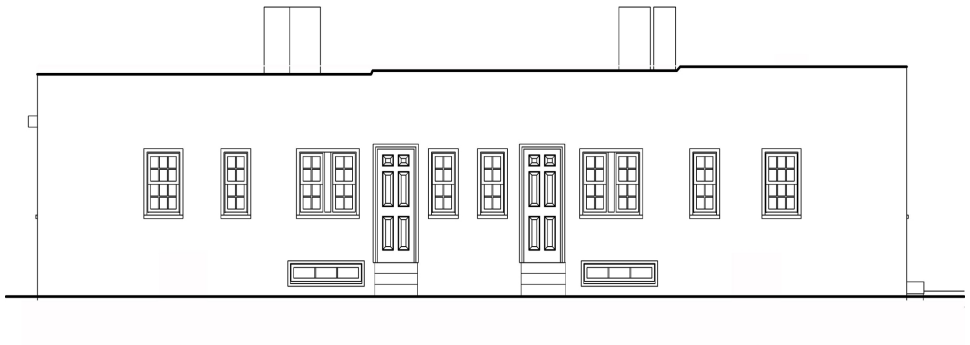
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



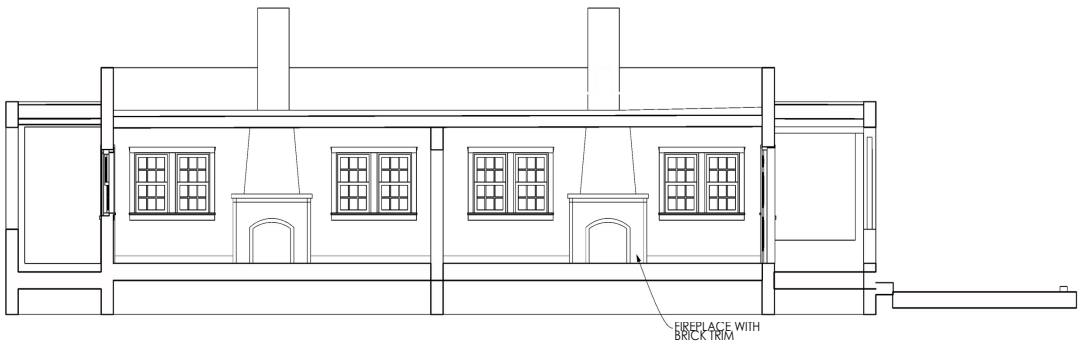
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

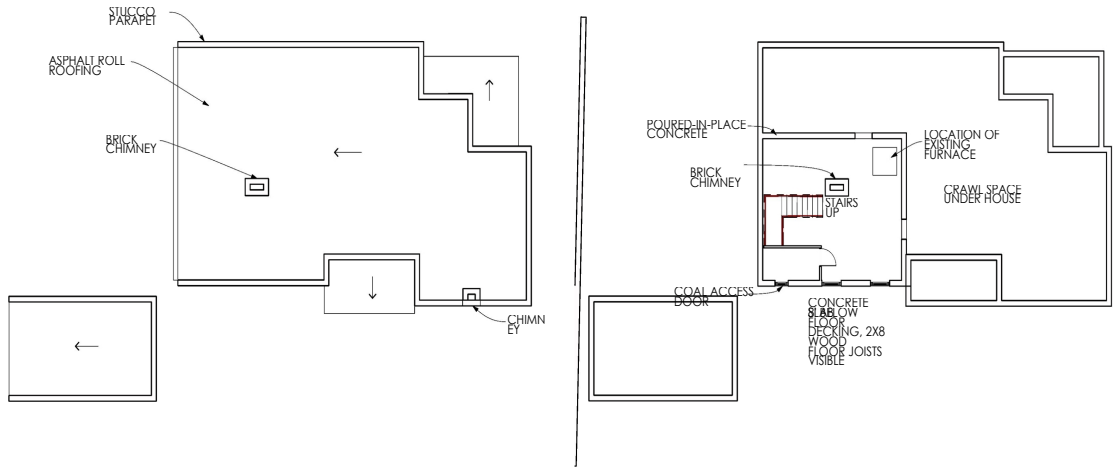
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DRAWING SCALES
Date: 7/8/12
Sheet: 2

BUILDING ELEVATIONS

A 1.2

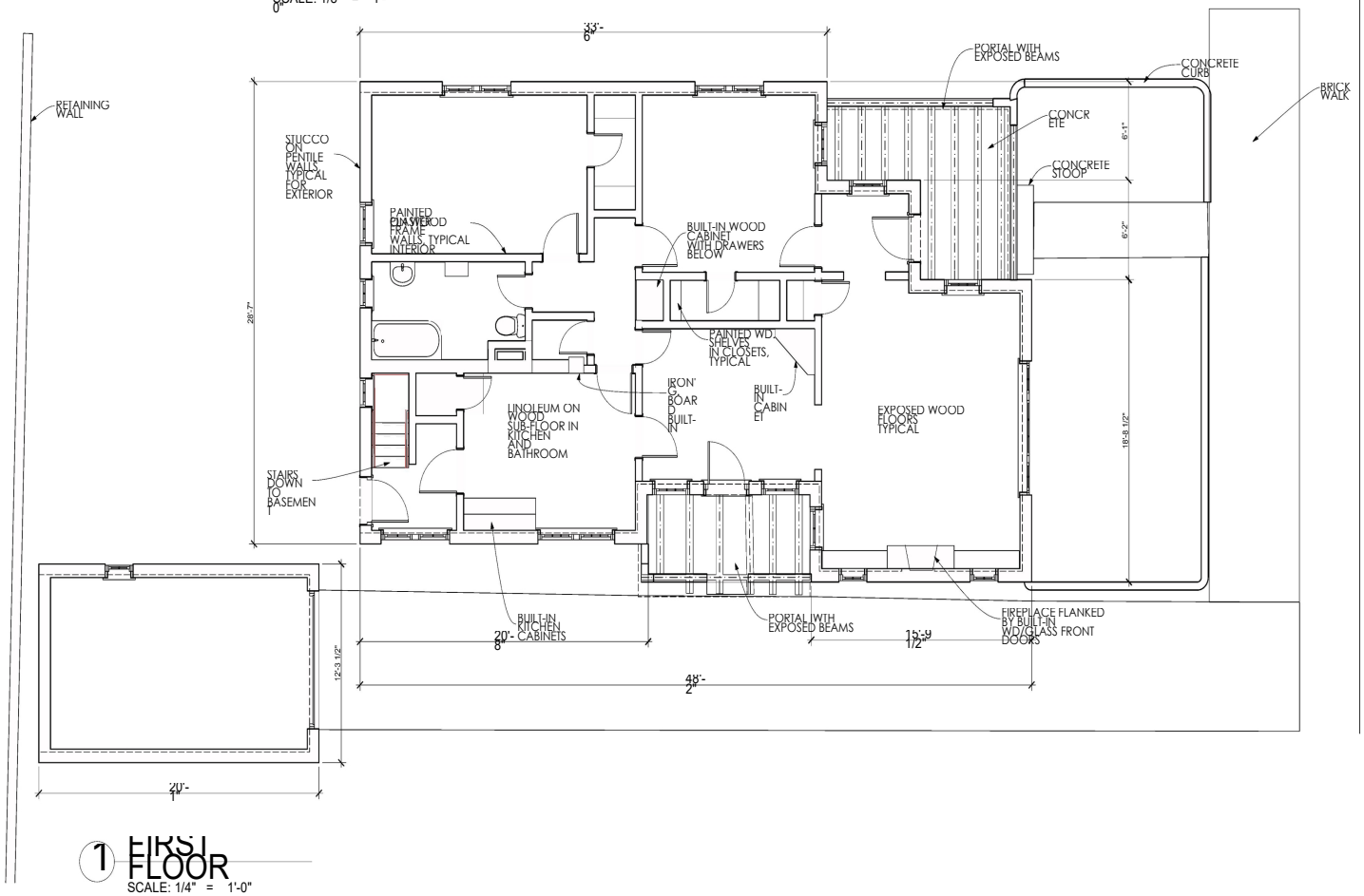
Plotted On: 7/8/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/402 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

N

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406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL DIMENSIONS SCALES

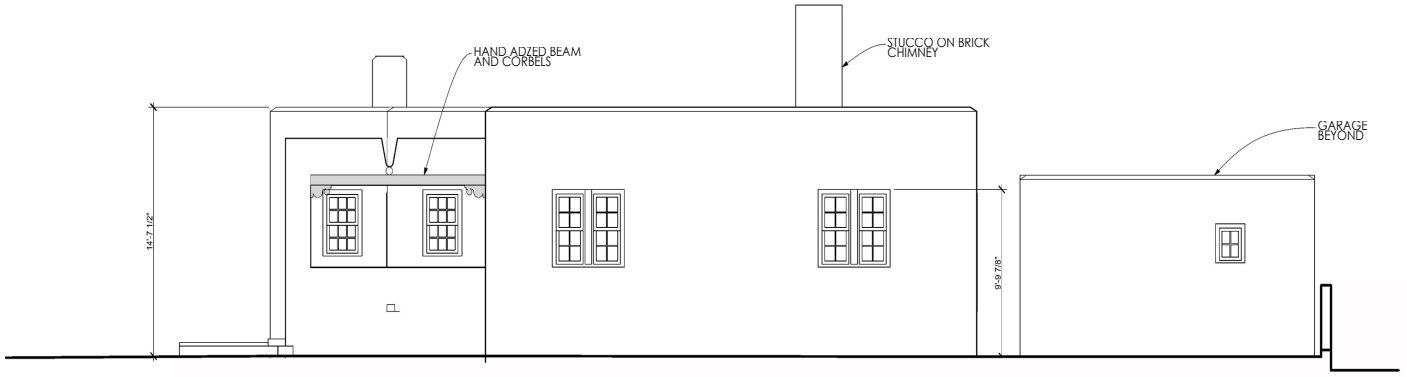
DATE: 7/2012

FLOOR PLANS

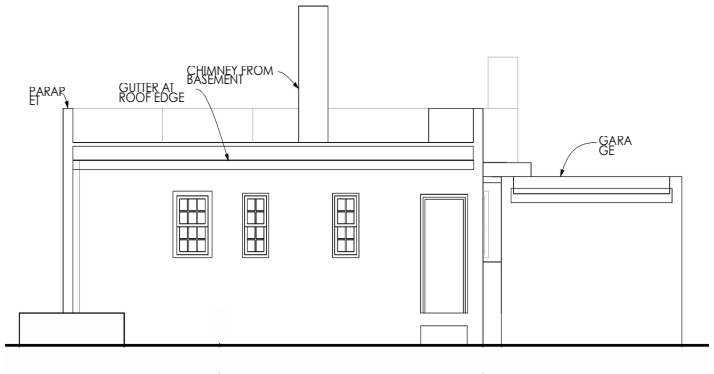
A 1.1

Plotted On: 7/2012

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



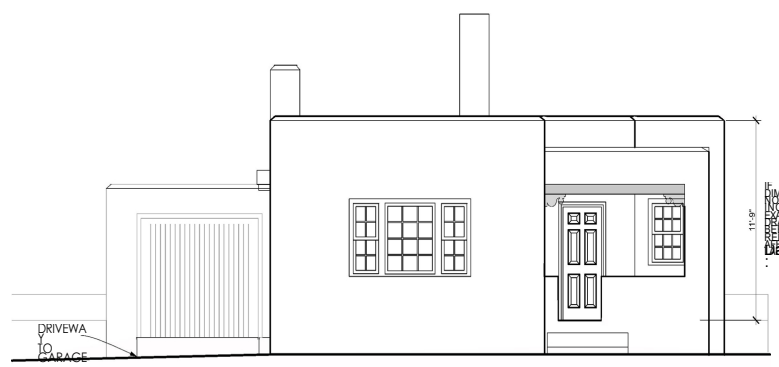
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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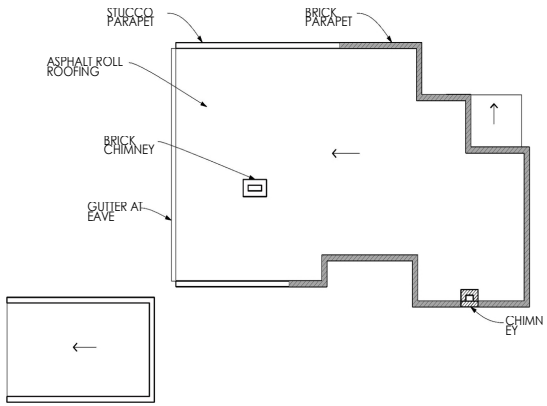
406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

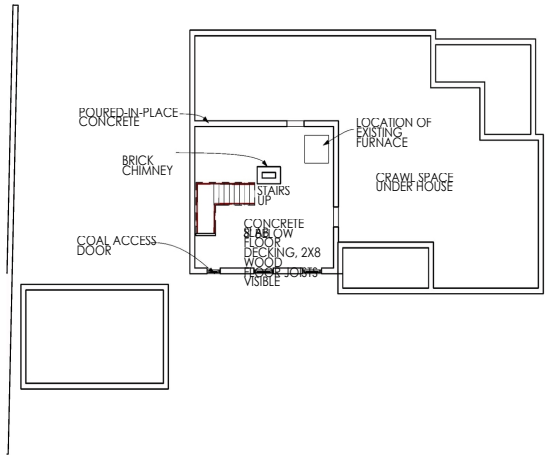
A 1.2

Plotted On: 7/9/12

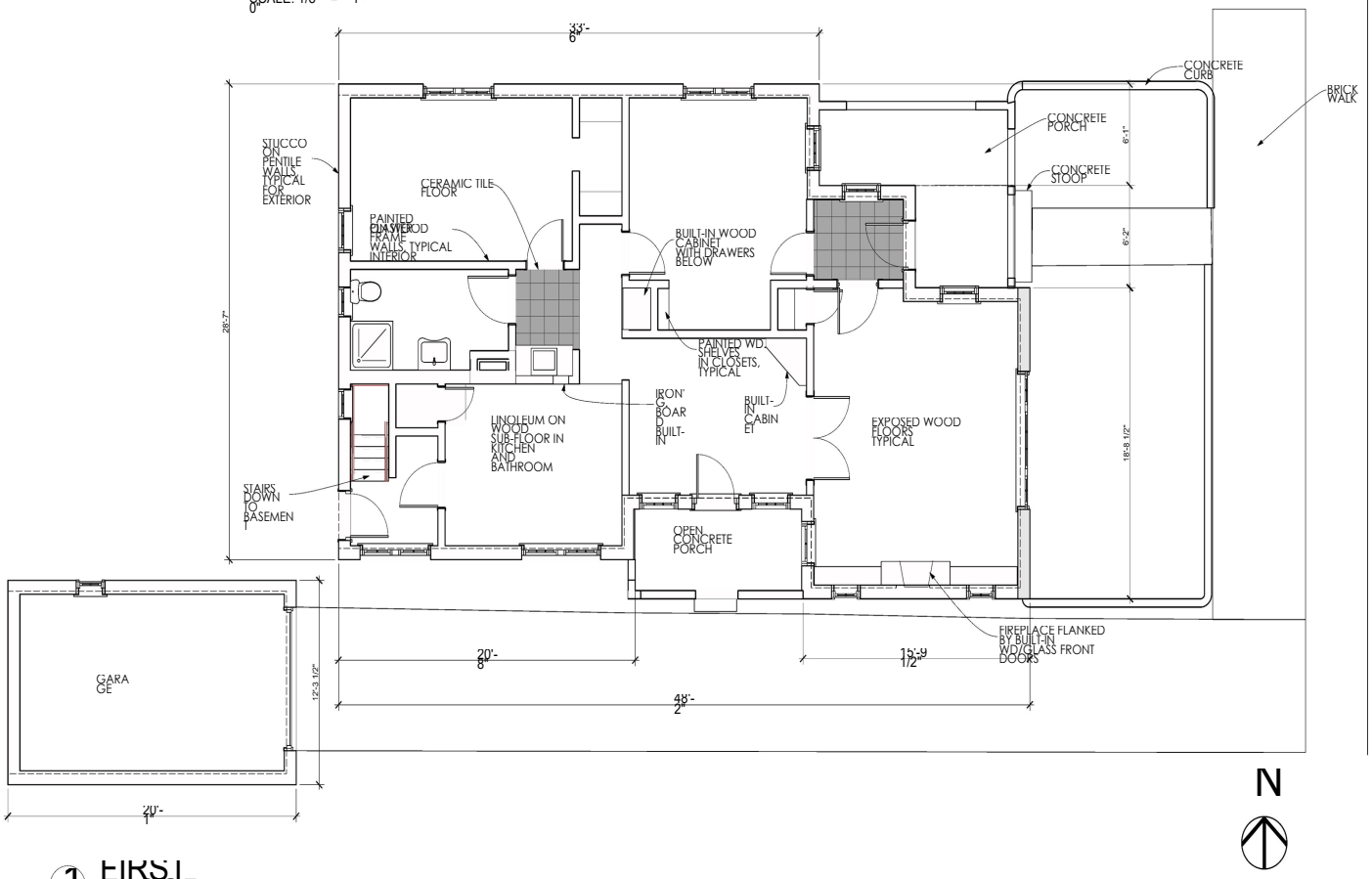
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

GAYLA BECHTOL ARCHITECT
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410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

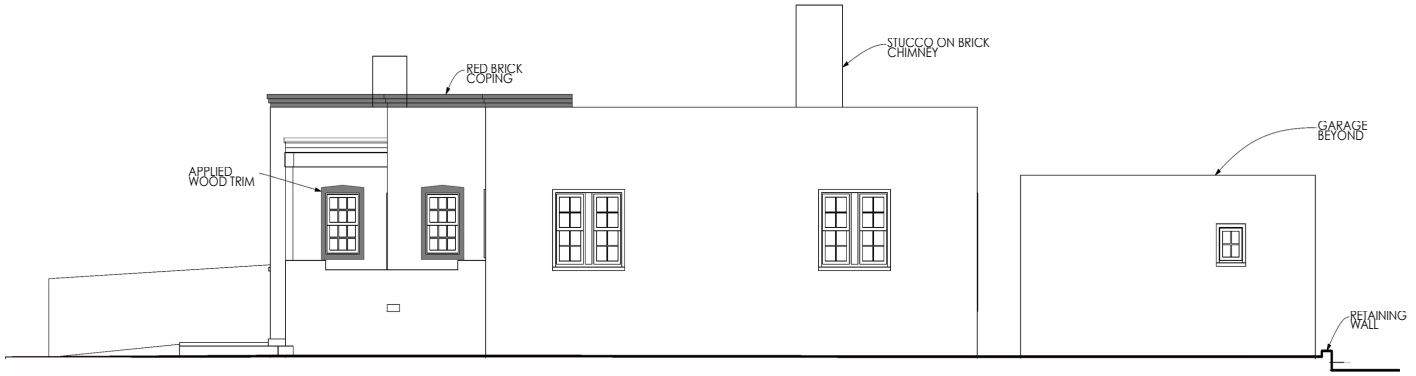
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ALTERING ALL LABELED SCALES

Plotted On: 7/9/12

A 1.1

FLOOR PLANS

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



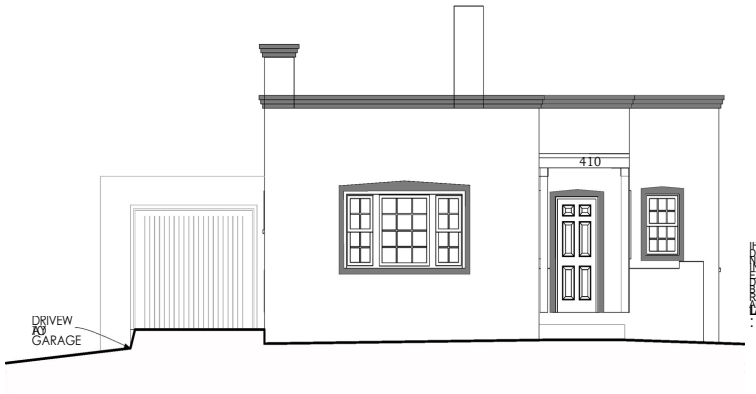
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ATTACHING ALL LABELED SCALES.

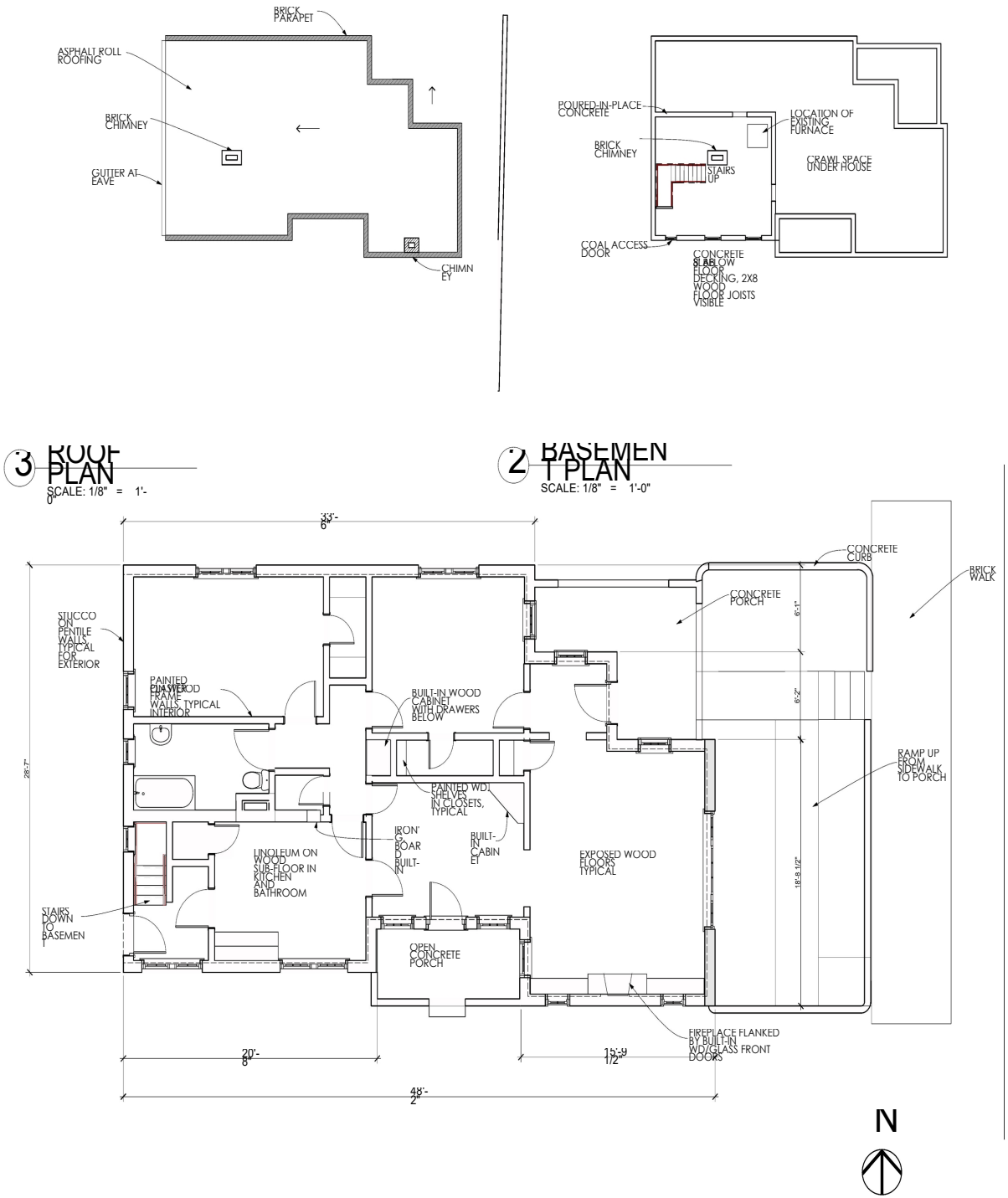
Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gasper.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS

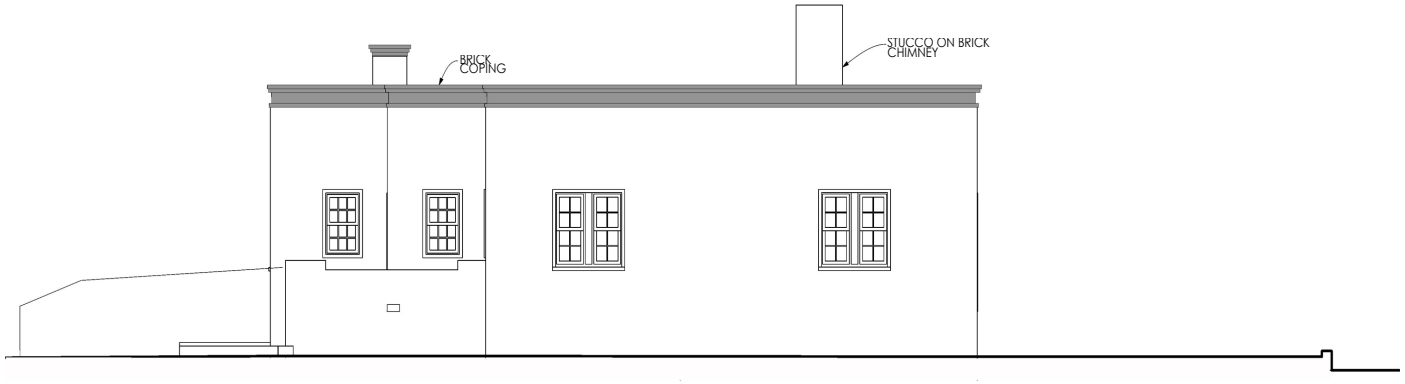
Date: 2

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
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414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS NOT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL RELATED SCALES

Date
2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

Chair Woods appreciated his work but had a concern with the decision on the south elevation to take those two windows off that created a much more vertical face. She asked if he could reconsider that. Everything else was a great improvement.

Mr. Miller said that wasn't his choice but he could bring that to his clients. That decision was made for internal use of the building as a library - having more windows at that location. There were windows around the corner of that elevation and they were getting enough light into the room with the large French doors with a transom above it.

Chair Woods asked if he could see the impact on the exterior.

Mr. Miller did see if. He said it was not a contributing elevation built in the 1980s and they were taking off the greenhouse.

Ms. Rios referred to the south elevation and asked if it was publicly visible.

Mr. Miller said there was no public visibility.

Ms. Walker asked what a "jaunty canale" was.

Mr. Miller was not sure and asked where it was said.

Mr. Miller said it was a radiused canale and some were on the existing building. He didn't have a detail of it with him but the top edge was radiused and capped with galvanized metal.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-012 per staff recommendation and indicating the final drawings show the front door, the railing and vehicular gate as submitted by the applicant at the meeting. Ms. Mather seconded the motion.

Ms. Walker asked for a friendly amendment that the designer would ask the applicant to consider replacing those two windows on the south façade.

Ms. Rios didn't think it important since it was not publicly visible but accepted it as friendly and the motion passed by unanimous voice vote.

8. **Case #H-12-017A. 402, 406, 410, and 414 Don Gaspar Avenue and 128 and 130 South Capitol Street.** Downtown & Eastside Historic District. City of Santa Fé, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fé has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.**

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and

on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

414 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival and Spanish-Pueblo Revival elements including brick coping on the parapets and bull-nosed openings. Historic wood windows are in good condition. The historic brick coping is deteriorated in many locations. A free-standing Pen tile garage was located at the rear of the driveway and has been demolished at an unknown date. The residential structure is listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and south elevations. This structure is not listed on the state or national registers, but it is eligible under Criterion C.

104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortíz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortíz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area were demolished at an unknown date.

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

Mr. Katz asked Ms. Brennan, since it was possible the decision made by the Board could be appealed to Council, to determine what legal advice she would give Council as to the meaning of "significant structure" and "contributing structure."

Ms. Brennan said it was interesting question in light of the recent Council decision on the Gay Wagner House which was a unanimous decision not to classify that house as significant and rather as contributing.

She read the definitions as shown on page 3. Contributing was not unique in itself but typical of the area in which it was found. Significant embodied distinctive characteristics of the type, period, or method of construction. It must retain a high level of historic integrity. The Board had taken that to mean that all sides

were primary. She thought a lot about that Council decision because it was surprising to her and to a lot of people that it was a unanimous decision. The constituency of the Council was different than the Board's and, as elected officials, were concerned with finding a balance between property, interests, and the ability to modify a building. Even with significant they could get an exception although it did present somewhat of a barrier.

Finding the balance was difficult. Mr. Rasch said it was a vestigial neighborhood and they were faced with homes that were fundamentally the same but had different statuses.

Mr. Katz asked Mr. Rasch about the sheet he had that showed there were 5,994 structures within the historic districts.

Mr. Rasch said the sheet gave a rundown on those structures by status and provided it to Mr. Katz.

Mr. Katz said there were 327 significant buildings and 1,824 contributing structures.

Ms. Brennan thought the word that made sense to her in trying to understand what distinctive meant was that the Council was looking something that was important - that stood out but not necessarily unique. She took that to mean "important."

Dr. Kantner said following that line of inquiry, Mr. Rasch in his recommendations noted that all of the structures were eligible state or national registers under criterion C. Looking at the City definitions that would mean they were eligible for a significant designation under the City's criterion B.

Mr. Rasch said it was a matter of semantics between the two jurisdictions.

Dr. Kantner surmised that the primary reason was that they had to be distinctive enough, despite the fact that they qualified under criterion B to merit a significant designation.

Mr. Rasch said they didn't meet A, B or D clearly so he used criterion C. The national register no longer has distinctions in historic status - they all were contributing. They eliminated the significant status.

Dr. Kantner noted that the definition in C said it embodied distinctive characteristics so they would qualify for the City's significant status but Mr. Rasch recommended downgrade to contributing and he wondered why.

Mr. Rasch said they had the characteristics under state and federal but under city were not unique and not important in any way. The two registers saw it differently.

Ms. Walker noted under Significant - it must retain high level of historic integrity. She asked if these did not think they retained high level of historic integrity.

Mr. Rasch said of the four casitas that 402 and 406 Don Gaspar did. 410 had a non-original portal and 414 had coping in very bad condition.

Mr. Acton thought their adjacency buttressed the status of a type. It was a more powerful preservation opportunity.

Ms. Mather asked about the nature of their location in relation to the Downtown & Eastside Historic District. It was in the capitol district. She asked if they were held to the same standard as the rest in the Downtown & Eastside Historic District or because they were in this special zone were held to higher or lower standard. She would call them orphans left over from loss of the entire neighborhood. A block to the south would be quite typical.

Mr. Rasch said the City left the Railyard out of any historic district to develop it and he thought the state left these out for the same reason. They were not in a state district and were in a corner of the Downtown and Eastside district. They didn't harmonize with the institutional buildings and one block south in Don Gaspar - they were quite common.

Ms. Mather asked why they were left out.

Mr. Rasch guessed it was for development.

Mr. Katz asked if there were many examples of this type of bungalow in the Downtown & Eastside Historic District.

Mr. Rasch said they were not as well concentrated as these but you could find them in the downtown part.

Ms. Walker asked if there was some "by your leave" since the rest of the area was destroyed to complete the destruction of it.

Mr. Rasch reminded the Board they were only talking about their status and not any other treatment of the structures. He was on the fence with that question.

Ms. Mather was looking at the report from 1984 on page 43 on 406 Don Gaspar and same was true of 414 that the recommendation was to be contributing and didn't understand how they ended up as significant.

Mr. Rasch didn't know. The staff member around that time had long been gone. But right around that time was when the state was making purchases. Some to the south were demolished in 1990. It might be oversimplifying to make sure the discussion happened again.

Mr. Murphey said there was a plan to make a state capitol historic district that never went forward.

Ms. Rios said 402 was contributing and another very similar was designated as significant.

Mr. Rasch agreed. Physically they were not different.

Ms. Rios said they were approximately 82 years old. Mr. Rasch agreed.

PUBLIC COMMENT

Mr. Spray said the discussion of reclassification of any historic building was of concern to OSFA. On June 4 OSFA toured the buildings, thanks to Peter Allen and got a view of the interior so the OSFA board came back with an expanded view. These were not casitas but homes - casas. They still maintained the interior as historic. They were offices until very recently and in good condition. This board has deemed them either contributing or significant and he urged the Board to keep that status. What happened around them should not determine their status. New construction added by giving them a compelling structure and fabric.

These homes were all that remain in that neighborhood. Only this Board had the ability to maintain them for the future. When they were gone they were gone forever. Please retain their status and preserve the power of the past.

Mr. Katz clarified that the entire board didn't go on the tour.

Mr. Spray agreed. The OSFA Board members who were members of the H Board were excused from the tour.

Present and sworn was Mr. Tim Maxwell also thought of them as homes rather than casitas. This was a pre-war subdivision of residential homes for families and an important evolution in Santa Fé and must have evoked what Allan Stamm saw for his homes.

He considered this request to change a designation as a way that could lead to their demolition and asked, as he did with St. Catherine's, to hold off until the Board could see what would replace them.

Present and sworn was Ms. Stefanie Beninato urged the Board not to second guess Council but look at the code. She appreciated that Mr. Murphey knew the history of that district rather than just speculation. Speculation was damaging to the Board's record at Council. So she asked that they use their expertise and skill to make the decision.

In the 1980's they were single family houses and that was how they were used. They were not typically found in the Eastside. Most were much larger houses or some were built later. The City needed to preserve clusters of historic buildings so visitors and residents could see what was there.

They were modest but well built homes. The downtown has changed a lot but we need to preserve these vestigial elements.

There were no other speakers from the public.

Chair Woods said when she came on the board they had no preservation ordinance - only a styles ordinance. And the reason Santa Fé was designated as a historic place by the Department of Interior. And they were losing these historic homes from demolition and overzealous remodeling. That was how the ordinance came to be. The Board didn't designate something because they wanted to hold onto the designation. They had to look at each one and judge it by the ordinance.

Ms. Mather asked how the Chair intended to proceed.

Chair Woods said they needed to go through each building and consider primary elevations.

Mr. Katz commented that for all of them, preservation was a much greater limitation on someone's ability to deal with that structure. It was interesting that out of 6000 only 300 were significant for preservation. He thought of some of the more beautiful old adobe homes. They were models of that style and important examples of it. If they looked at these homes they needed to avoid saying they were significant just because they didn't want them taken down. They might be lovely buildings and once was the case to reflect the important evolution but they were not the only ones and in and of themselves were not significant buildings. Streetscape was important in considering contributing. But contributing structure must add to the district to establish and maintain the character of the district. These once did that but didn't now because of what else happened there. They certainly didn't reflect what the rest of that area was any more. He didn't think it met the definition of maintaining the character. If these were in the Don Gaspar District they might but not in the Downtown and Eastside District.

Chair Woods disagreed. One block parallel you see those little brick buildings. Just because so many were taken down did not mean these should be taken down. They did relate to each other.

Mr. Katz agreed. And there was also DeVargas there but those were the edges and the houses on Galisteo were lovely brick houses and DeVargas was an island.

Ms. Rios asked if he didn't feel they were even contributing. Mr. Katz said yes.

Ms. Rios disagreed with Mr. Katz. These could either fall under significant or contributing. She read each criterion and said they met each one. They didn't know who lived there so perhaps it didn't apply (significant) or were eligible to be listed on state or national registers. These four buildings represented what once was there. There were tons of them that were no longer there. Just because there were tall buildings there didn't diminish the quality and what these buildings represent.

Mr. Acton said, given this was a seminal moment and didn't know what the State was going to do there. If the Board designated all of them significant then the State would get a good idea how important we consider these buildings and work on the 56,000 building next to them. It seems they would not come ask

for an exception but would come with a schematic that the Board could comment on and get feedback from the public. So the practical value of status might be irrelevant to the state given the nature of the process.

Mr. Rasch went to the code. Because of HB360, Santa Fé ordinance was 14-5.2.(M). In that ordinance it said the process "shall be undertaken in such manner to preserve the status of the structure and in accordance with the standards for alterations or additions... Proposed alterations shall not cause it to lose its status." Demolition of historic and landmarked structures shall include the report that the Board was familiar with. So the Code applied to these structures.

Mr. Acton said the last piece had to do with survival of these buildings. He asked what status would most guarantee their survival. They were looking down the road and that would determine his call.

Chair Woods asked Ms. Brennan to advise the Board on their responsibilities in this matter.

Ms. Brennan said the responsibility of the Board was to determine the status of these buildings based on the qualities of the building that were before them.

Ms. Mather thought it was very important not for the Board to try to second-guess these particular buildings. They were in the Downtown and Eastside Historic District and they should be treated as any other building that district. There were other examples very similar. Some were on Cienega Street, Marcy Street and existed throughout. She thought it was unfair to penalize the State to try to guess what they would do. They needed to maintain the integrity of words like "significant."

Ms. Walker concurred with Ms. Rios that these structures did fit the criteria. Follow the code and it made them significant.

Chair Woods said she would entertain a motion on 128 South Capitol.

Mr. Katz moved to change the status of the structure at 128 South Capitol to noncontributing since it was not sufficiently old among other things. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods asked for a motion on130 South Capitol.

Mr. Katz moved to keep the noncontributing status at 130 South Capitol. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods went to the house at 402 Don Gaspar.

Dr. Kantner moved to designate the house at 402 Don Gaspar as a significant structure as it meets all criteria including its location, its age, the fact that it embodied distinctive characteristics which meant distinguishing characteristics of a type, period or method of construction and maintains a high level of integrity and, as recommended by staff, met criterion B of the City Code

which suggests that it should be eligible for listing on the national register of historic places. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 402 Don Gaspar.

Dr. Kantner moved to designate the garage at 402 Don Gaspar as contributing rather than significant because it relied on the main building for its status and with the east elevation as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the casita at 406 Don Gaspar.

Dr. Kantner moved to retain the significant status of the casita at 406 Don Gaspar for the same reasons as given for 402 Don Gaspar. Mr. Acton seconded the motion.

Ms. Mather wanted to make it clear that these buildings contribute to the Downtown and Eastside Historic District but did not feel they were significant structures.

Dr. Kantner said his concern here was that in thinking of it as significant, distinctive could mean different things. He didn't think it meant unique or exceptional but that was not invoked for the national register. In the City Code it was used to mean distinguishing. It embodied the distinguishing characteristics of this whole suite of 1930's residential structures so that was why he felt that even though the designation "significant" seemed to invoke an exceptional character to it, he didn't think that was the details of the definition for significant actually were saying.

Ms. Mather disagreed. Significant meant it was somehow special to our ordinance and was designated and protected for that reason.

Mr. Katz said it was not unique in itself but it contributed. They were just good examples of the style.

Dr. Kantner said in that case it would just leave one example of a particular style or a place where famous people lived.

Ms. Mather did not think that was the type of logic she was expressing.

The motion passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 406 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 406 Don Gaspar from significant to contributing with the east façade as primary for the reasons he articulated in reference to 402 Don

Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 410 Don Gaspar.

Mr. Katz moved to downgrade the residence at 410 Gaspar to contributing. Ms. Mather seconded the motion and it failed by voice vote of 2-4 with Ms. Walker, Dr. Kantner, Ms. Rios and Mr. Acton voting against.

Dr. Kantner moved to designate the residence at 410 Gaspar as significant for the reasons he articulated for 402 Don Gaspar. Ms. Rios seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 410 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 410 Don Gaspar to contributing and designate the east façade as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 414 Don Gaspar.

Dr. Kantner moved to retain the significant status of the residence at 414 Don Gaspar for the reasons he articulated for 402 Don Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

9. **Case #H-12-025A. 659 Garcia Street.** Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, propose to amend a previous approval including altering arched windows and a wood yard wall gate. (John Murphey).

Mr. Murphey presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

The subject building is a large, multi-massed, stone residence with a flow of intersecting courtyards. Principally one story, a one-and-a-half story section rises above the south elevation. The house includes a mixed fenestration of historic and non-historic steel casement and wood windows. With its canales, wood lintels, and corbelled portal, the masonry house could be considered Spanish-Pueblo Revival in design. It is contributing to the Downtown and Eastside Historic District.

At the April 24, 2012 hearing, the Board approved a project to construct a 1,100-square-foot addition and make other changes to the house, but required the applicant to return to review the design of a wood gate

CITY OF SANTA FE, NEW MEXICO

Project description: Proposes an historic status review of these properties for the State Executive Office Building project.

Project Number: 12-1200017
Case number: H-12-0017
Project Type: HDRB

PROJECT LOCATION (S): **402, 406, 410 and 414 Gaspar Avenue and 128 and 130 South Capitol Street**

PROJECT NAMES:

OW – Chuck Gara/State of NM
Santa Fe, NM 87502

Property Control/Gen. Serv.
John F. Simms Bldg.
P.O. Box 6850

AP – Same as Above

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Sgn.,Contr. & Non-Contr.
PUBLICLY VISIBLE FACADE-EAST	Yes
PUBLICLY VISIBLE FACADE-NORTH	Yes
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Yes
HISTORIC DISTRICT INVENTORY NUMBER	H-1259, 1791-1793
YEAR OF CONSTRUCTION	1930-1963
PROJECT TYPE (NEW, ADD, ETC.)	Status Review
USE, EXISTING	Government
USE, PROPOSE	Government
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: June 12, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-017A ADDRESS: 402, 406, 410, 414 Don Gaspar and 128, 130 South Capitol

Historic Status: Significant, Contributing, and Non-contributing

Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	_x_ Vicinity Map
_x_ Historic Inventory Forms	___ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
___ Other:	_x_ Photographs
	___ Other:

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fe has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

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.

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.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

414 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival and Spanish-Pueblo Revival elements including brick coping on the parapets and bull-nosed openings. Historic wood windows are in good condition. The historic brick coping is deteriorated in many locations. A free-standing Pen tile garage was located at the rear of the driveway and has been demolished at an unknown date. The residential structure is listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and south elevations. This structure is not listed on the state or national registers, but it is eligible under Criterion C.

104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortiz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortiz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area where demolished at an unknown date.

DON GASPAR AVE
PASEO DE PERALTA
S CAPITOL ST
102 S CAPITOL
406 DON GASPAR AVE
410 DON GASPAR AVE
414 DON GASPAR AVE
104 S CAPITOL
Downtown And Eastside
Don Gaspar
1302 PASEO DE PERALTA
W MANHATTAN AVE
130 S CAPITOL ST
126 S CAPITOL ST
138 W MANHATTAN AVE
GALISTEO ST
432 GALISTEO ST
504 GALISTEO ST
306 GALISTEO ST
Don Gaspar
C
S
NC



c. 1950s

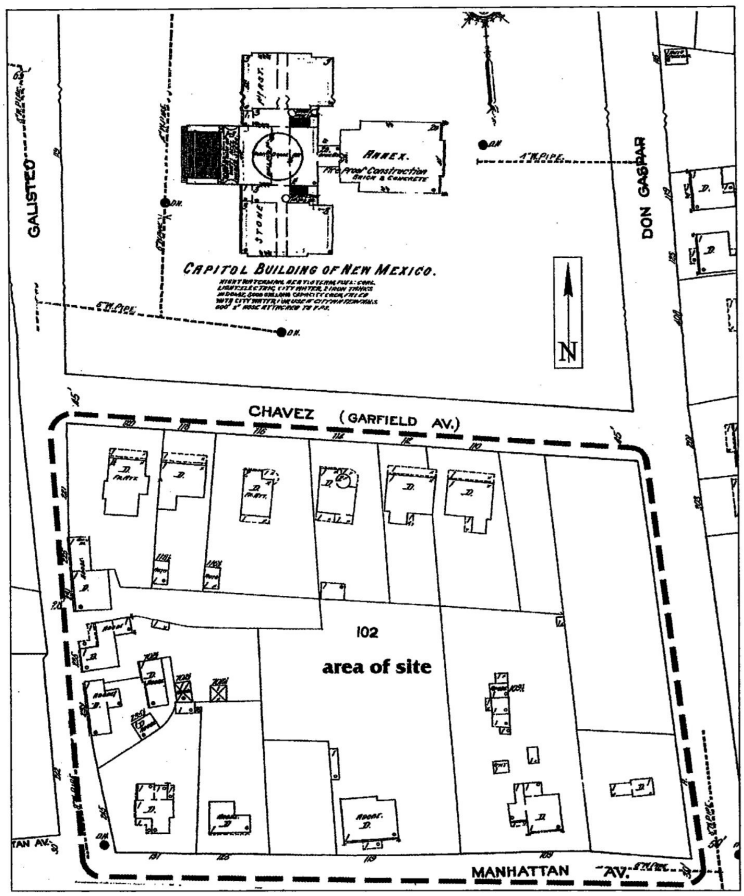


Figure 4.4. Detail of the Sanborn Fire Insurance map (June 1913).

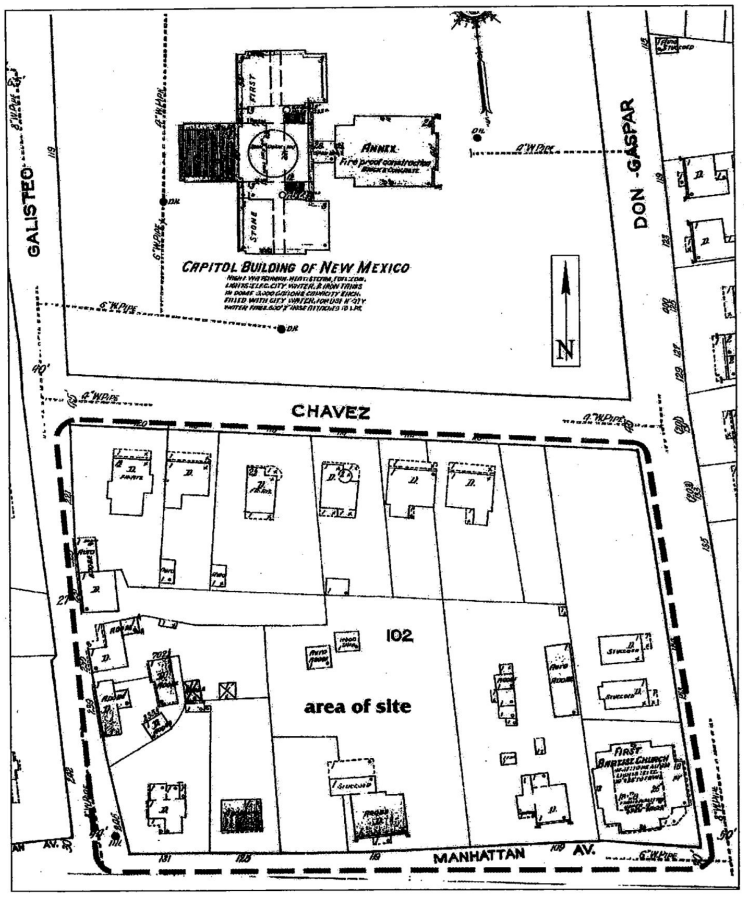


Figure 4.5. Detail of the Sanborn Fire Insurance map (June 1921).

9

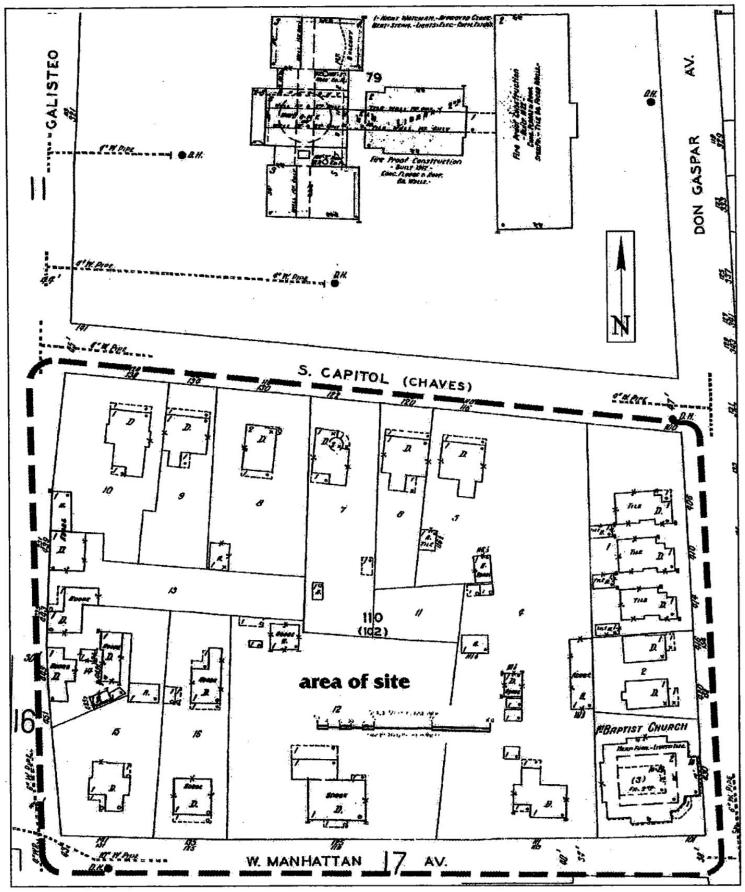


Figure 4.6. Detail of the Sanborn Fire Insurance map (January 1930).

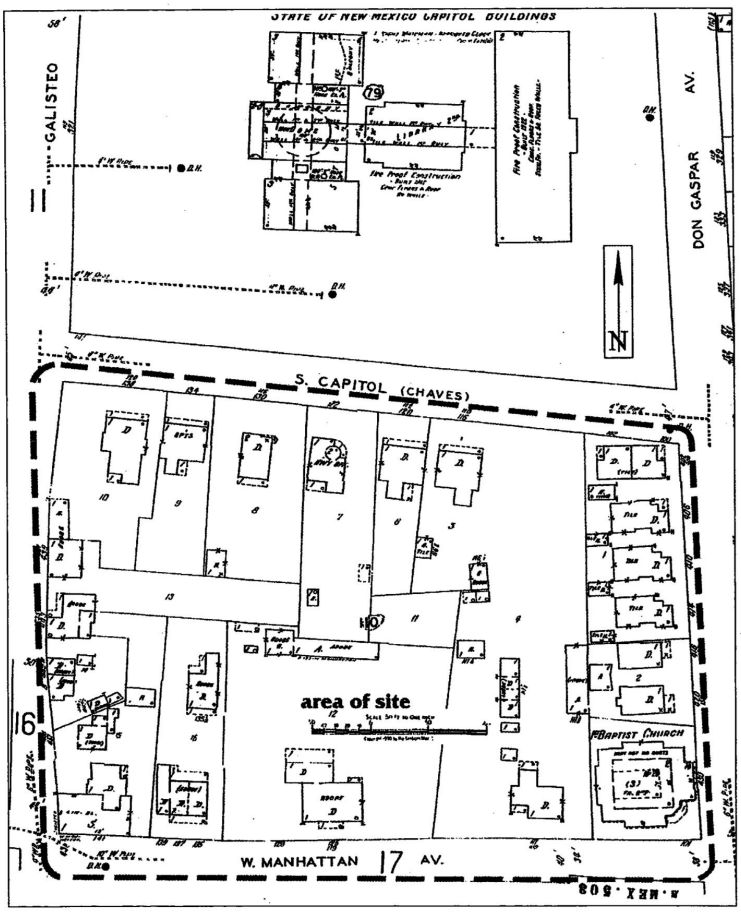


Figure 4.7. Detail of the Sanborn Fire Insurance map (January 1930, modified for August 1948).

Design & Preservation in Santa Fe:

A PLURALISTIC APPROACH

National Park Service Historic Preservation Grant
Project 35-74-00030.4

Planning Department
City of Santa Fe
Santa Fe, New Mexico
January, 1977

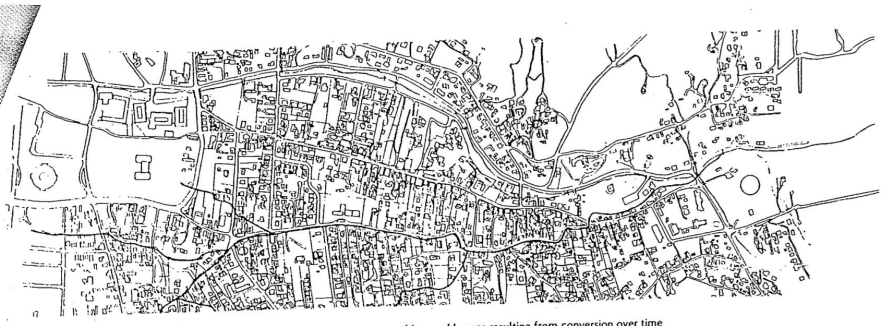
THE PLAN:
NOTES ON STRUCTURE

PRIMER OF
THEMES AND MOTIFS

A Glossary
of Architectural Styles

VISUAL HISTORY:
TOWNSCAPES AND
EVALUAIRE





Canyon Road and **Acequia Madre** with inactive acequias and irregular pattern of lots and houses resulting from conversion over time of irrigated agricultural land.



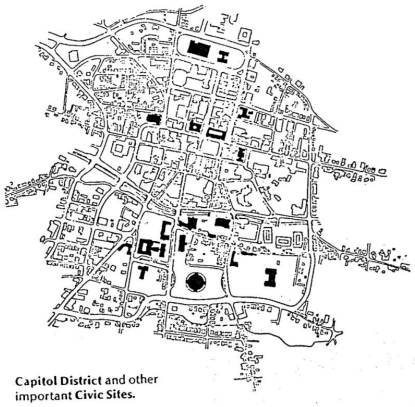
Federal Courthouse at terminus of Lincoln Avenue.



Marcy townscape at site of former military quarters.

6 CAPITOL DISTRICT AND CIVIC SITES. Like a university campus, the Capitol District is a realm of large institutional buildings set on lawns. Corridors of smaller, older lines of buildings lace through this district. These corridors are DeVargas Street, Old Santa Fe Trail, and Camino Galisteo. Some state offices occupy older buildings in these corridors. The townscape also includes City, County and Federal sites whose buildings, surroundings and ceremonial status add dignity to the City.

7 EAST PALACE. This street leads past five restored placita (courtyard) buildings, and up into a realm of large late nineteenth century American merchants' houses. Palace Avenue is a hybrid street that includes many architectural styles and is overlapped by the Trazo and Marcy Townscapes.



Capitol District and other important **Civic Sites.**

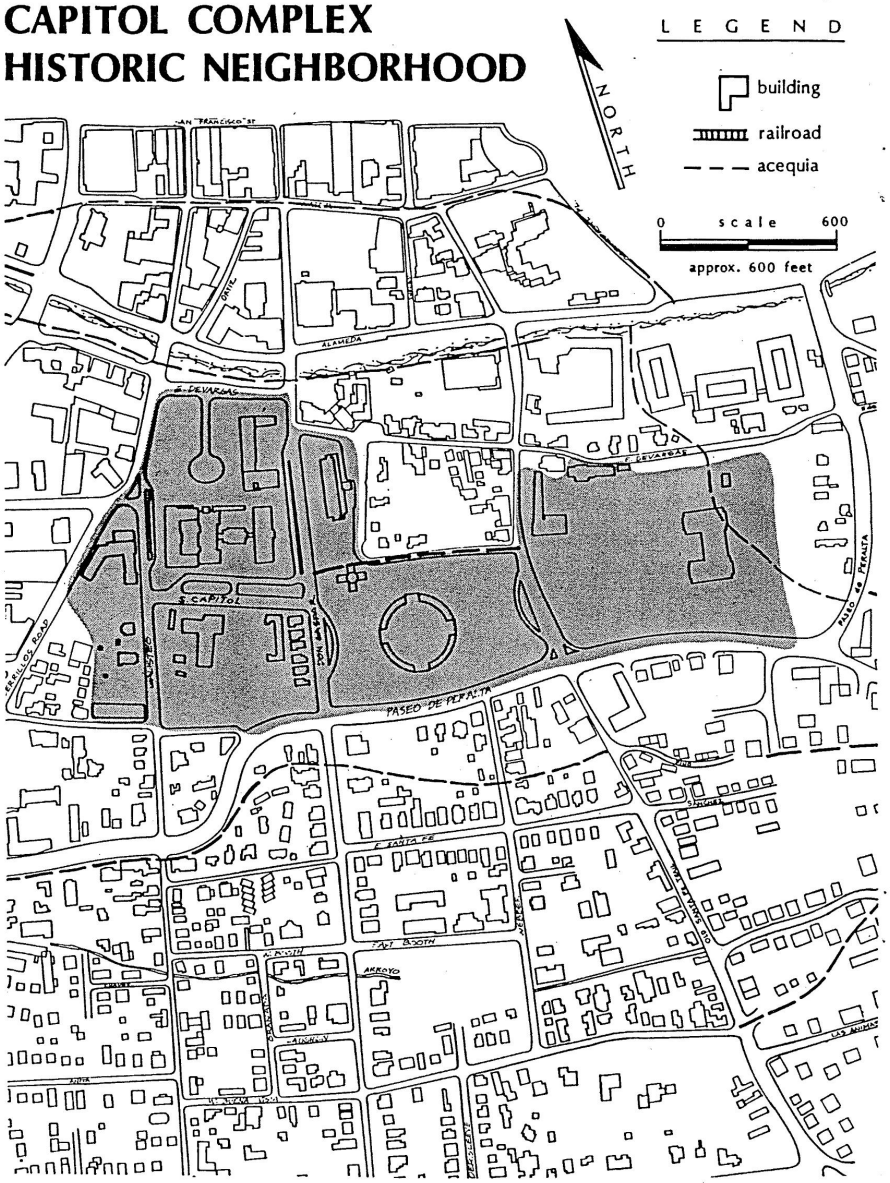
1988

Santa Fe Historic Neighborhood Study



City of Santa Fe

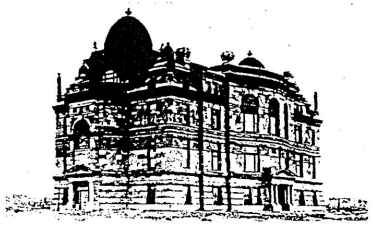
CAPITOL COMPLEX HISTORIC NEIGHBORHOOD



CAPITOL COMPLEX HISTORIC NEIGHBORHOOD

Definition. The Capitol Complex Historic District is bounded on the north by a line that runs approximately one block south of De Vargas Street, on the east and south by the Paseo de Peralta, and on the west by Cerrillos Road and Galisteo Street. Portions of West Manhattan and South Capitol Streets, as well as Galisteo, Don Gaspar, Old Santa Fe Trail, and Orchard Drive are located in the area. It is centered around the sites of the New Mexico State Capitol, and contains approximately fifty structures.

History. After the United States conquest of New Mexico in 1846, the Palace of the Governors was used for United States government offices. In 1853, a Territorial Capitol was begun on the north side of town, but it took more than thirty years to build due to lack of funds. By the time it was complete, it was considered more appropriate for use as the Federal Court house than as the Capitol. The Legislative Assembly of the Territory voted in 1884 to build a proper capitol building. The site chosen for the new building was farmland south of the river between De Vargas Street and Manhattan Road (Paseo de Peralta). The building, designed by J.J. Jamison of Chicago, was a Beaux-Arts composition consisting of two small domes atop a four-story structure. (Illustration 1) The stonework for the yellow sandstone walls was done by Donoghue and Cavanaugh of Santa Fe, and the primary builder was D.F. Hallick Co. of Denver.[1] On the evening of May 12, 1892, the building burned down. The fire had broken out in two



1. Capitol Building, built 1886, photo by J. R. Riddle. (Courtesy Museum of New Mexico, Neg. No. 76041)

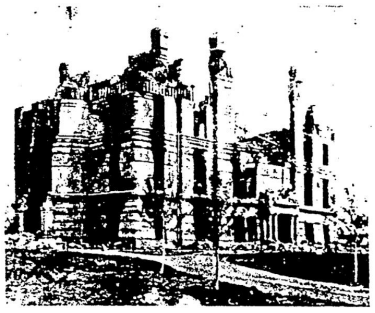
separate locations within the building. Slashed water hoses as well as a partly shut-off water valve for the standpipes impeded attempts to put it out. (Illustration 2) Although arson was strongly suggested, reponsibility was never determined. However, shortly afterwards renewed efforts were made to move the capital to Albuquerque. Finally in 1900, after delays caused by these efforts as well as difficulties in securing funds, a second capitol building was constructed on the site of the one that had burned.[2] (Illustration 3) It was a Neoclassic-style building with a large dome and cupola.

The extension of Don Gaspar Avenue southward across the river and along the east side of the capitol grounds was planned in 1887 and envisioned as a "splendid business thoroughfare."[3] However, the extension was delayed several years by land acquisition problems.[4] In 1892, a request was made to the City Council for a street north of the capitol grounds between Don

Gaspar Avenue and Galisteo Street.[5] Almost eight years later, the street was constructed and named North Capitol. By 1912, the name had been changed to Manderfield Street in honor of William Manderfield, for many years editor of the *New Mexican*, the capital's leading newspaper.

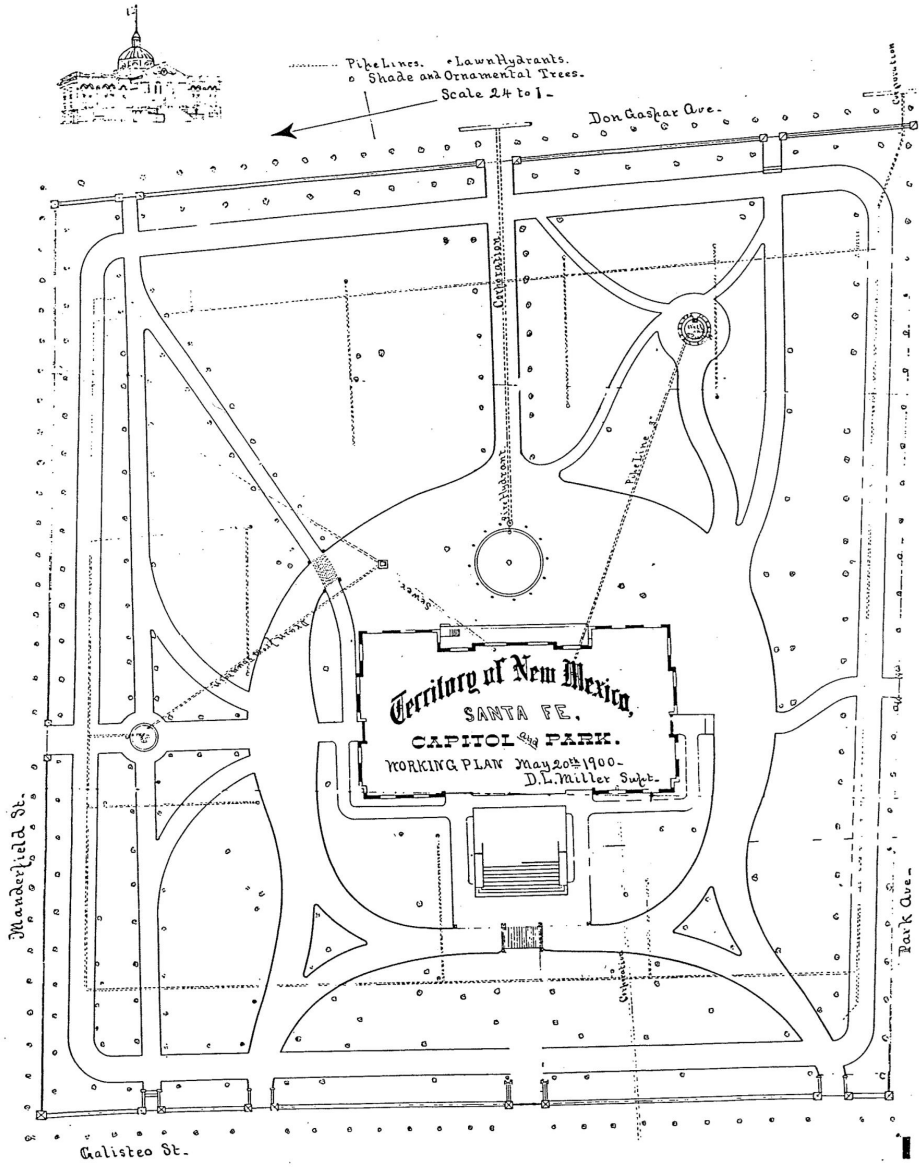
In 1907, a new Governor's Mansion was begun on the south side of the river, just north of the Capitol. Until its completion in 1909, the Governor's residence continued to be the Palace of the Governors as it had been during the Mexican and Spanish Colonial periods. The new Governor's Mansion was a handsome, two-story, yellow-brick building which copied the general form and proportions of the White House in Washington, D.C. (Illustration 4)

By 1912, Santa Fe had spread dramatically southward. Large tracts of land had been subdivided around the turn of the century into residential building lots including the Allan's Highland Addition, the Collingwood, Buena Vista, Salmon, and Capitol Additions and the Mahaffey Tract. In 1912, these areas were still almost entirely vacant. However, South Capitol Street had been established, and six new brick houses stood facing the south end of the Capitol. Manhattan Avenue (Paseo de Peralta), a narrow lane running beside an acequia in Spanish Colonial times, had several new one- and two-story brick houses, but was still not very built up. The land on the northeast corner of Don Gaspar Avenue and Manhattan Avenue where the State Capitol now stands, was called the Collingwood Addition, but there were no buildings there in 1912. Several small frame structures similar to those on Santa Fe Avenue were added later. Access from this area to Manhattan Avenue was by means of Paloma Street.



2. Capitol Building, burned 1892. (Courtesy Museum of New Mexico, Neg. No. 16710)

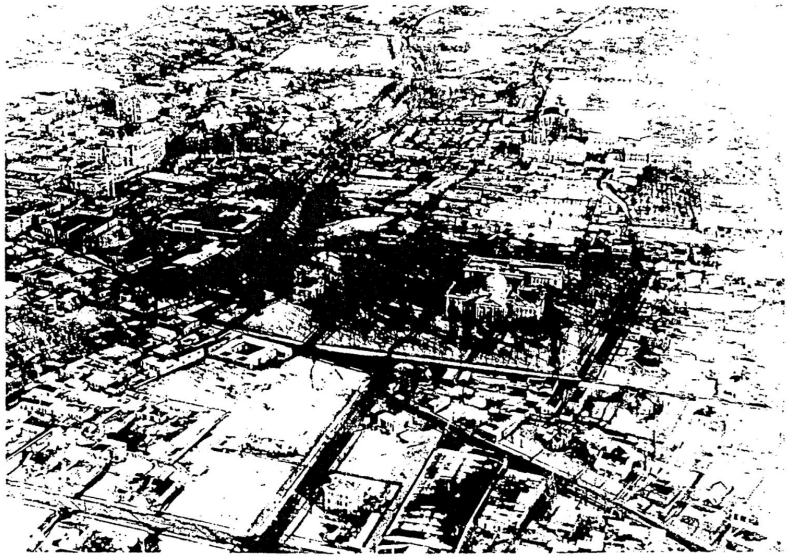
Gradually throughout this century, the number of state government buildings has increased in the area south of the river. In 1922, the Capitol building was enlarged with a major new wing facing Don Gaspar Avenue.[6] (Illustration 5) In 1934, the New Mexico Public Welfare (now the Villagra) building was completed by the Works Progress Administration (WPA) on the west side of Galisteo Street opposite the domed Capitol. It replaced several pre-1886 structures. In 1937, the Supreme Court building was constructed facing the river just east of Don Gaspar Avenue. Previously the Supreme Court had been housed in the State Capitol. The building was built with Federal Public



3. Territory of New Mexico, Santa Fe, Capitol and Park. Working Plan, 1900. City of Santa Fe City Planning Department.



4. Territorial Governor George Curry on the porch of the Governor's Mansion, ca 1910, photo by Jesse L. Nusbaum. (Courtesy Museum of New Mexico, Neg. No. 16723)



5. Aerial view of the Old State Capitol Building looking to the east, ca 1930's. (Courtesy Museum of New Mexico, Neg. No. 46671)

Works Administration (PWA) funds at a cost of $598,676.[7]

The decade of the 1950's, with its disdain for Beaux-Arts architecture, saw the Neoclassic Capitol first shorn of its dome and portico and then "Territorialized" in 1951-53. (Illustration 6) The Governor's Mansion was simply dynamited in 1955, after a new one had been built on Mansion Drive north of town. The State Department of Education Building, originally named the Mabry building and designed by W.C. Kruger Associates, was built north of the Capitol in 1950. The building has a series of terra cotta bas-relief panels of representational images based on New Mexican themes, though one of the original images, that of Miss Fertility, was removed after a public outcry before the building was opened.[8]

The 1960's saw extensive remodeling and expansion of the Capitol Complex, mostly to the east of the existing Capitol building, with many new buildings replacing parts of existing neighborhoods (Illustration 7):

- The New Mexico State Land Office, 1960, southwest corner of the river and Old Santa Fe Trail, designed by W.C. Kruger Associates, replacing pre-1886 structures;

- The New Mexico State Library, 1964, southeast corner of De Vargas and Don Gaspar, designed by W.C. Kruger Associates, replacing some pre-1912 structures, several old adobes along Amado Street, and Judge Laughlin's house;[9]

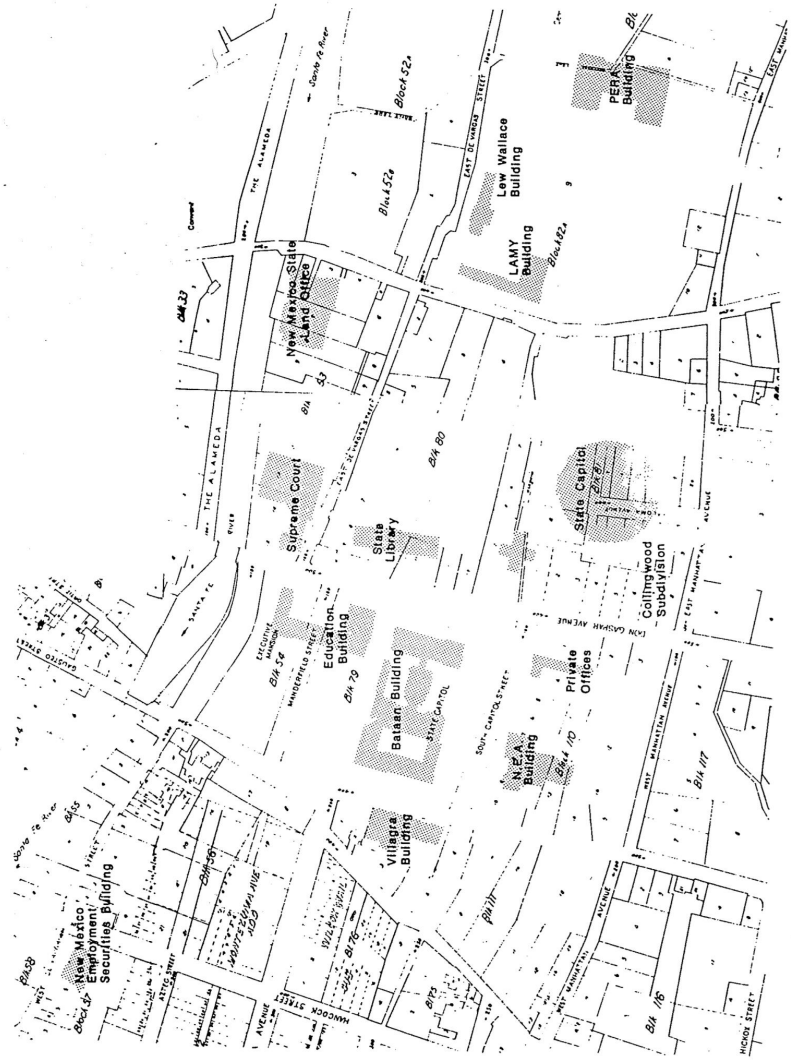
- The State Capitol, known as "The Roundhouse," 1964-66, between Don Gaspar and Old Santa Fe Trail and north of Paseo de Peralta, designed by W.C. Kruger Associates, partly on the site of the old Collingwood Subdivision on Paseo de Peralta and the William Manderfield house on Old Santa Fe Trail; (Illustration 8)



6. Aerial view of the old State Capitol area looking to the southeast, September 7, 1956, photo by Tyler Dingee. (Courtesy Museum of New Mexico, Neg. No. 74171)

- The PERA (Public Employees Retirement Association) Building, 1966-67, south of Paseo de Peralta and east of the Old Santa Fe Trail, designed by John Gaw Meem on vacant land, part of which had been a baseball field belonging to St. Michael's College and part of which was a cemetery;

- The Lew Wallace Building, on Old Santa Fe Trail south of De Vargas, originally an 1887 St. Michael's College building which was acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;



7. Portion of 1924 Official Map of Santa Fe with 1960's capitol complex structures shown. City of Santa Fe Planning Department.

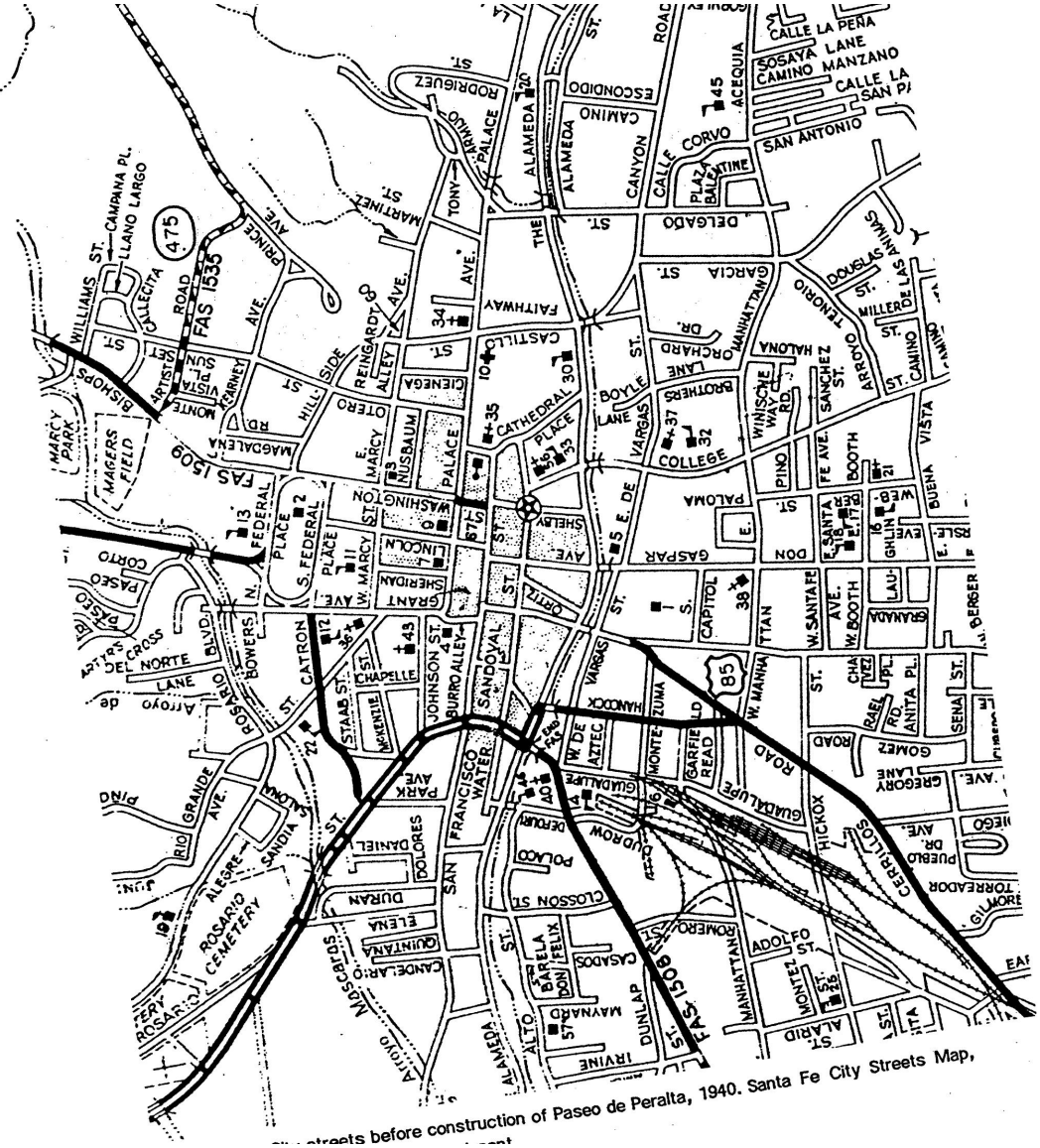


8. Aerial view of the site of the existing State Capitol, Old Santa Fe trail on the left, looking south, Analco Street in the fore-ground, ca 1950, photo by Tyler Dingeee. (Courtesy Museum of New Mexico, Neg. No. 74146)

- The Lamy Building, east of the Old Santa Fe Trail and somewhat north of De Vargas, a three-story, adobe building which was originally the St. Michael's College dormitory built in 1878, acquired by the State in 1965 and remodeled in 1969 by the Western Architects Collaborative;

- The Villagra Building, west of Galisteo Street and east of Cerrillos Road, which was originally the N.M. Public Welfare Building built with WPA funds, remodeled in 1969 by the Western Architects Collaborative;

- The New Mexico Employment Security



streets before construction of Paseo de Peralta, 1940. Santa Fe City Streets Map,

Building, between Guadalupe and Sandoval and south of De Vargas, planned in the late 1960's and designed by Joseph B. Burwinkle, Jr., and completed in 1971.

All of these are large multi-story buildings designed with massive large-scale elements. All suggest the regional architectural heritage by use of a Territorial Revival envelope of stucco with brick copings, white trim, and portales. These buildings generally follow the typical American site plan of a single mass, centrally located on the site and surrounded by landscaping and parking, which is the antithesis of Santa Fe's Spanish Colonial building pattern.

The result is a complex of buildings surrounded by large areas of parking and grounds, most of which have been landscaped with a dense and varied assortment of plant materials that help offset the heaviness of the architecture. In some areas, most notably the "Round House," a dense variety of trees, shrubs, and ground covers have been randomly placed in planting beds. The result is visually chaotic, but provides a rich and verdant landscape requiring a minimum amount of maintenance.

The construction of Paseo de Peralta coincided with much of the growth of the State Government complex. In 1964, the City Council initiated plans for a "loop system for Santa Fe," and approved the general layout in October of the same year. Despite opposition to certain condemnations and demolitions, the "loop" was constructed in 1967-69, incorporating Bower Street, North Federal Place, part of Hillside Avenue, Castillo Street, and parts of Manhattan Avenue and Hickox Street. Other short links were created where no right-of-way had existed before and certain areas were widened, requiring additional condemnation and demolition. The curve on the south side, which connected the Manhattan Avenue right-of-way to the Hickox Street right-of-way, followed an existing easement created by the Arroyo los Pinos. To the southeast, the Paseo de Peralta cuts through an area of orchards, remnants of which can still be seen north of the Fenn Gallery on Paseo de Peralta and along Orchard Drive. Illustration 9 shows the street system in 1940 before the construction of Paseo de Peralta.

Description. The Capitol Complex is largely defined by its function, the administration of state government. The monumental scale of individual structures and the setting of each building conveys a feeling of authority to the visitor. Paseo de Peralta provides a clear boundary for the Capitol area, and wide, straight Don Gaspar Avenue provides a central corridor.

By the end of the 1960's, the area south of the river, bounded by Paseo de Peralta and Galisteo Street, was dominated by large buildings, all of which were owned by the State except the Desert Inn and the El Castillo Retirement Complex, both west of Old Santa Fe Trail. A few older, residential pockets remain, including remnants of the Barrio de Analco along De Vargas Street, a residential compound on the grounds south of the Crespin House off west De Vargas, and a few other houses on Galisteo Street, Don

Gaspar Avenue, Old Santa Fe Trail, and between the PERA Building and Paseo de Peralta. Most of the houses that remain in this area predate 1920.

The survey recorded ten structures of primary significance in this district, eight of which are houses that are mostly are in national rather than regional styles: three are decorated brick, three are hipped roof cottages or bungalows, one is two-story, Italianate, and one is Territorial Revival. The newer State buildings were all designed in the Territorial Revival Style, adding an architectural unity to their functional interrelationship.

DON GASPAR ARCHITECTURAL HISTORIC SURVEY



CITY OF SANTA FE, 1983

Significance Map
approx. scale 1"=200'
N
Don Gateway Neighborhood
significant
supporting (N-C)
contributing
intrusive (N-C)

Photo 1

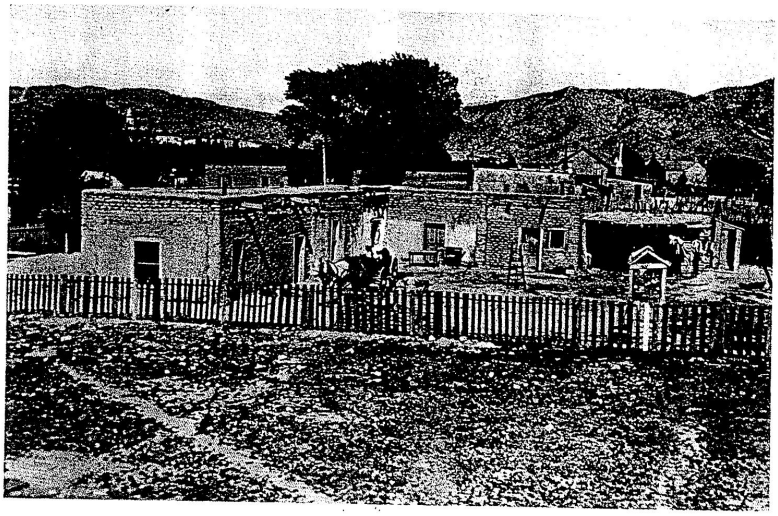


DEVELOPMENT PERIODS

The Don Gaspar Historic District is located several blocks to the south of the State Capitol Building. The 455-structure district is predominately residential. Generally the streets are in an irregular grid pattern. Many of the streets are tree-lined and most lots are fronted by walls and fences so that the public right-of-ways are clearly defined. Stylistically the Spanish-Pueblo Revival style predominates, though many other styles are represented, including the Italianate Bracketed, Mission Revival, Territorial Revival, Prairie, and bungalow.

Generally speaking the area was developed between 1890 and 1930, though Old Santa Fe Trail and Galisteo, both historic routes to and from the city, are shown as mapped in 1766. By 1895 many of the rest of the neighborhood's streets had been projected, if not actually built and by 1912 much of the area was developed. However, some of the area was still rural and Old Santa Fe Trail still dirt as photo 1 taken by Jesse Nusbaum around 1912 shows. The photo was taken about 500 yards west of Old Santa Fe Trail and 100 yards north of Berger Street. The long house to the center left of the photo was owned by Ben Muniz, New Mexican editor. The poplars may be located on the Arroyo Tenorio or Acequia Madre.

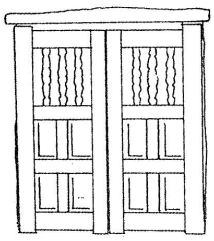
Photo 2



The earliest houses in the district date to before 1912 and are identified on King's Map of that year. A few scattered structures are shown on the 1886 Hartman Map. The earliest of these approximately 60 pre-1912 houses are examples of traditional Pueblo-Spanish and Territorial New Mexico architecture. They are of adobe, have flat roofs or metal-covered pitched roofs, and simply detailed window and door openings. The more elaborate among them are examples of the Territorial style with brick coping, pedimented window and door moldings, and portals. These structures are along the earliest streets in the district, Manhattan and Hickox (Paseo de Peralta), College Street (Old Santa Fe Trail) and Galisteo.

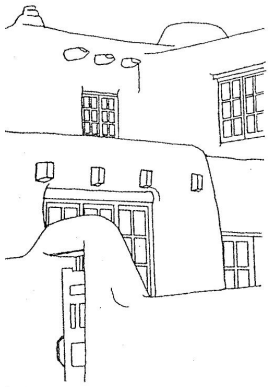
The Santa Fe Railroad arrived in New Mexico in 1879 and brought with it eastern and midwestern architectural styles as well as new types of building material. The Italianate Bracketed, Mansard, Queen Anne, and Prairie styles became popular in towns throughout New Mexico, including Santa Fe. All over Santa Fe and in the northeast section of Don Gaspar Historic District in particular, red brick and stone houses reflecting these eastern architectural styles were built. Many were found along Paseo de Peralta, Don Gaspar and Santa Fe Avenue. The rapid and complete shift in taste was reported in the Santa Fe New Mexican of 1889; "shade trees on the streets more completely

each year hide the shapeless houses which must give way gradually to modern buildings." That same year the newspaper reported that 3,500,000 bricks were needed for construction that spring. A year later the New Mexican commented that it would be good to rid the city of traces of Mexican culture. Photo 2, probably taken around 1902, shows the earlier styles in the foreground with the eastern style in the background. The photo is taken with Manhattan Avenue to the northeast. The house in the foreground located on the present site of Grubesic Realty. The Digneo-Valdes house is shown in the background toward the right and the tower of St. Michael's School toward the left. The Digneo-Valdes house shown in this photo and built in 1889 was one of the earliest of the "modern" brick houses on Don Gaspar. The builder, Carlos Digneo was one of the Italian stonemasons brought to Santa Fe by Bishop Lamy to finish the cathedral. It appears that several, perhaps many, of the red brick houses in the area were built by members of these Italian families. Indeed, the presence of these expert workmen, many of whom lived in the area, may have facilitated the building of the eastern style houses.



By 1891 the northeast section of the district was platted and the streets were actually built. The first decade of the 20th Century brought more construction activity to the area and many eastern style, usually red brick, houses were built. At that time the two story ell or box shaped houses were being replaced by the one story red brick bungalows.

By 1917, the bungalow style was popular and many examples had been constructed in Don Gaspar. In that year Carlos Vierra published "Our Native Architecture in its Relation to Santa Fe" in Papers of the School of American Archaeology In this paper, Vierra argued that eastern styles, especially the bungalow, were unsuited to Santa Fe because the town had an architectural heritage of its own. Vierra, one of the first artists to reside in Santa Fe, had done paintings of the Spanish Colonial Mission churches and some of the Mayan ruins in Yucatan, most of which were archeologically accurate. It was also about this time that Santa Fe became an important center for the study of pre-Columbian archeology both in New Mexico and Mexico, so interest in the traditional architecture was high. In addition increasing numbers of artists, were coming to Santa Fe and Taos. These artists were fascinated by the local culture and were interested in creating a distinctly American style. Vierra's proposed style, illustrated best by his house (photo 3) and the new Fine Arts Museum, represented what he saw as a truly American architectural style. Use of Vierra's style in Don Gaspar had begun by 1918 when the 1918 Santa Fe New



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 402 DON GASPAR AVE / 102 S. CAPITOL

ID NUMBER: 0516/0235

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1259

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1930-48 ESTIMATE 1932-3 ACTUAL

SOURCE(S) SANBORN MAP CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:

SPANISH PUEBLO REVIVAL

USE:

HISTORIC: (residential) duplex

OTHER _____

PRESENT: (residential) (102 S. Cap.)

OTHER commercial (402)

SURROUNDINGS: Government Bldgs - Commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN: Fall 1985 - Proj. vigas removed; new porch

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

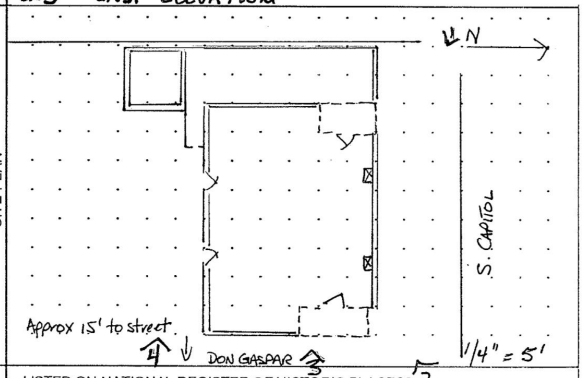
___ YES ___ NO

PHOTO



#3 EAST ELEVATION

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

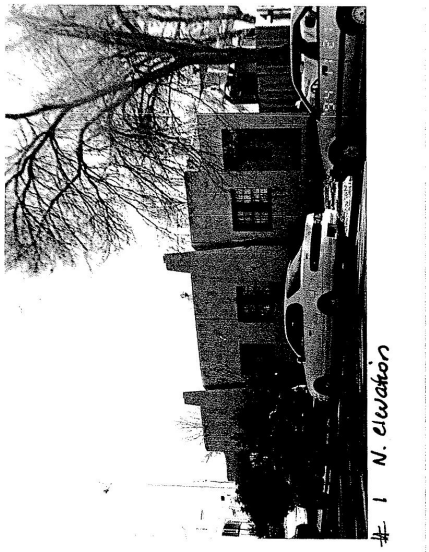
SURVEYED 11/94 BY JC

NEGATIVES WITH NMHPD ROLL # 201 NEG # 1 TO 4

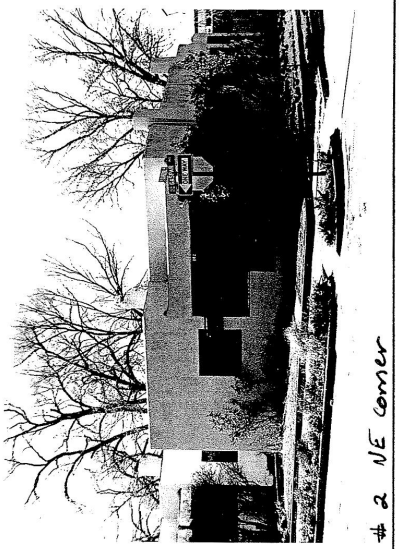
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet, canale at N; gutter at W. facade
BUILDING WALLS	Mas. w/ stucco
FOUNDATIONS	basement wdws. at S. facade
DOORS	Multi-light, wd. at both main ents.
WINDOWS	6/6 D.H., WD. WDW groups 4/4 D.H., WD. WDW. groups
PORCHES OR PORTALES	Corner piers, st. w/ wd. corbels
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	6' WD. fence encloses NW corner & W. facade; 2' wd. fence at S.W. corner; 3'-4' stepped st. wall along property line at W. elevation
ARCH. DETAILS	2 projecting, battered chimneys at N. facade; evidence of removed vigas at N. facade
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



1 N. elevation



2 NE corner

IDENTIFICATION

ADDRESS

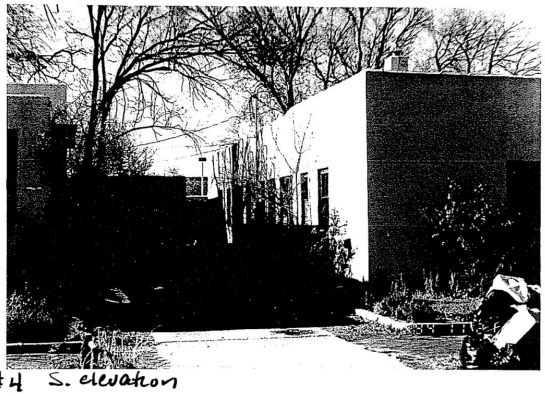
402 DON GASPAR AVENUE / 102 S. CAPITOL

ID NUMBER: 0516/0235

SANTA FE ID NUMBER: H 1259

SURVEYED/RESEARCHED

DATE 11/94 BY JC



#4 S. elevation

#4

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1259

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610235

field map	number	UTM reference	easting	northing
SFHD #4	235	zone 12 13		

location description

402 DON GASPAR

102 S. CAPITOL

SW CORNER

city/town: SANTA FE

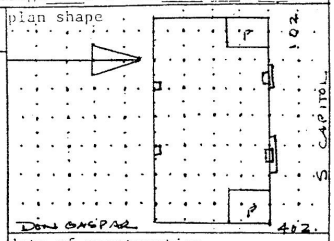
land grant/reservation: ~~X~~

building name

legal description: tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll	negative nos.	loc. of neg.
by HMW no. SFHD #10	12	HPB

plan shape





date of construction

1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR

use

present: residential

other: DUPLEX

historic: residential

other: DUPLEX

condition

___excellent ✓good

___fair ___deteriorating

degree of remodeling

✓minor ___moderate ___major

describe: NOTE: FALL 1985 NONE PROJ. VIGAS REMOVED.

style: SP REV.

foundation material: CONC.

wall material/surface: TILE / STUCCO

surroundings: COMMERCIAL / GOV'T

relationship to surroundings

✓similar ___not similar

district potential

___yes ___no

significance

___eligible ✓of interest ___none

if eligible, why? CONTRIB.

architectural features

STRAIGHT PARAPET; PROJ. VIGAS ON N. SIDE & OVER PORCHES (REMOVED ON E).

PORCHES: STUCCO'D CORNER PIER W/ EXP'D LINTELS ON CORBELS.

N SIDE: 2 PROJ. BATTERED CHIM. MASSES; 4 JAMD. 6/6 D.H. WD WDW GROUPS

E & W SIDES: 1 JAMD. 6/6 D.H. WD WDW GROUP EACH.

comments UNDER PORCHES: 3 SGL 6/6 D.H. WD WDWS EACH, 1 15-LIGHT SGL DOOR EACH.

associated buildings? ___yes

what type?

if inventoried, list ID nos.

EXCELLENT BUILDER'S S-P. REV DUPLEX, BUILT AT SAME TIME AS 414, 410, 406 DON GASPAR.

FALL 1985 - HISPANIC CHAMBER OF COMMERCE OFFICE; EXT REMODEL: NEW AT, REMOVAL OF VIGAS.

see back? ___yes

34

402 E + N



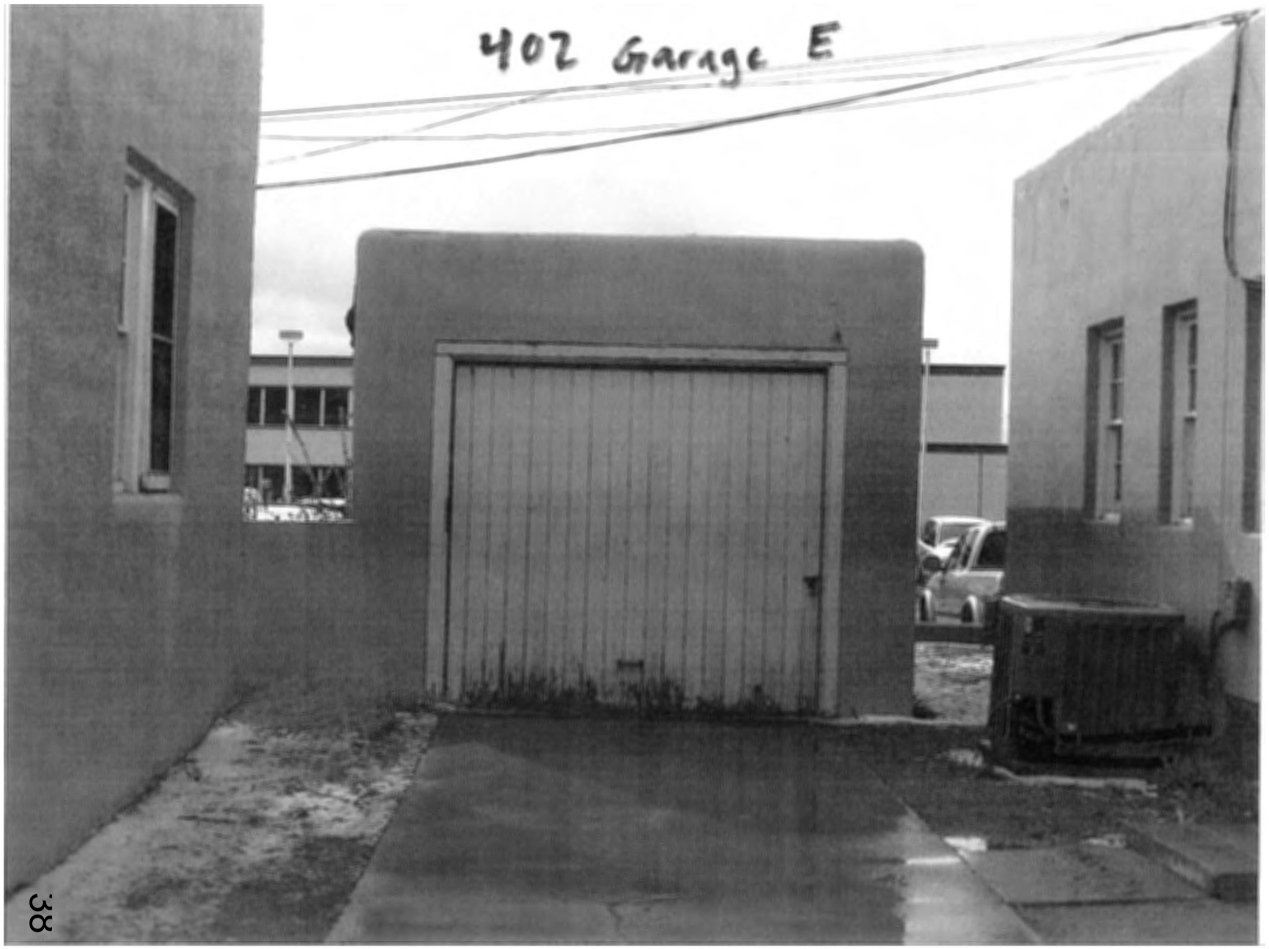
35


402 N+W
36

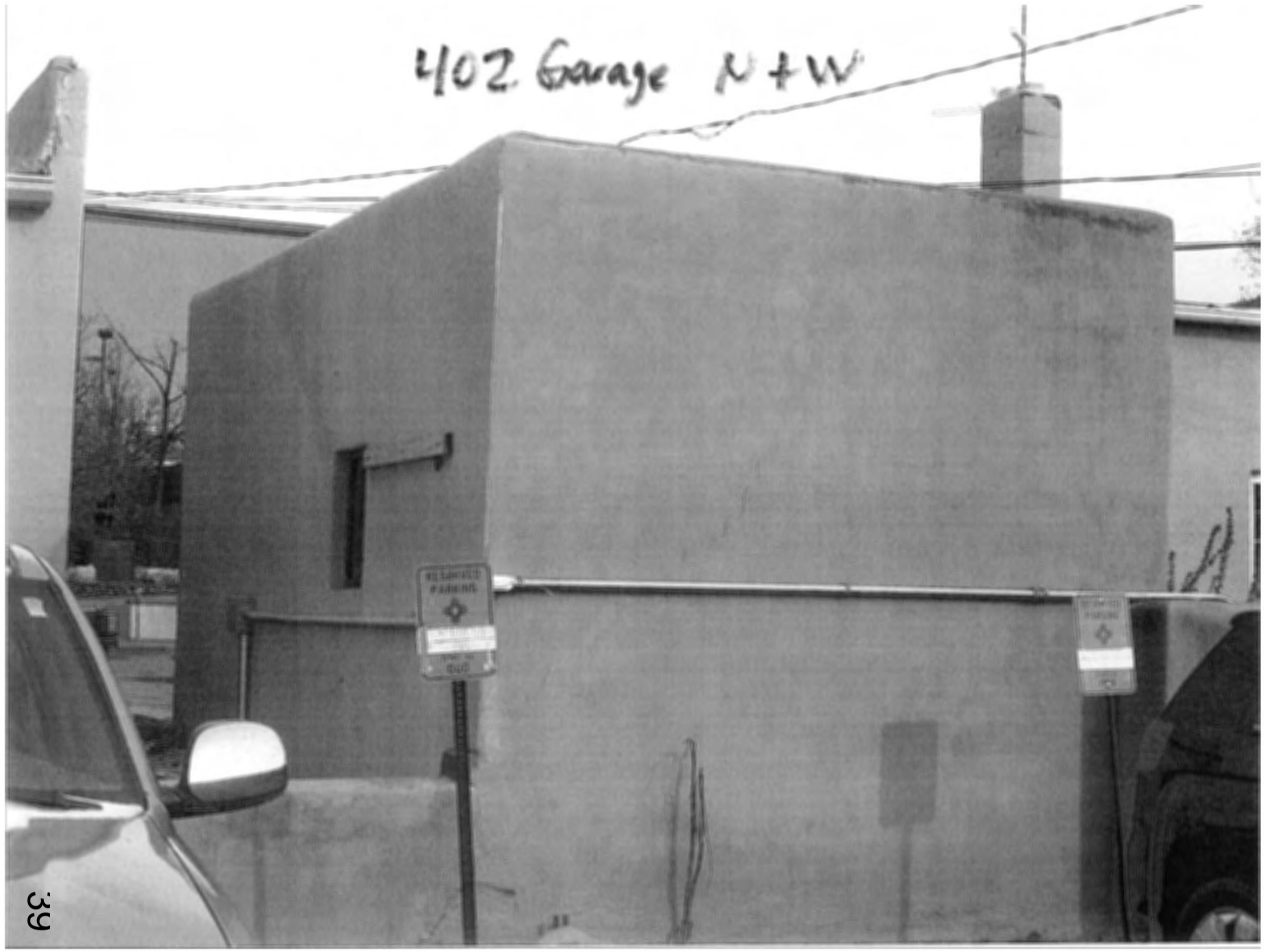
402 S + E



3/



38



39

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 406 DON GASPAR

ID NUMBER: 0516/0234

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: # 1791

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city direct.

BUILDING DATA

ARCHITECTURAL STYLE: Spanish Pueblo Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

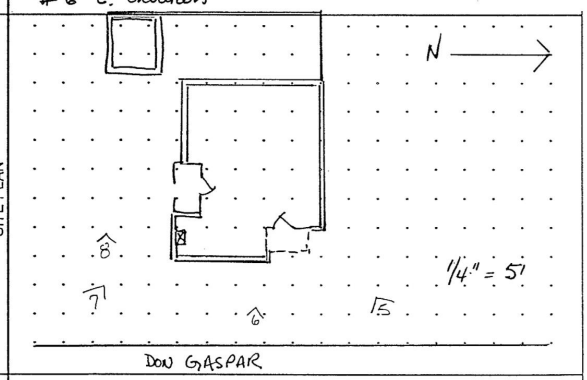
___ YES ___ NO

PHOTO



#6 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

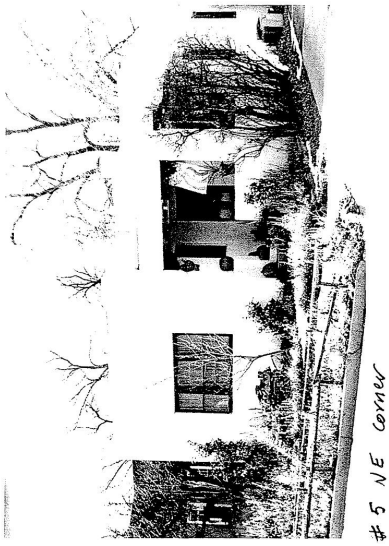
SURVEYED 1984 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 5 TO 8

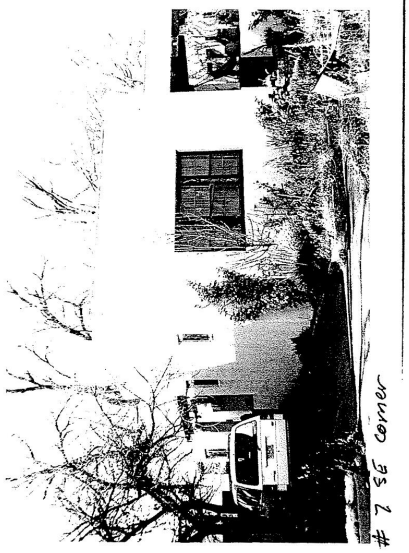
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat rf. w/ straight parapet; 1 canale N elevation; gutter at W. elevation
BUILDING WALLS	mas. w/ stucco (textured, pink)
FOUNDATIONS	Basement wdws. at S. elevation
DOORS	wd. door w/ three lights at E. facade (front) 9 lights / solid wd door at S. facade
WINDOWS	4/4 D.H. - WD. WDW. 6/6 D.H. WD. WDW. - some in poor condition
PORCHES OR PORTALES	NE. elevation portale – corner pier, st. w/ wd. corbels, exposed vigas S. elevation " – shed roof w/ exposed vigas, wd. piers - poor condition (water damage)
BALCONIES	—
COURTYARDS	
FENCES/WALLS	W. elevation – 3'-4' stepped stucco wall beyond deteriorated fence w/ thin vertical slats
ARCH. DETAILS	
OTHER	originally identical to 410 & 414 DonGaspar
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#5 NE corner



#7 SE corner

IDENTIFICATION

ADDRESS

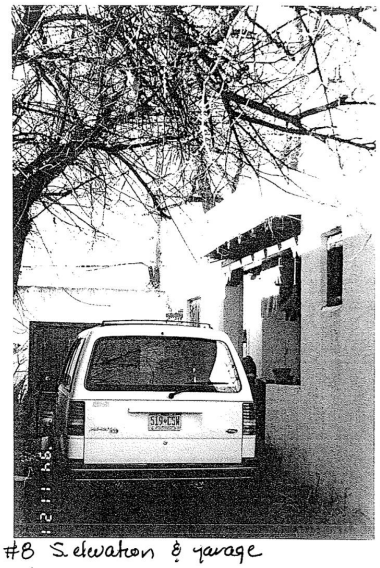
406 DON GASPAR

ID NUMBER: 0516102334

SANTA FE ID NUMBER: H 1791

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#8 S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1791

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610234
field map SFHD #4	number 234	UTM reference zone 12 13	easting northing

location description: 406 DON GASPAR

city/town: SANTA FE

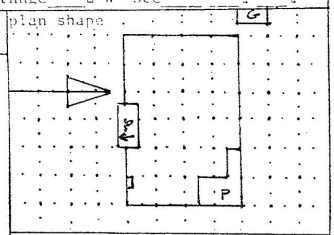
~~land grant/reservation~~

building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD #10	negative nos. 10, 11	loc. of neg. HPB

plan shape





date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS. SF DIR.

use: present residential; other ___; historic residential; other ___

condition: ___ excellent ✓ good ___ fair ___ deteriorating

degree of remodeling: ✓ minor ___ moderate ___ major

describe: S. PORCH ADDED.

style: SP REV.

CONC.

wall material/surface: TILE / STUCCO

architectural features: STRAIGHT PARAPET W/ NO COPING

FRONT: TRIP 4/4 : 6/6 : 4/4 D.H. WD WDW GROUP; SGL LEAF WD DOOR.

3 SGL 6/6 D.H. WD. WDWS.

N SIDE: 2 TAND 4/4 D.H. WD WDWS;

S SIDE: 2 4-LIGHT WD. CASM'T WDWS FLANK CHIMNEY;

1 TAND 4/4 D.H. WD WDWS; 1 TAND 6/6 D.H. WD WDWS; 3 SGL

6/6 D.H. WD WDWS; 1 9-LIGHT SGL-LEAF WD DOOR IN RECES'D

comments: BAY PORCHES: FRONT - GRIG STUCCO'D FRAME W/ EXP'D WD LINTELS ON

CORBELS; S. SIDE - RECENT ADD SHED RF W/ EXP'D VIGAS

ON LINTEL.

IDENTICAL TO 414, 410 DON GASPAR EXCEPT SP PORCHES.

VERY INTACT GOOD MODEST SP REV BUILDER'S HOUSE

surroundings: COMMERCIAL / GOV'T

relationship to surroundings: ✓ similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ✓ of interest ___ none

if eligible, why? CONTRIB.

associated buildings? ✓ yes

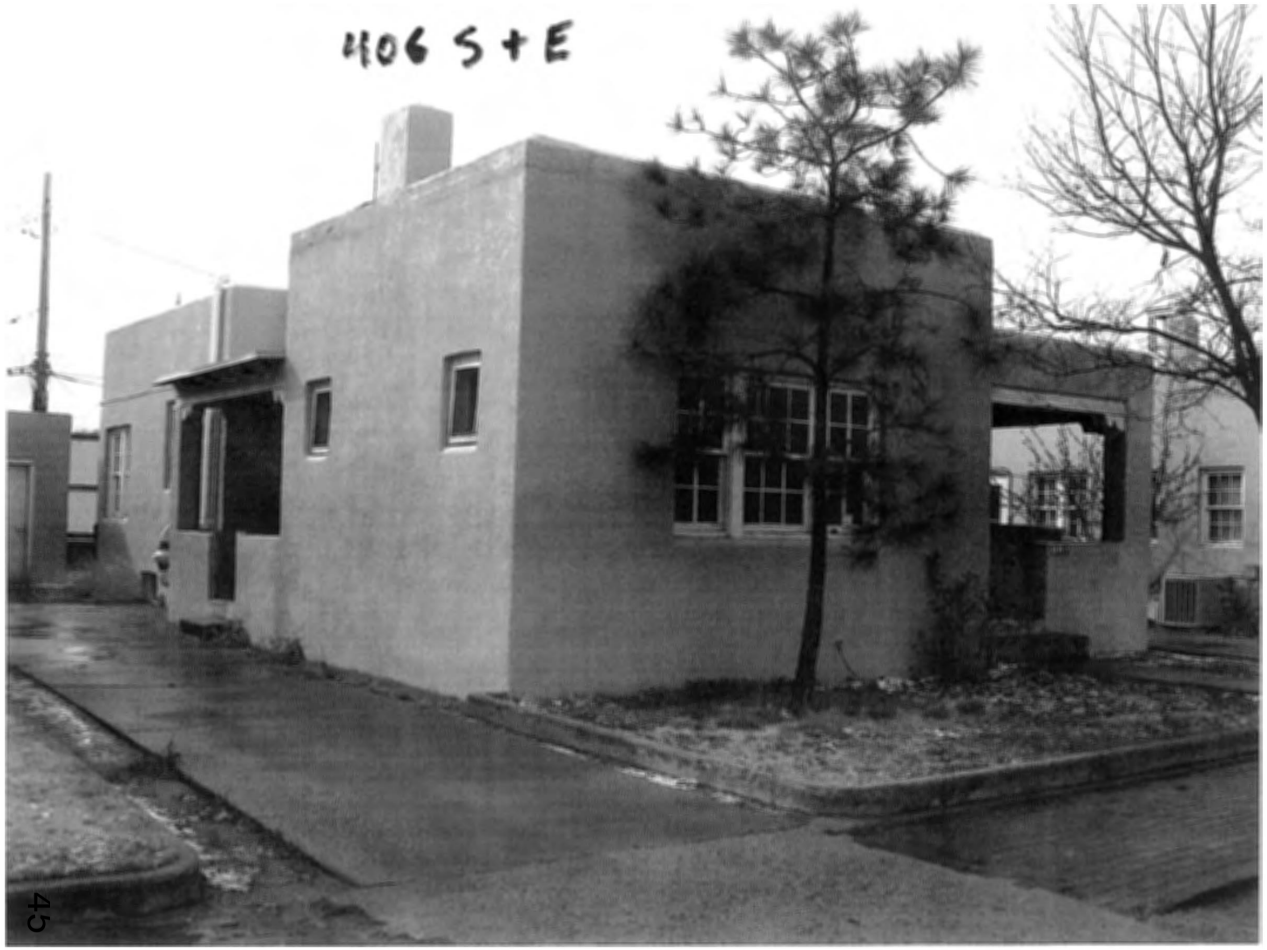
what type? STUCCO'D GARAGE @ REAR

if inventoried, list ID nos.

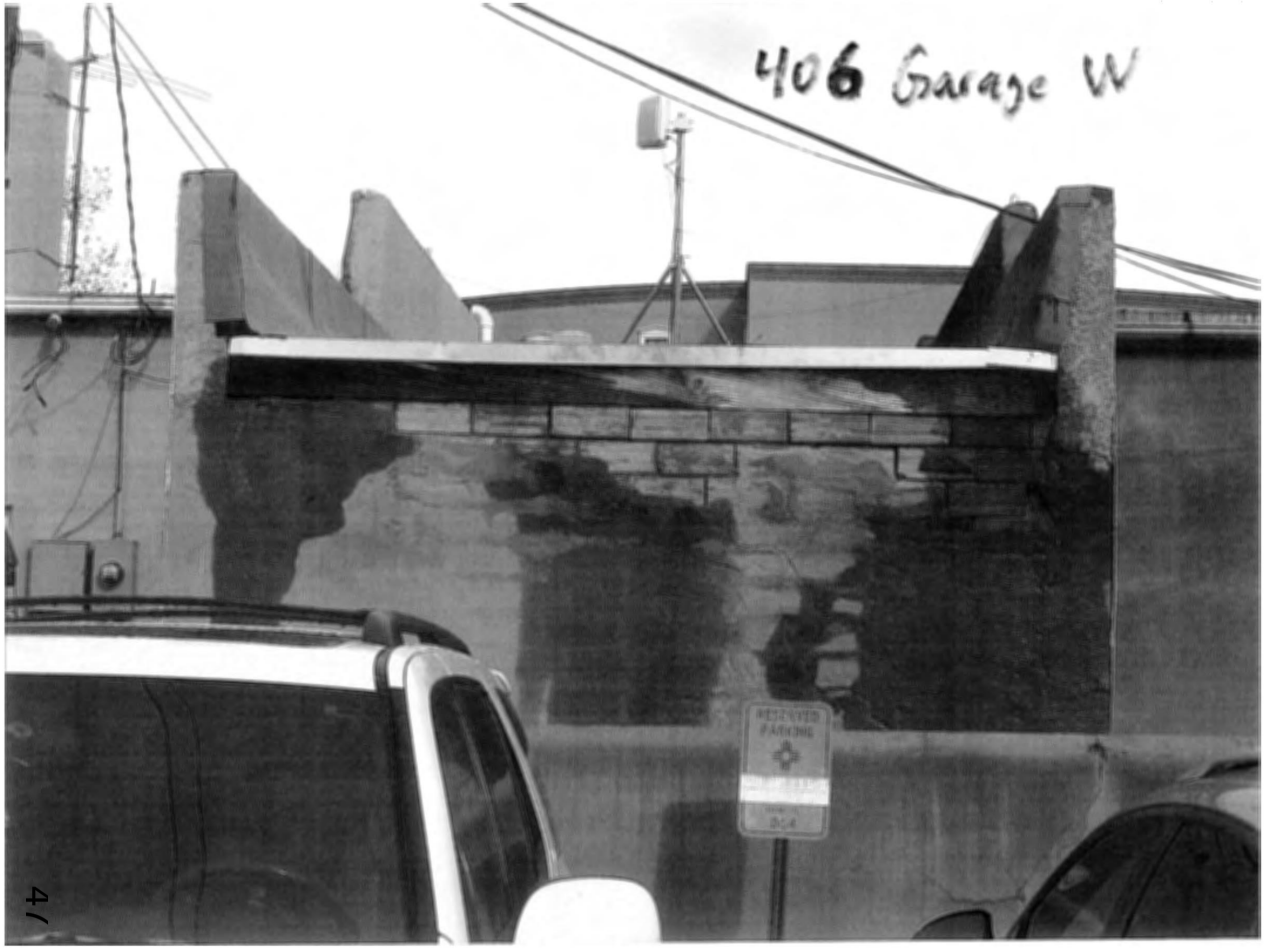
see back? ___ yes

43

N43 90h


406 S + E
45

406 Garage E


406 Garage W

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 410 Don GASPAR

ID NUMBER: 0516102233

BUILDING NAME: —

SANTA FE ID NUMBER: H 1792

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; city Dir.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER Commercial

SURROUNDINGS: Government Bldgs & commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

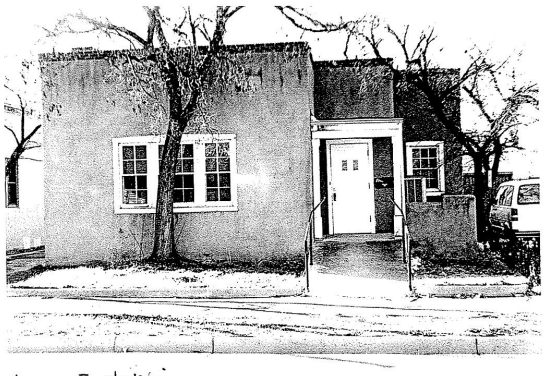
___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

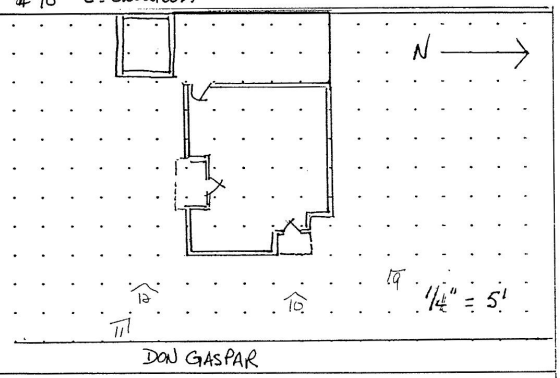
___ YES ___ NO

PHOTO



#10 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

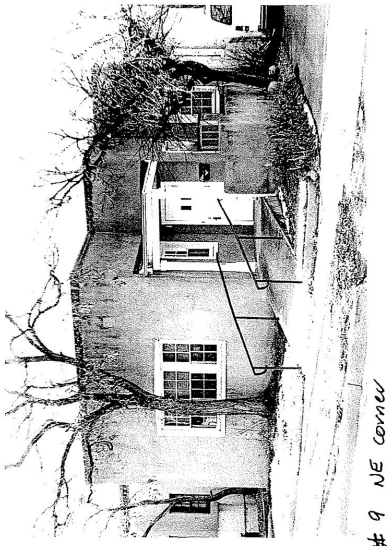
SURVEYED 11-24-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 1 TO 16

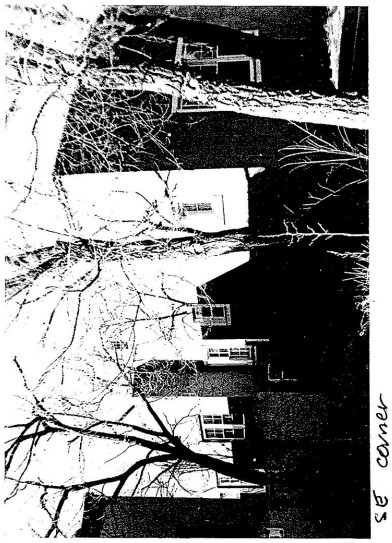
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ 3 courses brick coping; rear gutters
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wdw. visible at S. elevation
DOORS	wd. door w/ 2 sm. lights at E. elevation (front) wd. door w/ 9 lights at S. elevation wd door w/ 4 lights at W. elevation
WINDOWS	4/4 D.H. wd. wdw. 6/6 D.H. wd. wdw.
PORCHES OR PORTALES	New T.R. porch at E. elevation - frame; chamfrd. posts w/ applied bases & caps Open porch at S. elevation - 3' stucco wall
BALCONIES	—
COURTYARDS	Enclosed area at W. facade
FENCES/WALLS	3' stucco wall at N. & W. elevations
ARCH. DETAILS	All wdws. have new T.R. ped. lintels & surrounds; brick & stucco chimney @ front; stucco chimney at rear
OTHER	concrete ramp for the disabled at front entrance - hollow, metal railing
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#9 NE corner



SE corner

IDENTIFICATION

ADDRESS

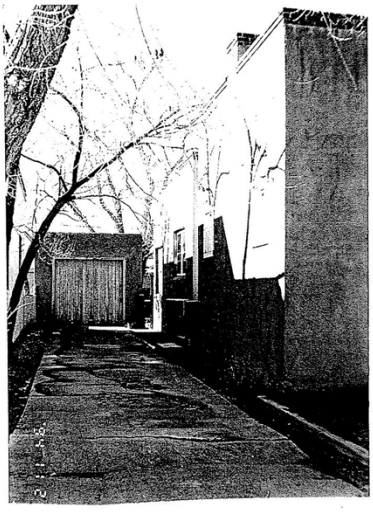
410 DON GASPAR

ID NUMBER: 0516/0233

SANTA FE ID NUMBER: H 1792

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



S. elevation & garage

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H1793

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610233

field map	number	UTM reference	easting	northing
SFHD # 4	233	zone 12 13		

location description: 410 DON GASPAR

city/town: SANTA FE

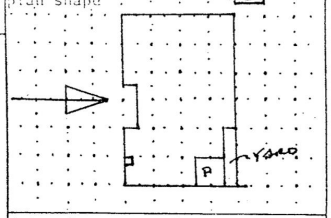
land grant/reservation: ~~land grant/reservation~~

building name: NM ASSOC. OF COUNTIES.

legal description: tnsp ___ N S range ___ E W sec ___ ½ ½

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	8, 9	HPB





date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR.

use
present: residential
other: OFFICE
historic: (residential)
other:

condition
___excellent ✓good
___fair ___deteriorating

style: TERR. REV.

foundation material: CONC.

wall material/surface: TILE/ STUCCO

degree of remodeling
___minor ✓moderate ___major
describe:
NEW TR PORCH, SURROUNDS; COPING

architectural features
NEW BRK COPING: 3 STR COURSES CORBELLED OUT.
FRONT: TRIP 4/4:6/6:4/4 D.H. WD GROUP; SGL LIGHT WD
DOOR W/ 2 LIGHTS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO YARD WALL
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANK CHIMNEY;
1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WD; 3 SGL 6/6
D.H.; 1 9-LIGHT SGL LEAF WD DOOR IN RECES'D BAY.
comments: ALL WDWS HAVE NEW T.R. PCD. LINTELS/ SURROUNDS.
NEW T.R. PORCH: FRAME; CHAMF'D POSTS W/ APPL'D BASES & CAPS.

surroundings: COMMERCIAL / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why?
CONTRIB.

associated buildings? ✓yes
what type?
STUCCO'D TILE GARAGE @ REAR
if inventoried, list ID nos.

ℓ 406
IDENTICAL TO 414 DON GASPAR EXCEPT FOR ADD OF
TERR. REV. DETAILING OF WDWS, PORCH WHICH REMODELED
BY J.N. CONST. FOR NM ASSOC OF COUNTIES.

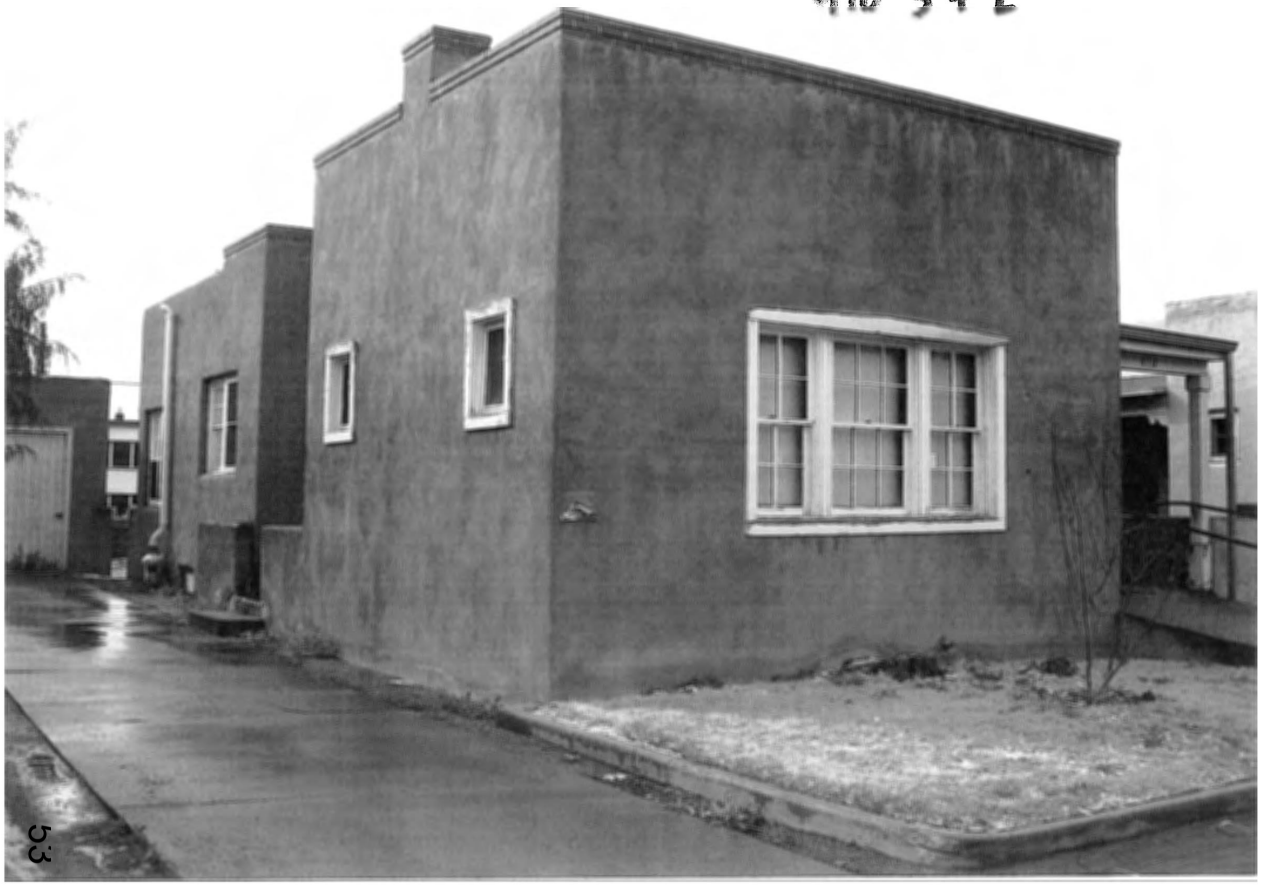
see back? ___yes

410 E+N



52

410 S + E



53

Alto W

410 Garage E

410 Gauge S

57

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 414 DON GASPAR

ID NUMBER: 0516 10232

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1793

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1908-30 ESTIMATE 1930-31 ACTUAL

SOURCE(S) Sanb. maps; City Direct.

BUILDING DATA

ARCHITECTURAL STYLE:

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: Government Bld's; Commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR ✓ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

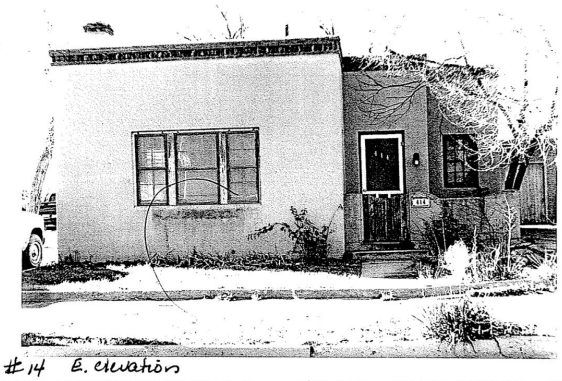
___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

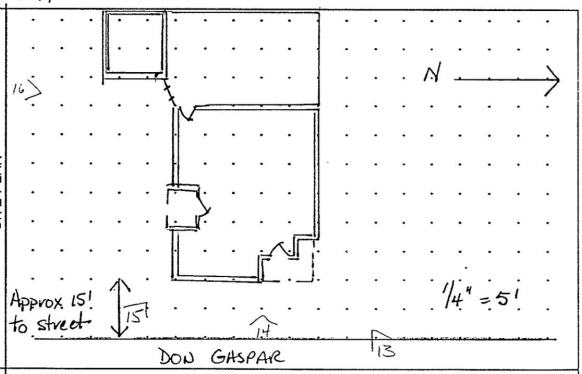
___ YES ___ NO

PHOTO



#14 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 11-21-94 BY JC

NEGATIVES WITH NMHPD ROLL # JC 1 NEG # 13 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat; straight parapet w/ brick, dogtooth coping; rear gutter
BUILDING WALLS	masonry w/ stucco
FOUNDATIONS	basement wows. visible at S. elevation
DOORS	wd. door w/ 3 lights at front facade hollow wd doors at S. and W. facades
WINDOWS	4/4 D.H. wd. wdw 6/6 DH. wd. wdw.
PORCHES OR PORTALES	Porch areas open to sky
BALCONIES	—
COURTYARDS	rear yard
FENCES/WALLS	3-4' wall w/ wd gate at front door; 3-4' wall w/ wd gate at S. rear
ARCH. DETAILS	Brick & stucco chimney at front; brick chimney at rear; garage w/ hipped roof
OTHER	

COMMENTS

—

ADDITIONAL PHOTOGRAPHS



#13 NE corner



#15 SE corner & garage

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

414 DON GASPAR

ID NUMBER: 0516 10232

SANTA FE ID NUMBER: H-1793

SURVEYED/RESEARCHED

DATE 11-21-94 BY JC



#16 S. elevation

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM 41793

building threatened?	surveyed	county	ID no.
yes	date 11/8/84 by HMW	SANTA FE	051610232
field map	number	UTM reference zone 12 13	easting northing
SFHD*4	232		

location description: 414 DON GASPAR

city/town: SANTA FE

land grant/reservation:

building name:

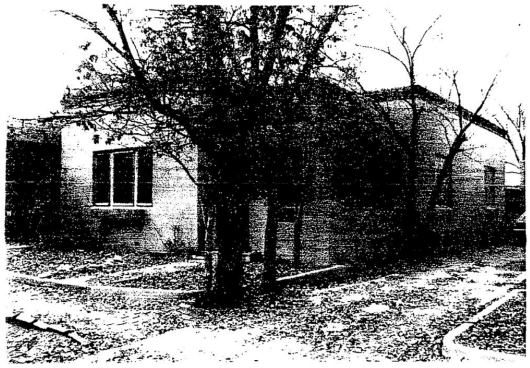
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

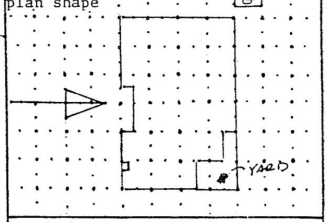
film roll: by HMW no. SFHD 10

negative nos.: 6, 7

loc. of neg.: HPB

plan shape: G





date of construction: 1921-30 estimate 1927-29 actual

source: SANBORNS SF DIR

use
present: residential
other:
historic: residential
other:

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe:

style: TERR. REV.

foundation material: CONC.

wall material/surface: TILE / STUCCO

architectural features
BRK DOGTOOTH COPING: S/S/Dog/S (↓)
FRONT: TRIP 4/4: 6/6: 4/4 D.H. WD GROUP; 1 SGL-LEAF WD
DOOR W/ 3 LIGHTS ON DIAG. AXIS; 3 SGL 6/6 D.H. WD WDWS.
N SIDE: 2 TAND 4/4 D.H. WD WDW; LOW STUCCO PORCH WALL
OPEN TO SKY.
S SIDE: 2 4-LIGHT WD CASM'T WDWS FLANKING CHIMNEY MASS;
1 TAND 4/4 D.H. WD; 1 TAND 6/6 D.H. WDW; 3 SGL 6/6
comments D.H. WD WDWS; 1 9-LIGHT SGL LEAF W/D DOOR IN RECESS'D BAY.

VERY GOOD, INTACT T.R. MODEST HOUSE, ONE OF 4
HOUSES BUILT W/IN 1 YR OF EACH ON N HALF OF THIS
BLOCK → SIGNIFICANT GROUPING.
IDENTICAL TO 410, 406 DON GASPAR.

surroundings: OFFICE / GOV'T

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ✓of interest ___none
if eligible, why? CONTRIB.

associated buildings? ___yes
what type?
STUCCO'D TILE GARAGE @ REAR.
if inventoried, list ID nos.

see back? ___yes

61

29

N+E Inc.

63


414 W+S
64

building threatened? yes

surveyed date 11/8/84 by HMW

county SANTA FE

ID no. 051610238

field map SFHD #4

number 238

UTM reference zone 12 13 easting northing

location description

138 (?) S. CAPITOL

city/town SANTA FE

land ~~grant~~/reservation

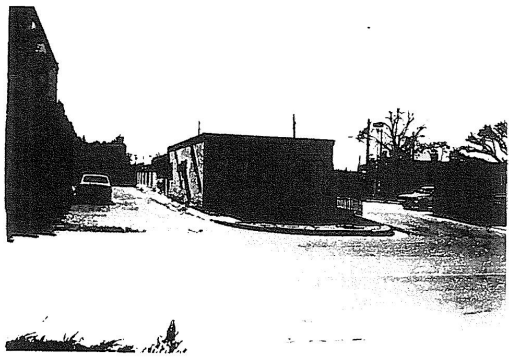
building name NM STATE MOTOR POOL

legal description tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD #10

negative nos. 18A

loc. of neg. HPB



plan shape

date of construction P45 estimate ___ actual

source SANBORNS, SF DIR.

use
present residential
other ___
historic residential
other ___

condition
___excellent ___good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style TERR. REV.

foundation material

wall material/surface

architectural features

surroundings GOV'T

relationship to surroundings
___similar ___not similar

district potential
___yes ___no

significance
___eligible ___of interest ✓none

if eligible, why? N-C. DATE

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

65

128 E+N

67

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610237
field map SFHD #4	number 237	UTM reference zone 12 13	easting northing

location description: 130 S. CAPITOL

city/town: SANTA FE

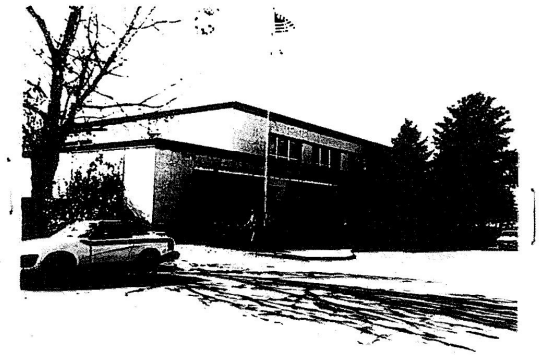
land ~~grant~~/reservation

building name: NAT'L EDUC. ASSOC.

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	15A	HPB

plan shape



date of construction: ___ estimate 1963 actual

source: SANBORN

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style: TERR. REV.

foundation material

wall material/surface

architectural features

surroundings: GOV'T

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ✓ none interest

if eligible, why? N.C. DATE

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

130 E+N



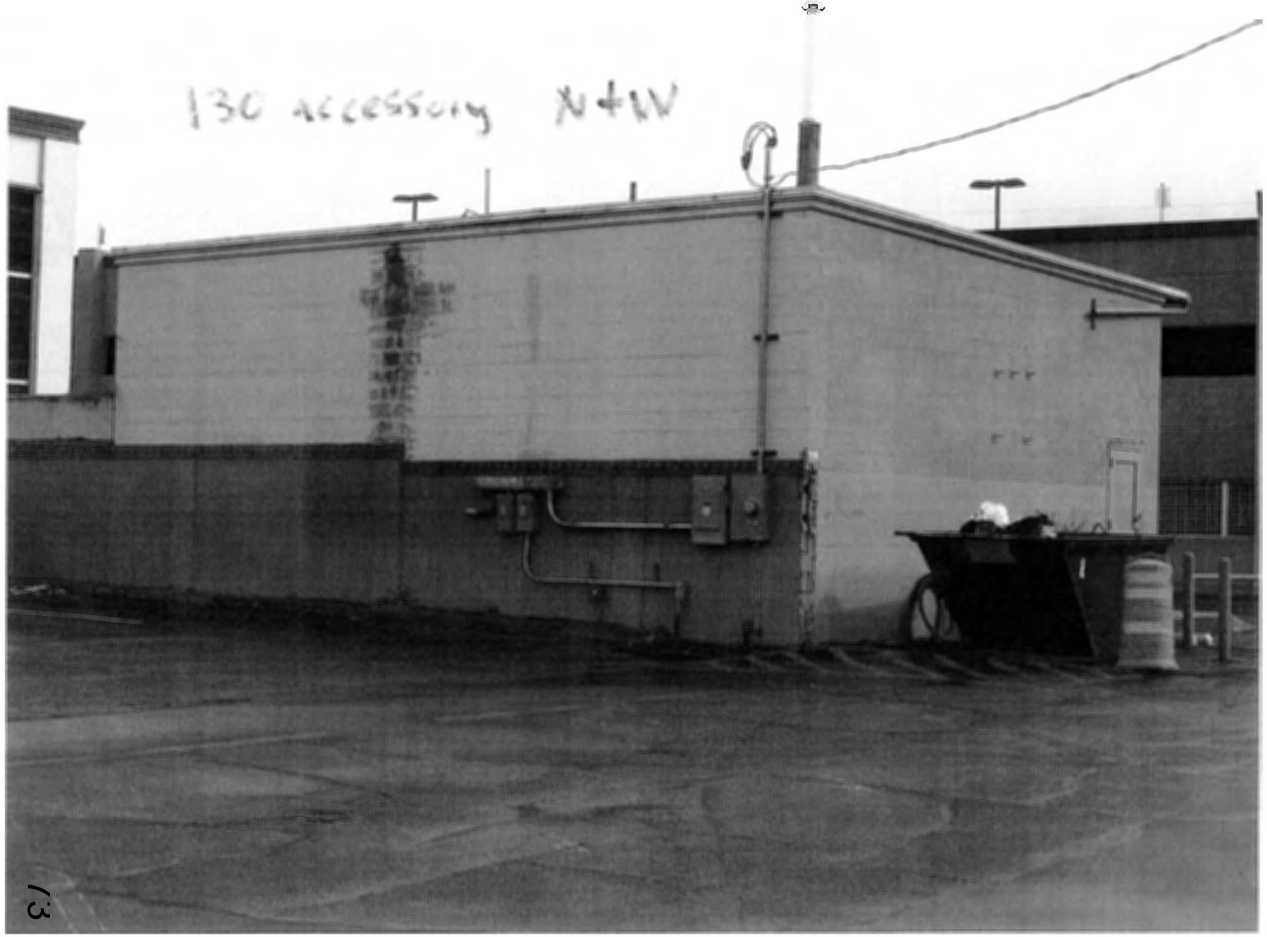
6.9

130 W. S, W




130 S, W, 5


130 accessory
W+S
12


130 accessory N+W
13

April 3, 2022

Heather Lamboy,
Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: State of NM Executive Office Building Project – Historic Status Review Application
(128 South Capitol Street, 130 South Capitol Street, 402 Don Gaspar Avenue, 406 Don Gaspar Avenue, 410 Don Gaspar Avenue, 414 Don Gaspar Avenue)

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for historic status review of all existing structures located at 128 South Capitol Street (Motor Pool Building and maintenance/garage structure), 130 South Capitol Street (Concha Ortiz y Pino Building), 402 Don Gaspar Avenue (casita and garage), 406 Don Gaspar Avenue (casita and garage), 410 Don Gaspar Avenue (casita and garage), and 414 Don Gaspar Avenue (casita only).

The subject property is 4.4904 acres and is referred to as Tract 1-A-1 on the Replat of Lots 1 and 2 Capitol Addition and Tract A Capitol Parking Garage recorded in the records of Santa Fe County, in Book 722, Page 12 as attached Lot of Record Plat). The property is located in the Downtown and Eastside Historic District and spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (original construction in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes repurposed as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan).

At the October 12, 2021 HDRB hearing, the Board discussed its role in the review of applications for demolition of structures on the subject property. During the discussion, Board members touched on the variety of interesting aspects of the case, including the designations on the subject properties and the significance of the 1966 and now 1988 structures, the importance of streetscape and district context when considering status designations, and the value of saving

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
3011 CERRILLOS ROAD, SUITE B | SANTA FE, NEW MEXICO 87507 | PHONE: 505.820.7444

remnants of historic development patterns when the context has been dramatically altered (See attached Minutes of the 6.12.2012 HDRB Hearing for Case H-12-017A). A range of opinions was expressed by Board members and the public, and the discussion resulted in the following historic status determinations by the HDRB:

- 128 South Capitol Street: Motor Pool building and maintenance/garage were designated non-contributing.
- 130 South Capitol Street: Concha Ortiz y Pino building was designated non-contributing.
- 402 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 410 Don Gaspar Avenue: Residence was designated significant and the garage contributing.
- 414 Don Gaspar Avenue: Residence was designated significant and the garage contributing.

Following the 2012 historic status designations, the Executive Office Building Project was put on hold. Now the State of New Mexico wishes to proceed with the Project and requests an updated historic status review of the structures on the subject property. It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(C) apply to this status review application and that the procedures outlined in SFCC §14-5.2(D) will govern any future applications by the State of New Mexico for demolition, renovation and/or new construction on the subject property.

Since 2012, Staff reports, Historic Preservation Division staff and the Applicant's project team have noted that the subject property has undergone substantial changes due to the development of large, multistory government buildings that now comprise the New Mexico Main Capitol Campus (also referred to as the "Capitol Complex"). Staff also noted at that time that the four residential structures and associated garages along Don Gaspar Avenue (referenced as the "Don Gaspar Casitas") were a vestige of the residential neighborhood that pre-dated the expansion and extensive remodeling of the Capitol Complex buildings in the 1950s and 1960s. During this period of expansion, the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure were built on the subject property and the surrounding Capitol Complex buildings, including the Roundhouse, were constructed in the surrounding area to create the state government campus that is present today. Staff also correctly indicated that despite being located in the Downtown and Eastside Historic District, the Don Gaspar Casitas are historically associated with the residential development pattern and architectural character of the Don Gaspar Area Historic District.

The structures on the subject property and the surrounding buildings in the Capitol Complex Dead Zone currently have no relationship to the significance of the Downtown and Eastside Historic District in which they are presently situated. Furthermore, as mentioned previously, Staff also correctly indicated that despite being located within the Downtown and Eastside Historic District, the residences on Don Gaspar Avenue were historically associated with the residential development pattern and architectural character of the Don Gaspar Area Historic District. While the Concha Ortiz y Pino Building, the Motor Pool Building and the associated maintenance/garage structure are associated with the development and expansion of the Capitol Complex, the streetscape is dominated by large institutional buildings.

Complex historic neighborhood / townscape. Unfortunately, the City's Historic Districts Ordinance does not provide specific guidance with regards to evaluating the significance of historic properties, either in terms of architectural character or period of significance for the various distinct historic districts in the City. Each historic district has unique development patterns, architectural character, and time period during which significant people, events, and development took place, all of which inform whether and how structures "contribute" to their significance, or not as the case may be. The very definition of "contributing" status in the code states, "A structure, located in a historic district, approximately fifty years old that *helps to establish and maintain the character of that district*." Various Santa Fe City Councils have introduced four new historic districts, in addition to the Downtown and Eastside Historic District (originally designated as the "Core Historic District"). New districts included the Don Gaspar Area Historic District, the Westside-Guadalupe Historic District, the Historic Transition District, and the Historic Review District. That same year, the Don Gaspar Area District was listed on the National Register of Historic Places in further recognition of its unique character and geographical extent. The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s.

In 1983, the Santa Fe City Council amended the Historical Districts Ordinance to establish the Historical Styles Committee (now the HDRB) to review applications for alteration, demolition, and new construction in the City's historic districts. Since then, the City Council has established several additional historic districts such as the "Don Gaspar Casitas" on the subject property. These districts were established by the City in an effort to characterize the various unique historic neighborhoods and townscapes of Santa Fe, with the purpose of providing more context to the development that was typical in the neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of development that evolved over four centuries spanning the Spanish, Mexican, territorial, and American periods and their associated architectural styles and forms.

In the years leading up to and following the creation of new historic districts in Santa Fe, several studies were commissioned by the City in an effort to characterize the various unique historic neighborhoods and townscapes of Santa Fe, with the purpose of providing more context to the development that was typical in the neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of development that evolved over four centuries spanning the Spanish, Mexican, territorial, and American periods and their associated architectural styles and forms.

Evaluating proposals subject to the City's historic preservation regulations. In 1977, the City received a grant from the National Park Service, which resulted in a report entitled *Design and Preservation Guidelines for Santa Fe*. This report identified twenty different "townscapes" documenting the diversity of development patterns and architectural styles present in Santa Fe and presenting these as a lens through which the Historical Styles Committee (now the HDRB) could view the evaluation of historic properties and proposed alterations. One of the townscapes named in the study is the "Capitol District and Civic Sites," which it defined as "a realm of large institutional buildings set on lawns," the clearest concentration of which surrounds the subject property. This historic

neighborhood, however, differs substantially from the character and significance of the Downtown and Eastside Historic District in general. Expanding on the delineation of the diversity of neighborhoods and styles described in *Design and Preservation in Santa Fe*, the *Santa Fe Historic Neighborhood Study* was produced by the City in 1988. This study described the "Capital Complex Historic Neighborhood" and called for it to be designated as a distinct historic district due to its unique attributes associated with the construction and development of a cluster of territorial and state government buildings. These include construction of the Territorial Capitol Building and Governor's Mansion (which sat north of the Capitol) in the late 1800s, the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Joseph Montoya Building) in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style.

Even in 1988, following the designation of new historic districts in Santa Fe there was a need for clear definition of the significance of each district to use in administering a district. Further, "In its review work involving significant and deteriorating buildings and landmarks, the Board can make good use of additional standards that will help maintain the integrity of these important structures."

Historical Summaries

Boundaries

Nomination Summary

Boundary Justification

Classification

Number of Resources within Property

Name of related multiple property listing

Contributing Noncontributing

Inventory

Name of Property

Street & Number

City or Vicinity

State

County

Not For Publication

Vicinity

Status

Public Ownership

Category of Property

Number of Contributing Resources Previously Listed in the National Register

Number of Additional Resources Previously Listed in the National Register

Functions

Current Functions

Description

Architectural Classification

Materials

Narrative Description

Statement of Significance

Applicable National Register Criteria

Criteria Considerations

Areas of Significance

Period of Significance

Significant Dates

Significant Person

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

Major Bibliographical References

Previous documentation on file (NPS)

Primary location of additional data

Acreage of Property

UTM References

Verbal Boundary Description

Boundary Justification

11. Form Prepared By

name/title

organization

street & number

city or town

state

zip code

Additional Documentation

Property Owner

name

street & number

city or town

state

zip code

telephone

Paperwork Reduction Statement

Estimated Burden Statement

Submit to

Submit to

**Submit to

128 South Capitol Street – Non-residential structure

Non-residential structure

101 South and on Street – On the Non-residential structure

Non-residential structure

105 Don Constructed approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that is now being occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

109 Don Constructed approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow with brick coping and white wood trim that is now occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Conclusion

Although the buildings on the subject property are eligible for historic status due to age (>50 years old), they are all unremarkable examples of the architectural form and features that they exhibit. Furthermore, they do not contribute to the significance of the Downtown and Eastside Historic District. The "Don Gaspar Casitas" are associated with the character and development patterns of the Don Gaspar Area Historic District, while the Motor Pool, maintenance/garage, and Concha Ortiz y Pino are associated with the Capitol Complex neighborhood, which has never received designation as one of the City's historic districts. The Applicant therefore requests that the HDRB maintain "non-contributing" status for the Motor Pool,

maintenance/garage, and Concha Ortiz y Pino building and requests a status downgrade to "non-contributing" for the former residences and garages on Don Gaspar Avenue.

Please let me know if you have any questions or require any additional information.

Sincerely,



Lisa Gaviola, Senior Project Manager
JENKINSGAVIN, INC.

Attachments:
1) HDRB Application Form
2) Letter of Authorization
3) Case H-12-017A Minutes (June 12, 2012)
4) Case H-12-017A Exhibits
5) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
6) HCPI Forms – 128 & 130 South Capitol Street
7) Photos – 402, 406, 410 & 414 Don Gaspar Avenue
8) Photos – 128 & 130 South Capitol Street
9) Main Capitol Campus Map & Project Site Plan
10) Plans – 402, 406, 410 & 414 Don Gaspar Avenue
11) Plans – 130 South Capitol Street (Concha Ortiz y Pino Original Plans)
12) Plans – 128 South Capitol Street (Motor Pool & Maintenance/Garage)

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI #: 0375 NMCRIS #: 152221 Survey Date: 1-30-23 Survey Name: Don Gaspar Casitas Project Name: Re-survey	Agency Number: Other #: Update
NAME OF PROPERTY: Current Name: Historic Name:	OWNER and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO, GAYLA BECHTOL, ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY TYPE: Category: X Building Structure Object District Site Subcategory: Acequia/Historic Irrigation Ditch Road/Trail Other Linear	
LANDS STATUS: X State Local Private Other (land grant, tribal, etc.) Other Federal	

2. LOCATION

STREET ADDRESS: 402 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Zone: Map datum: NAD83 USGS Quad Name: N: USGS Quad Code:
SETTING: Category: Suburban Rural Village Urban	Parcel #: Local Subcategory: Reference #: Commercial industrial residential public X

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: DUPLEX RESIDENTIAL RENTAL CURRENT FUNCTION: STATE OFFICE BUILDING CONSTRUCTION DATE: 1930 X Known Estimated SANBORN INS. MAPS + Sourced PHOTOS + BRIEF DESCRIPTION OF PROPERTY: REVIVAL STYLE SINGLE-STORY	CURRENT CONDITION: intact altered X other Deteriorated ISSUES BUT NEEDS NO ARCHITECT/BUILDER: FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955) Contributing: THIS IS A SPANISH PUEBLO RECTANGULAR FLAT ROOFED PEN-TILE STRUCTURE WITH PARAPETS ON THREE SIDES RESIDENCE DIVIDED INTO TWO UNITS. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. X Contribution
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI# 53750	NMCRIS # 152221
Address of Property: 402 DON GASPAR AVENUE	

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Mid-Nineteenth Cent. Style/Miesian	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Vernacular
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Queen Anne
☐ Colonial Revival	☐ New Mexico Ve	☐ Ranch Rambler
☐ Victorian Revival/Folk	☐ Modernism	☐ Southwest Vernacular
☐ Gothic	☐ Mission School/Prairie Style	☐ Spanish-Pueblo Revival
Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☒ No

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it Contributing ☐ Contributing ☒ Non-contributing

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

DOWNTOWN/EASTSIDE PIPER DOWNTOWN

MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations: Date: 02.08.23

Name: GASPAR CAPITOL

National Register eligibility criteria: ☒ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Is the property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an AROUND FORMER STATE CAPITOL

B. Agency Determination: Date:

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undetermined district?

C. Agency Determination: Date:

National Register evaluation: ☐ a ☐ b ☐ c ☐ d ☐ not sure

Level of significance: ☐ local ☐ state ☐ national ☐ criteria consideration: subare

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undetermined district?

Remarks:

HCPI # 5375	NMCRIS # 15222
Address of Property: 402 DON GASPAR AVENUE	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Brick	☐ Metal:	☒ Stucco
☐ Adobe	☐ Corrugated	☐ Tile: Clay
☐ Composition	☐ Masonry:	☐ Vinyl or Aluminum
☐ Board	☐ Simulated	☐ Siding
☐ Concrete:	☐ Metal: Structural	☐ Wood: Board
☐ Block	☐ Siding	☐ &Batten
☐ Concrete: Cast	☐ Metal: V-Crimp	☐ Wood: Horizontal
☐ Stone	☐ Stone: Random	☐ Siding
☒ Concrete:	☐ Ashlar	☐ Wood: Jacal
☐ Earth	☐ Stone: Random	☐ Wood: Log
☐ Plaster	☐ Coursed	☐ Wood: Shingle
☐ Other, describe:	☐ Stone: River	☐ Wood: Tongue and Groove
☐ Concrete: Pre-cast	☐ Rock	
☐ Stone	☐ Stone: Rock	
☐ Stone	☐ Faced	
☐ Stone	☐ Stone: Tabular	

B. Number of Stories: ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: ☒ 1

C. Foundation Materials: ☐ Not Able ☐ None ☐ At Grade ☐ Raised ☐ Other, describe: ☒ Poured ☐ CMU ☐ Stone

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Features:	☐ Eave	☒ Parapet				
☐ Other, describe:	☐ Butterfly	☒ Flat	☐ Cross Gable	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
☐ Other, describe:	☒ Low	☐ Medium	☐ Steep				
☐ Asphalt	☐ Metal:	☐ Tile:					
☒ Composition	☐ Corrugated	☐ Metal					
☐ Roll	☐ Metal: Pressed	☐ Tile: Terra Cotta					
☐ Composition	☐ Metal: Standing Seam	☐ Wood: Shingle					
☐ Shingle	☐ Metal: V-Crimp						
☐ Other, describe:							

E. Chimney Construction Material:

☐ N/A	☐ Number Interior: 2	☐ Number Exterior: 2	☐ Adobe	☐ Stone	☒ Stucco	☐ Terra Cotta Tile
☒ Brick	☐ Metal Flue	☐ Other, describe			

F. Porches Type: Other Details

☐ N/A	☒ Incised	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo
☐ Other, describe:					

ENTRY PORTALS

HCPI# 53750 | NMCRIS # 152221

Address of Property: 402 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 4

Type: ☐ Doorways ☒ Two-leaf

Style: ☐ One-leaf ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French ☒ Panel ☐ Other, describe:

Components: Panels/Lights and configuration 2/4

Number 6 ☐ Transom ☐ Sidelights - number and configuration

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Other, describe ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Windows: 15

Window Openings	Window Material	Glazing	
☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane: Horizontal	☐ Curtain Wall
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Vertical	☐ Palladian Motif
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 4 Pane Vertical	☐ Picture Window
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe:	☐ Other, describe:
☐ Pivot		☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐ Sliding				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PEN-TILE CONSTRUCTION

J. Associated Properties

Discuss: YES, DETACHED GARAGE

Are associated properties eligible for listing? YES

K. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012, MATTHEW J. BARBOUR, ARCHEOLOGICAL DATA PLAN, IN NMCRIS

L. Attachments

Please indicate which items are attached:

☒ Site Plan (required)

☒ Photos (required)

☒ Map or aerial photo (required if not submitted with nomination)

☒ Continuation sheet (Word document)

☐ Additional documentation for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

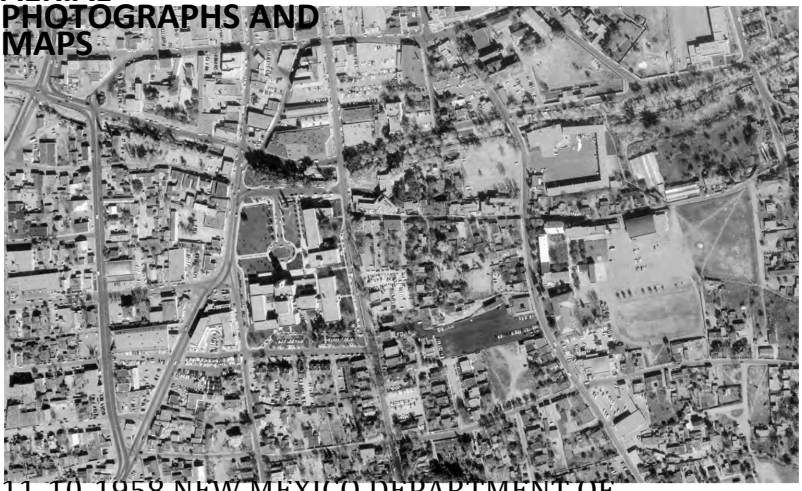
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

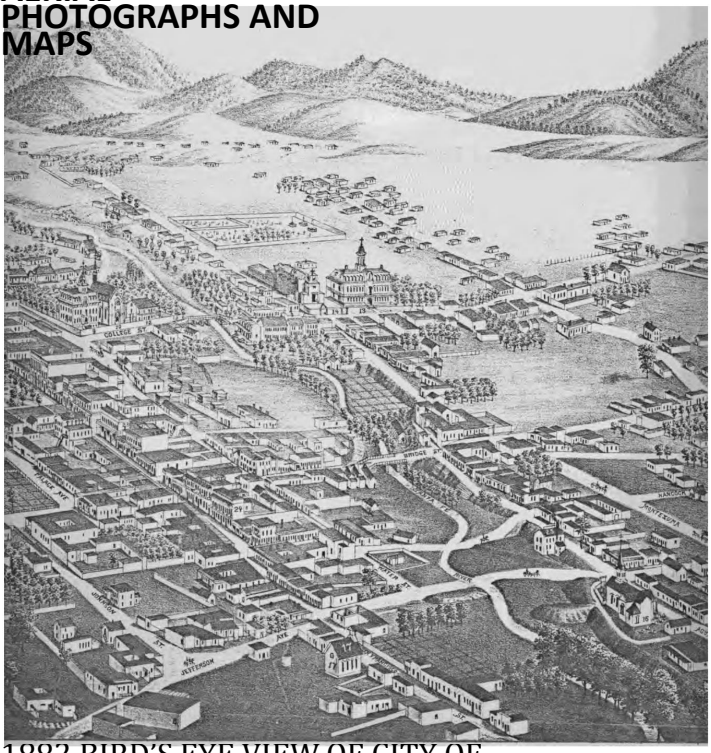
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

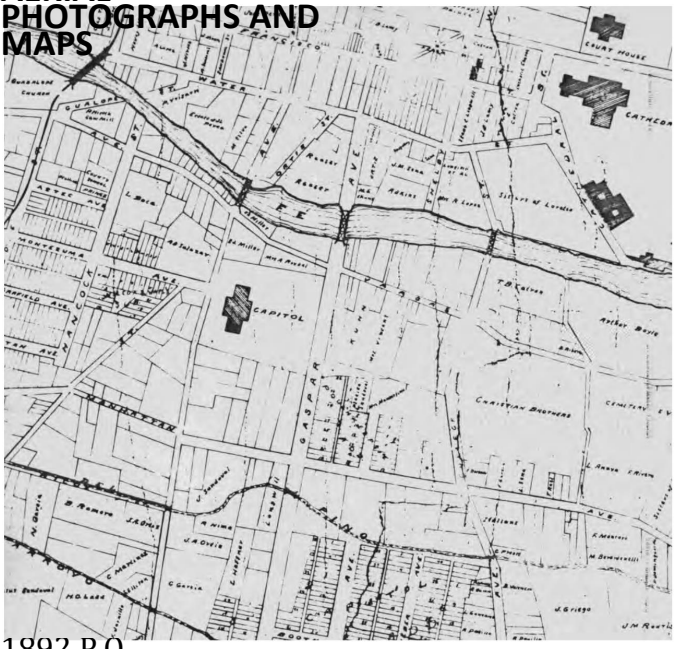
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

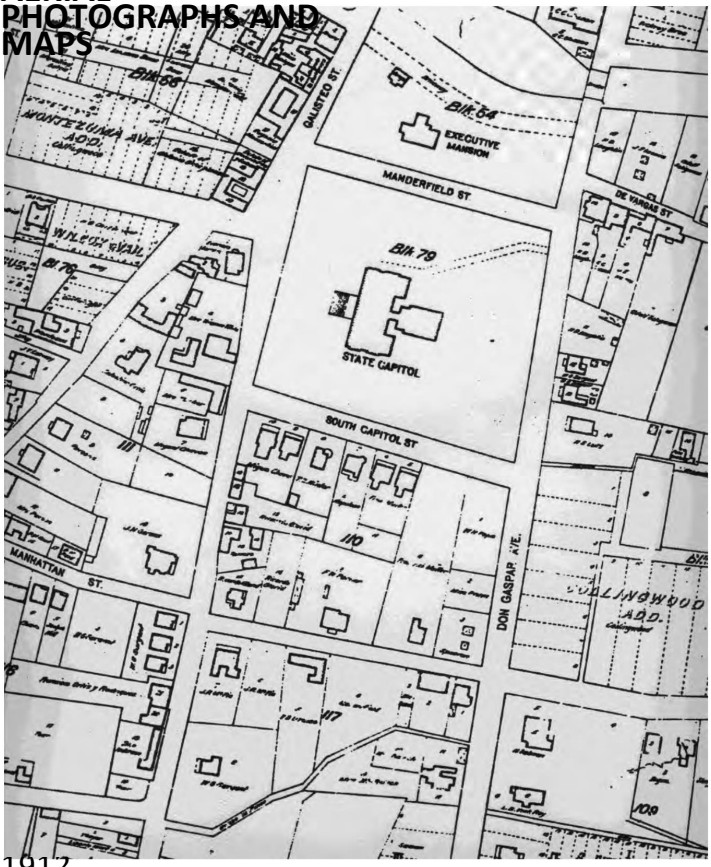
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

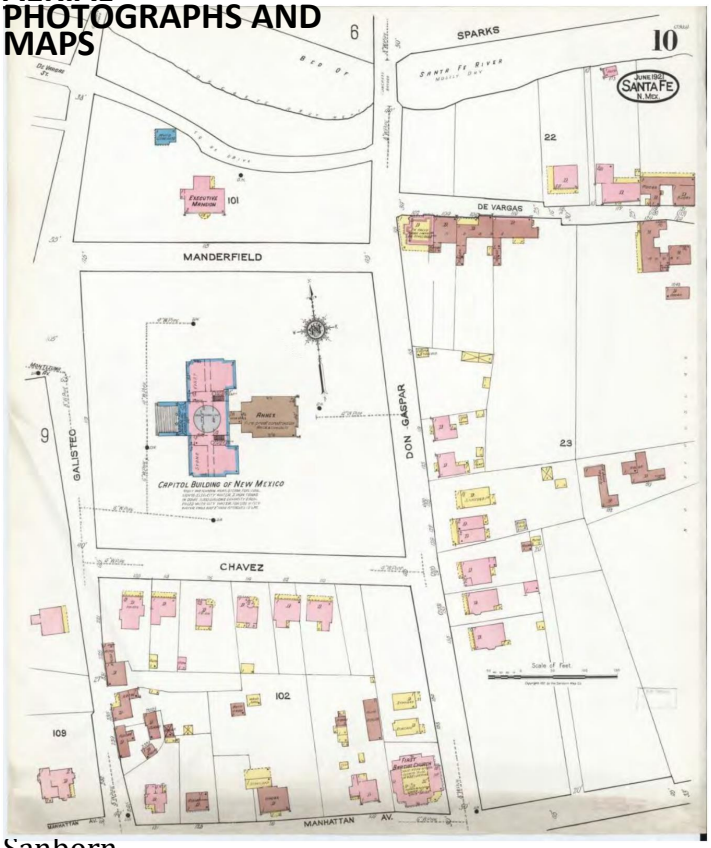
AERIAL PHOTOGRAPHS AND MAPS



1912
KINGS MAP

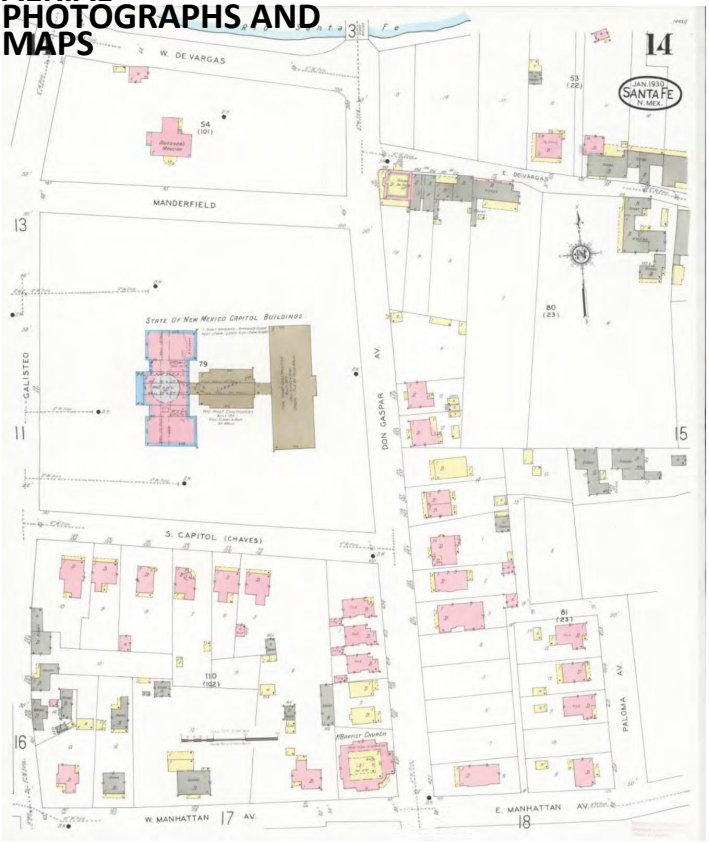
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

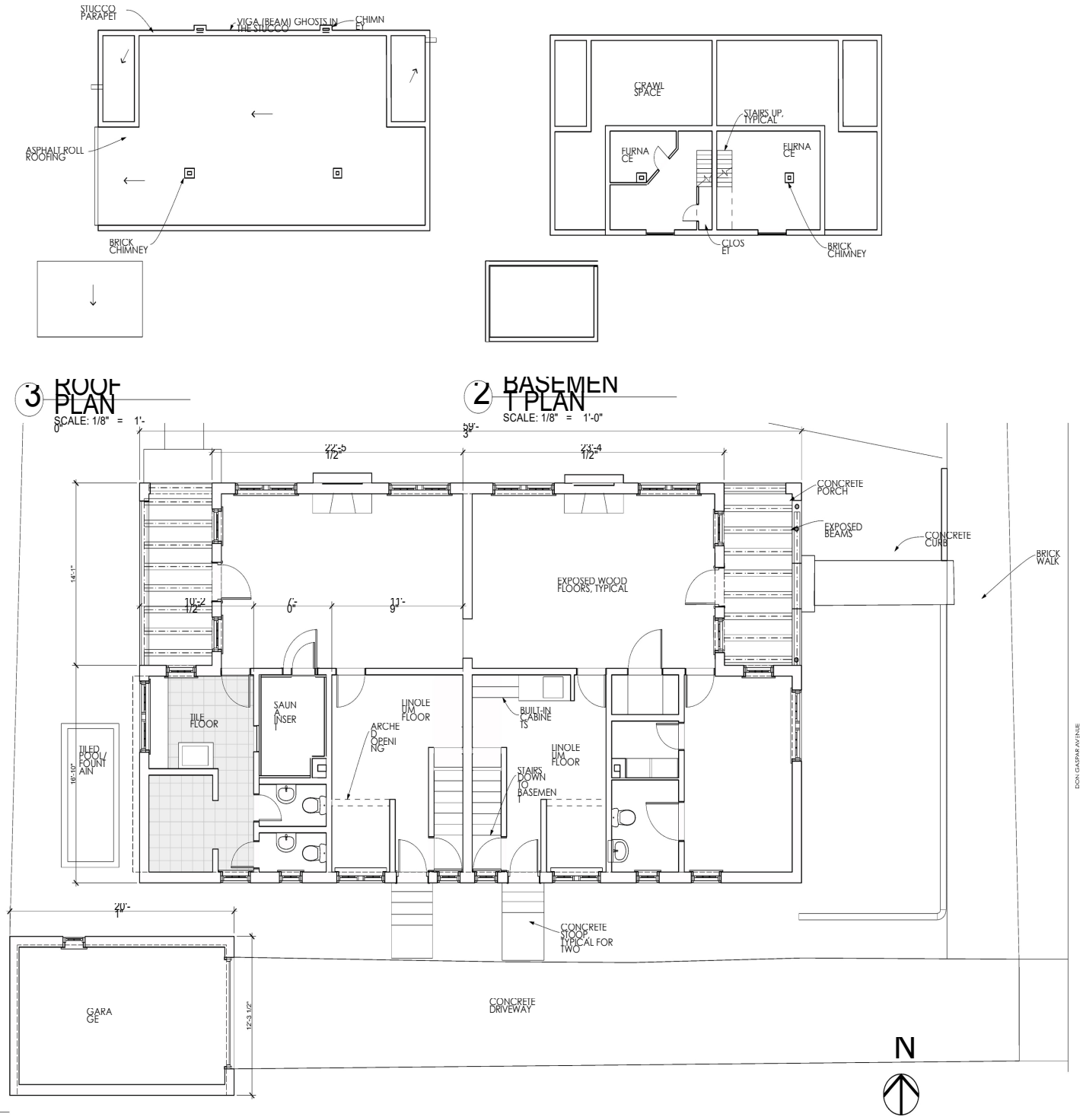


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

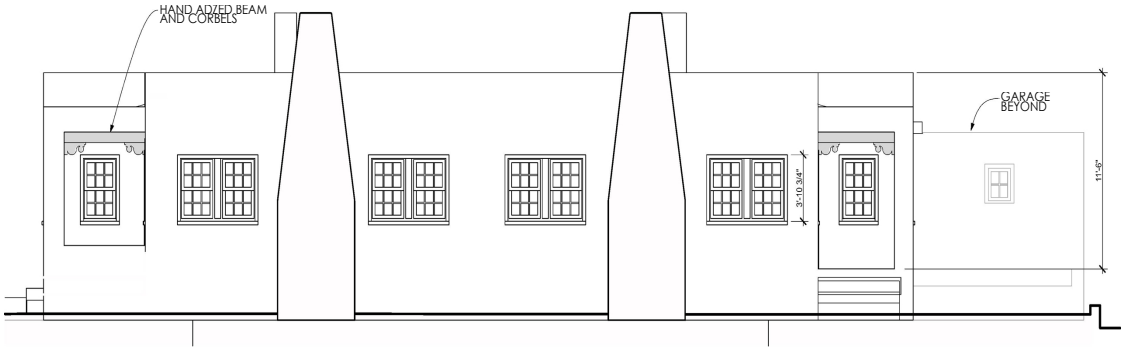
Date: 2

FLOOR PLANS

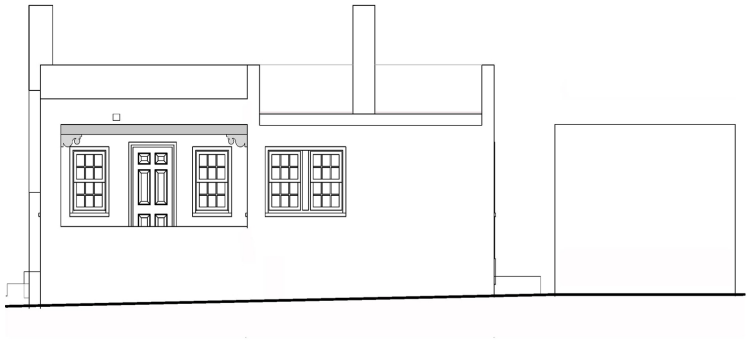
A 1.1

Plotted On: 7/8/12

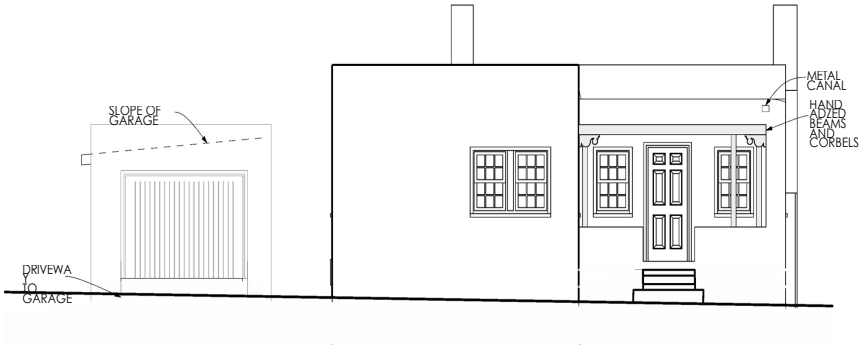
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



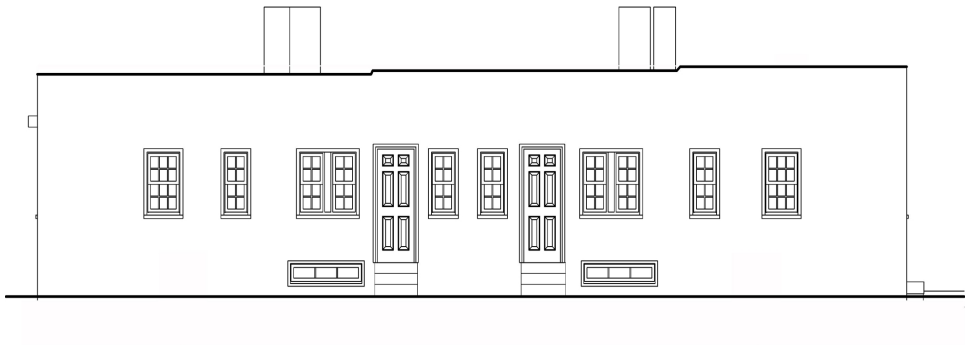
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



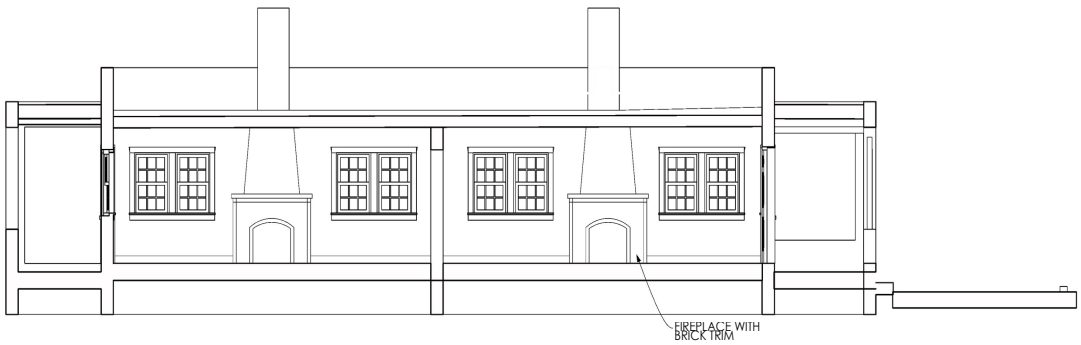
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DIMENSIONS AS NOTED.

Date: 7/8/12
Plotted On: 7/8/12

BUILDING ELEVATIONS

A1.2

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/402 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI ID: NMCRIS # 152221 Don Gaspar Casitas Survey Date: 1/30/23	Agency Number: Other # ☐ Update
NAME OF PROPERTY: Name: Survey Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE: Category: ☒ Building ☐ Structure ☐ Object ☐ District ☐ Site	
Subcategory: ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear	
LAND STATUS: ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.)	
Other: Federal	

2. LOCATION

STREET ADDRESS: 406 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE	UTM Coordinates: Zone: Map datum: NAD83 N: USGS Quad Code:
If no street address, describe how to locate the property:	USGS Quad Name: Assessor Parcel # Local Reference #
SETTING Category: ☐ Suburban ☐ Rural ☐ Village	**Subcategory:** ☐ Commercial ☐ industrial ☐ residential ☒ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL	**CURRENT CONDITION:** ☐ intact ☐ altered ☒ other Deteriorated
CURRENT FUNCTION: STATE OFFICE BUILDING	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
CONSTRUCTION DATE: 1930 ☒ Known ☐ Estimated SANBORN INS. MAPS Source: ☐ Permit	
BRIEF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930. WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR.	☒ continuation
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI #	NMCRIS #
Address of Property: 406 DON GASPAR AVENUE	152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Art Deco	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Art Moderne/Streamline Style	☐ Vernacular
☐ Classical Revival/Neo-Classical	☐ Colonial Revival	☐ Ranch/Rambler
☐ Colonial Revival	☐ Mission Revival/California Mission	☐ Southwest Vernacular
☐ Gothic	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Other, describe:	☐ Neo-Eclectic	☐ Territorial Revival
☐ Victorian	☐ Pueblo Deco	
	☐ Pueblo Revival	
	☐ Prairie School/Prairie Style	

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☐ No ☒ Unknown

Is the property a contributing resource in a National Register District? ☐ Yes ☐ No ☒ Unknown

If not individually listed, is the property contributing to a National Register District? ☒ Yes ☐ No

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR#

☒ Contributing ☐ non-contributing

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recommendations: Date: 02.08.23

Recommended as eligible ☐ not eligible ☐ not sure

National Register ☐ eligible ☐ not eligible ☐ undetermined

eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: ARCHITECTURE, TYPE, PERIOD AND METHOD OF CONSTRUCTION, COMMUNITY PLANNING AND DEVELOPMENT

Is the property within a historic district? ☐ Yes ☐ No

Could it be a contributing resource to a National Register District? ☒ Yes ☐ No

Name of district: DOWNTOWN AND EASTSIDE RESIDENTIAL DISTRICT

Remarks: ADJOINS FORMER STATE CAPITOL

B. Agency Determination: Date:

National Register eligibility: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance:

Could it be contributing to an unlisted district? ☐ Yes ☐ No

Name of district:

Remarks:

C. SHPO Determination: Date:

National Register eligibility: ☐ eligible ☐ not eligible ☐ undetermined

National Register evaluation criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance:

Could it be contributing to an unlisted district? ☐ Yes ☐ No

Name of district:

Remarks:

HCPI # 53813		**NMCRIS #** 15222	
Address of Property:	406 DON GASPAR AVENUE		

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Ashlar	☐ Metal:	☒ Stucco
☐ Brick	☐ Corrugated	☐ Tile: Clay
☐ Composition	☐ Masonry:	☐ Vinyl or Aluminum
☐ Board	☐ Simulated	☐ Siding
☐ Concrete:	☐ Metal: Structural	☐ Wood: Board
☐ Block	☐ Siding	☐ &Batten
☐ Concrete: Cast	☐ Metal: V-Crimp	☐ Wood: Horizontal
☐ Stone	☐ Stone: Random	☐ Siding
☒ Concrete:	☐ Ashlar	☐ Wood: Jacal
☐ Earth Poured	Stone: Random	Wood: Log
☐ Other describe:	Coursed	Wood: Shingle
	Stone: River	Wood: Tongue
	Rock	and Groove
	Stone: Rock	
	Faced	
	Stone: Tabular	

B. Number of Stories

☐ Curtain Wall	☐ 1 ½	☐ 2	☐ 2 ½	☐ Other, describe:	
☒ 1				BASEMENT	

C. Foundation Materials:

☐ N/A	☐ Not visible	☐ None	☐ At Grade	☐ Raised	☐ Other, describe:
	☒ Concrete: Poured		CMU	Stone	

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Feature s:	☐ Eave	☒ Parapet				
	☐ Barrel y	☐ Butterfly	☐ Cross Gable	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
	☐ Other describe:	☒ Flat					
	☐ Low	☒ Medium	☐ Steep				
☐ Aspha	☐ Metal:	☐ Tile:					
☒ Composition Roll	☐ Corrugated	☐ Metal					
☐ Composition Shingle	☐ Metal: Pressed	☐ Tile: Terra Cotta					
☐ Other describe:	☐ Metal: Standing Seam	Wood: Shingle					
	Metal: V-Crimp						

E. Chimney Construction Material:

☐ N/A	Number Interior: 1	Number Exterior: 1			
☒ Brick	☐ Metal Flue	☐ Adobe	☐ Stone	☒ Stucco	☐ Terra Cotta Tile
		☐ Other, describe			

F. Porches

☐ N/A	☒ Incise	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo	

Other Details describe: TWO PORTALS, ONE WITH SHED ROOF

HCPI # | **NMCRIS #** 152221

Address of Property: 406 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 2

Type: ☒ Single Door ☐ Double Door ☐ Other, describe:

Style: ☒ Single Leaf ☐ Double Leaf ☐ Diagonal Panels ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French

Components: ☐ Panels/Lights and configuration 2/4 ☐ Transom Number 6 ☐ Sidelights - number and configuration

Material: ☐ Aluminum ☒ Wood ☐ Metal ☐ Fiberglass ☐ Vinyl ☐ Steel ☐ Other, describe

Depth of Reveal: 3"

Notes:

H. Window Openings

Number of Window Openings: 15

Window Openings

☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane Horizontal
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Horizontal
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 3 Pane Vertical
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe: TRIPLE
☐ Pivot		☐ Other, describe: HOPPERS IN BASEMENT 3/1	

Glazing: ☐ Curtain Wall ☐ Glass Block ☐ Palladian Motif ☐ Picture Window ☐ Store Front or display ☐ Other, describe:

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Describe: DETACHED SINGLE CAR GARAGE

Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012, AND MATTHEW J BARBOUR, ARCHEOLOGICAL DATA PLAN , NMCRIS

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- Additional detail forms for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

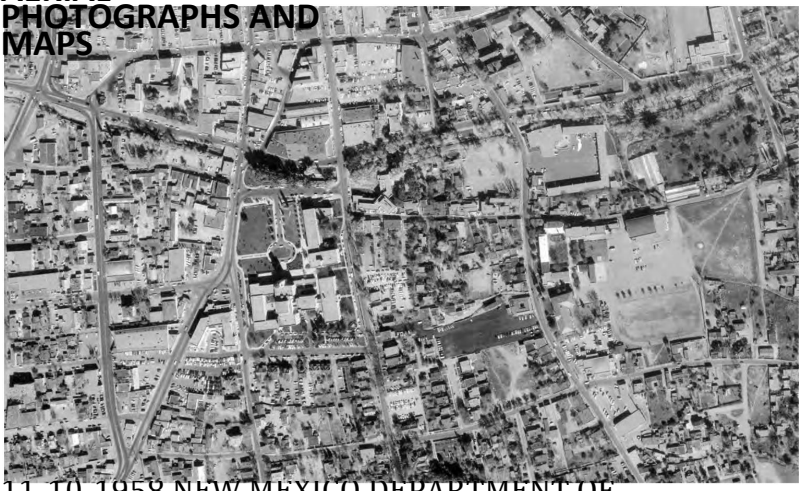
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
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AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
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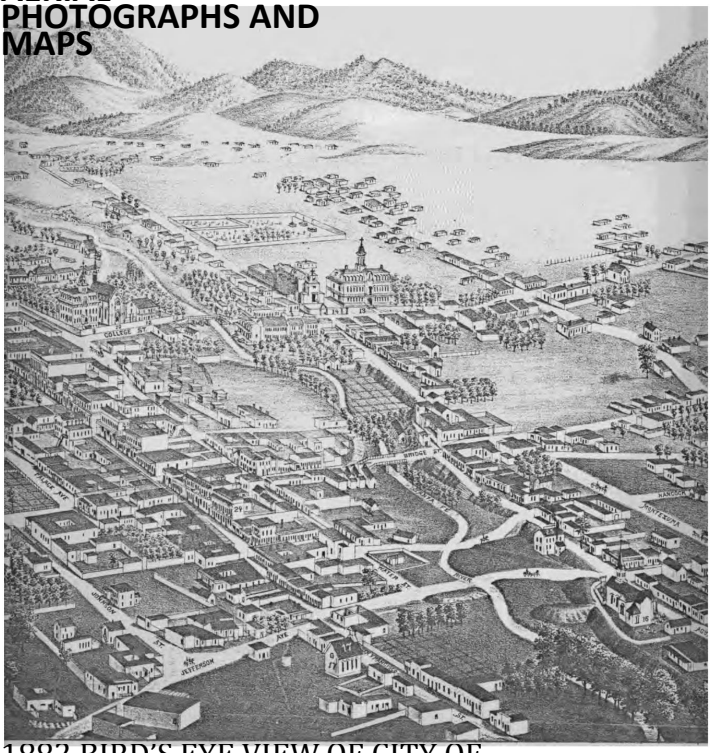
AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

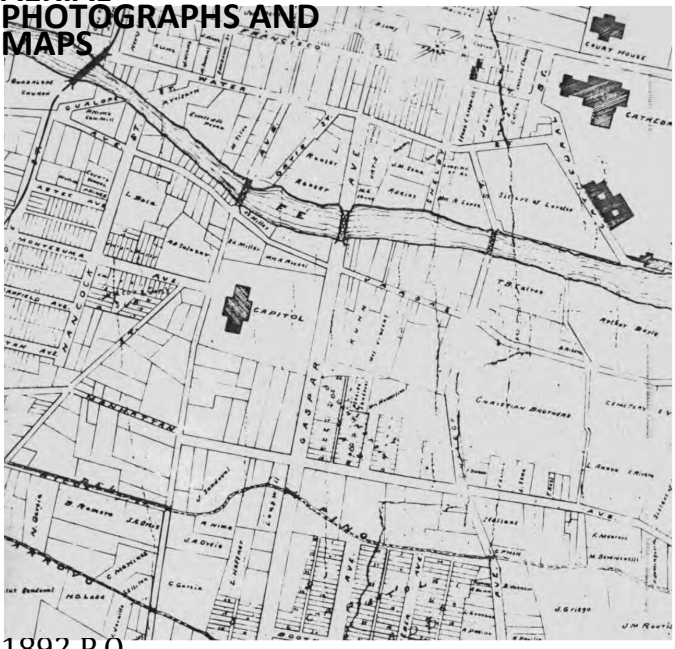
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

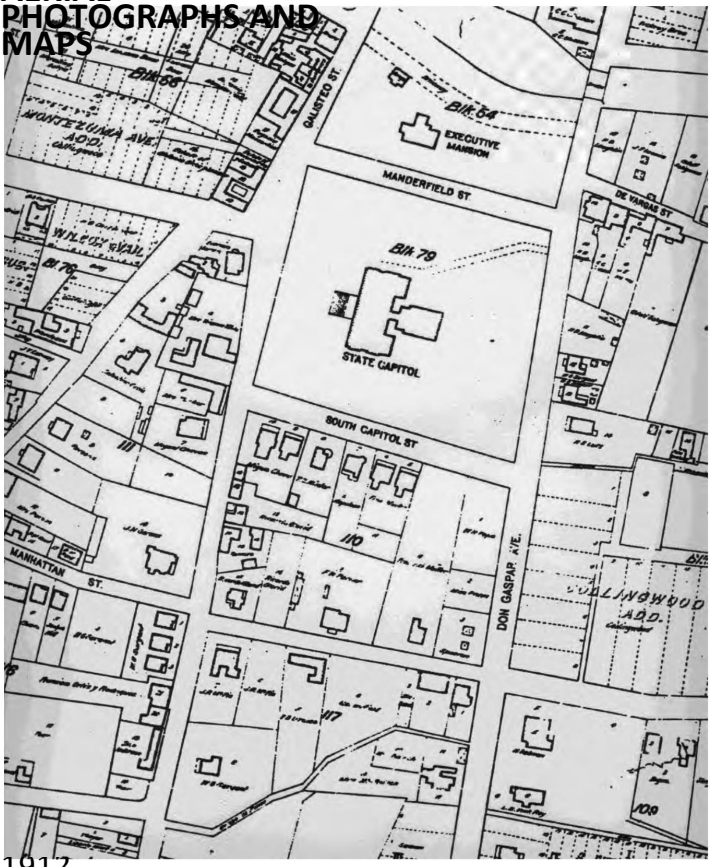
AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

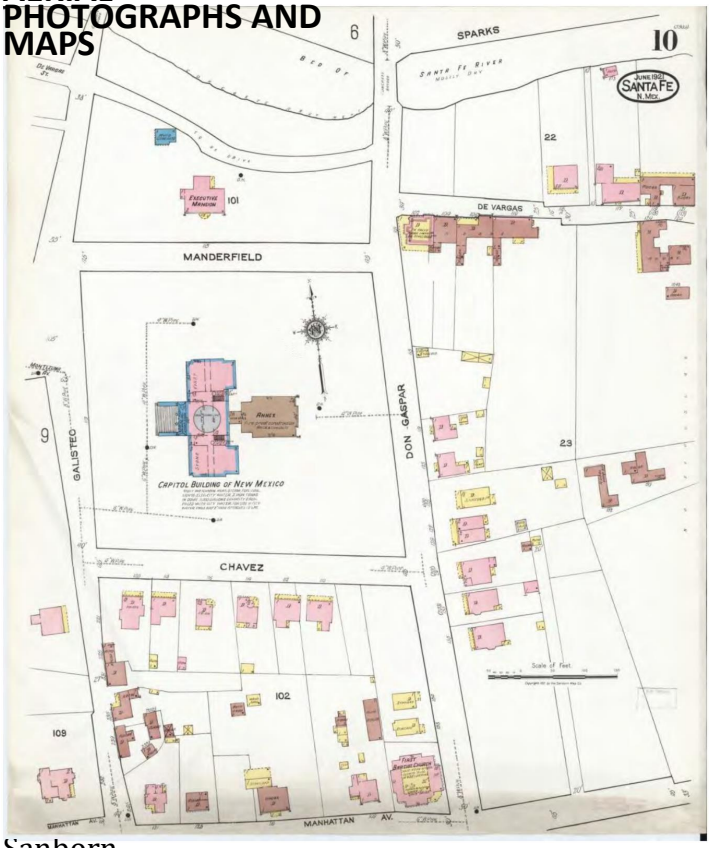
AERIAL PHOTOGRAPHS AND MAPS



1912
KINGS MAP

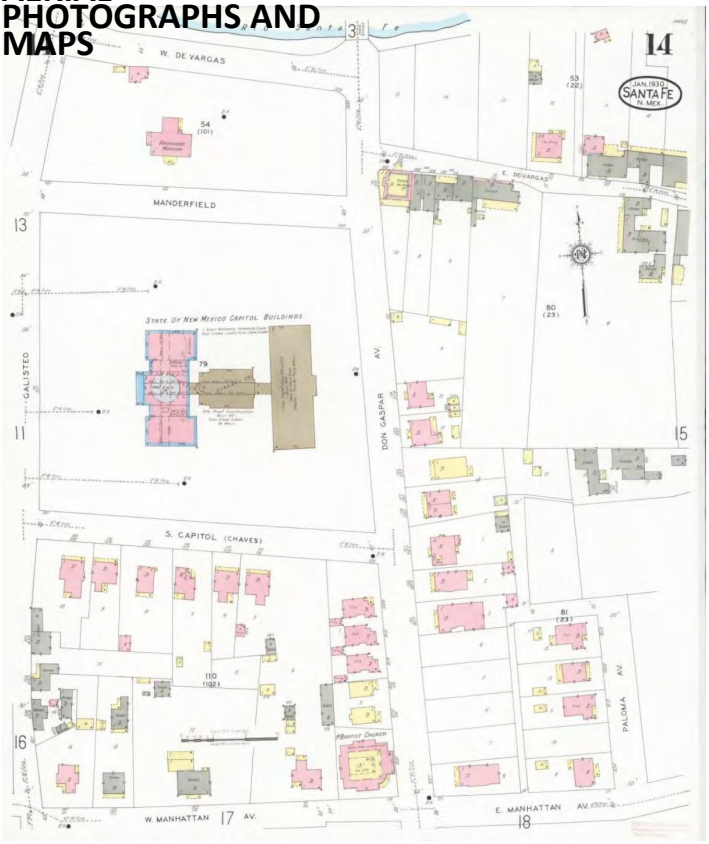
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

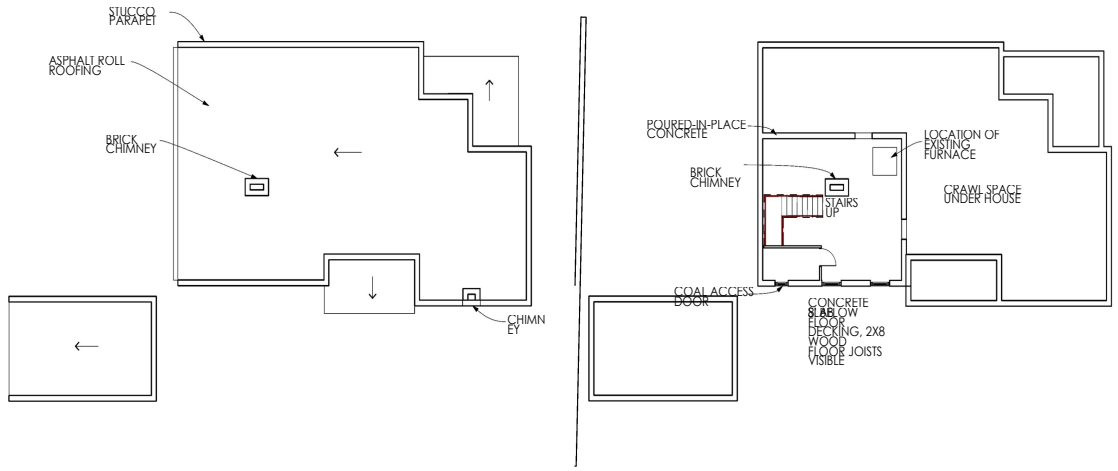


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS

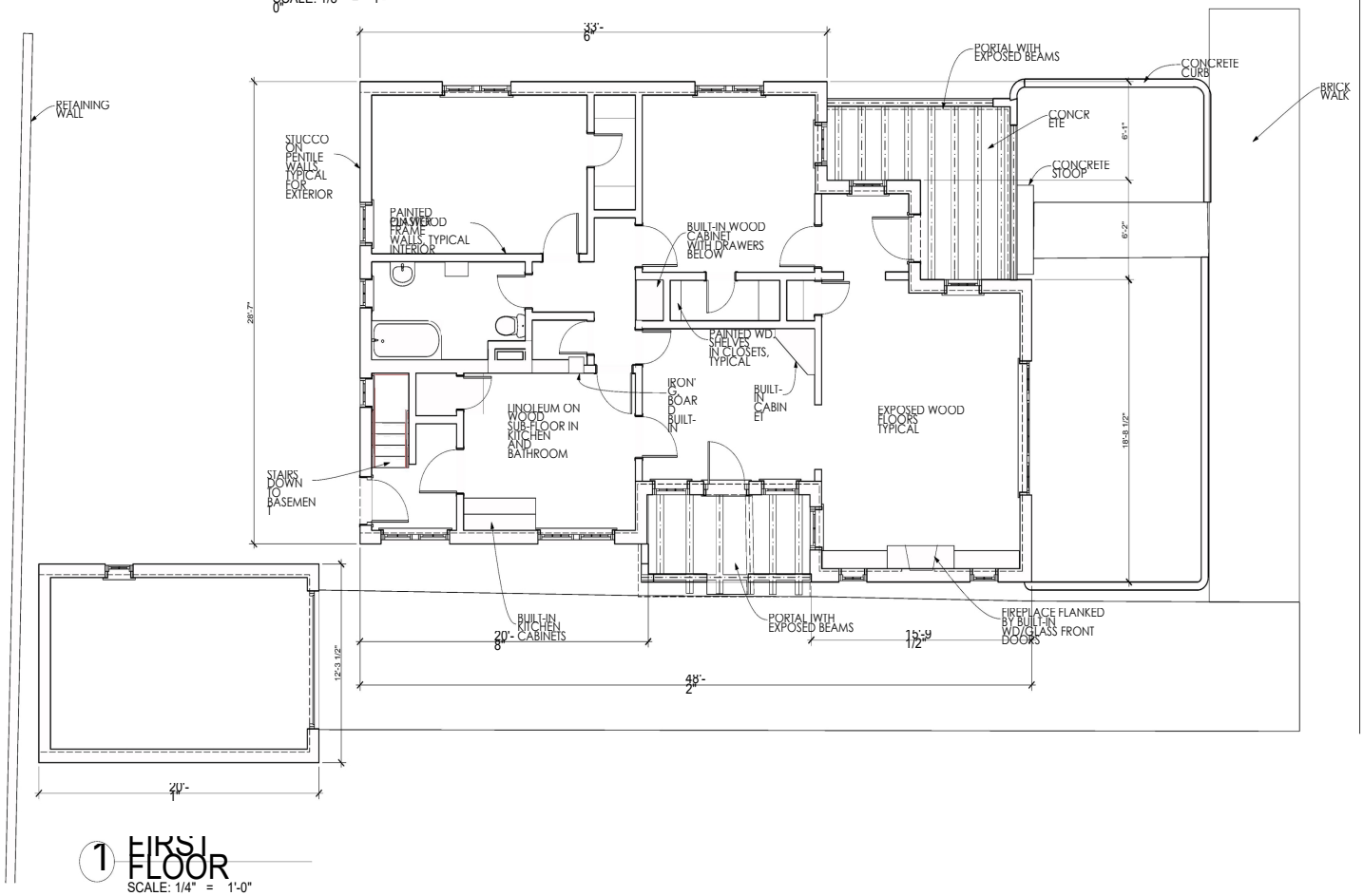


Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

N

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL DIMENSIONS SCALED

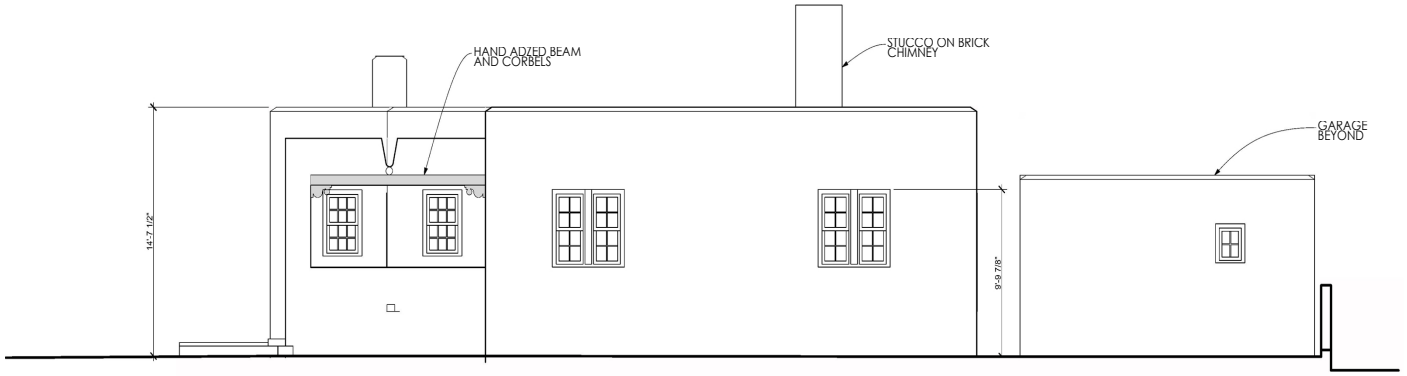
Date: 7/2012

FLOOR PLANS

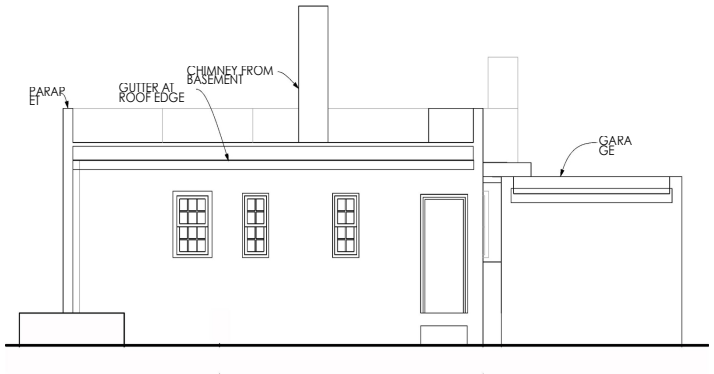
A 1.1

Plotted On: 7/2012

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



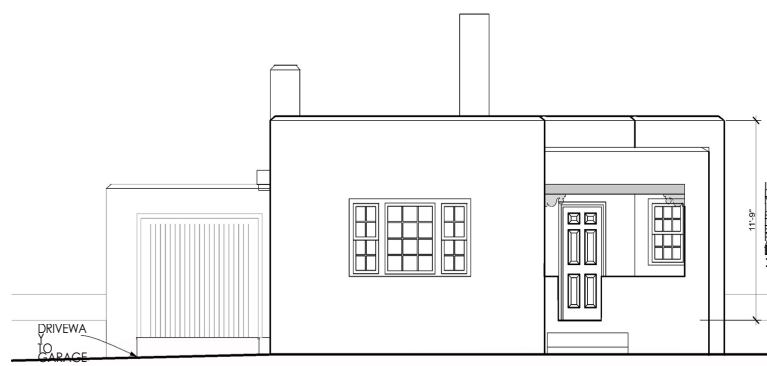
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI ID#: NMCRIS # 152221 Survey Name: Don Gaspar Casitas Survey Date: 2023	Agency Number: Other ID#:
NAME OF PROPERTY: Historic Name: Don Gaspar Casitas	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information:	GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY CATEGORY: Category: ☒ Building(s) ☐ Structure ☐ Object ☐ District ☐ Site	Subcategory: ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear
LAND STATUS: ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) ☐ Federal	

2. LOCATION

STREET ADDRESS: 410 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE Cross Streets: Don Gaspar & Cordova Describe how to locate the property:	UTM Coordinates: Zone: Map datum: NAD83 N: USGS Quad Name: USGS Quad Code: Assessor Parcel #
SETTING: Category: ☐ Suburban ☐ Rural ☐ Village	Subcategory: ☐ commercial ☐ industrial ☐ residential ☐ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING **CONSTRUCTION DATE:** ☒ Known 1930 ☐ Estimated SANBORN MAP ☐ Unknown	**CURRENT CONDITION:** ☐ intact ☐ altered ☒ other ☐ deteriorated ☐ ruins STRUCTURAL ISSUES BUT FINISHES NEED **ARCHITECT/BUILDER:** LAURENCE HOWLAND SIBLEY PRINCE BARTO 1955)
BRIEF DESCRIPTION OF PROPERTY: ☒ continuation REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES, A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR.	THIS IS A TERRITORIAL
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53814 | **NMCRIS #** 152221

Address of Property: 410 DON GASPAR AVENUE

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Territorial	☐ Pueblo/Pueblo Revival
☐ Bungalow/Craftsman	☐ Spanish Colonial Revival Style/Mission	☐ Vernacular
☐ Classical Revival/Neo-Classical Revival	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Ranchero
☐ Colonial Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Victorian	☐ Pueblo Revival	☐ Spanish-Pueblo Revival
☐ Gothic	☐ Modernism/Modern School/Prairie Style	☒ Territorial Revival

Other, describe:

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☐ No ☒

Is the property individually listed in the National Register? Yes ☐ No ☒ Unknown ☐

Is the property individually listed in the State Register? Yes ☐ No ☒ Unknown ☐

Is the property part of a Register District? Yes ☐ No ☒

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Yes ☒ No ☐ Unknown

☒ Contributing ☐ Non-contributing

MPDF theme

District Name: DOWNTOWN/EASTSIDE HIST.

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Survey/Recordation Data: Is this property listed in a Survey or Recordation Form? ☒ Yes ☐ No Date: 02.08.23

Name of Survey/Recordation: DOWNTOWN/EASTSIDE HISTORIC DISTRICT

Is the property eligible, not eligible, or not sure for listing in the National Register? ☐ eligible ☐ not eligible ☒ not sure

Is the property eligible, not eligible, or not sure for listing in the State Register? ☐ eligible ☐ not eligible ☐ not sure

Applicable eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ state ☐ national consideration:

Area of significance: ARCHITECTURE, PERIOD AND METHOD OF CONSTRUCTION subarea:

Level of significance: ☐ local ☐ state ☐ national

Is this property similar to other nearby properties? ☐ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT

Would it be contributing to an identified district? ☐ Yes ☐ No

B. Agency Determination: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

Applicable eligibility criteria: ☒ a ☐ b ☐ c ☐ d ☐ criteria consideration:

National Register eligibility: ☐ local ☐ state ☒ national subarea:

Level of significance: ☐ Yes ☐ No

Area of significance:

C. SHPO Determination: Would it be contributing to an identified district? Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

Applicable eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

National Register eligibility: ☐ local ☐ state ☐ national subarea:

Would it be contributing to an identified district? ☐ Yes ☐ No

Remarks:

HCPI# 5881	NMCRIS # 152221
Address of Property: 410 DON GASPAR AVENUE	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Asphalt	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Vinyl	☐ Clay
☐ Composition	☐ Simulated	☐ Vinyl or Aluminum Siding
☐ Board	☐ Metal: Structural Siding	☐ Wood: Board & Batten
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Horizontal Siding
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Jacal
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Tongue and Groove
☐ Earth	☐ Stone: River Rock	☐ Wood: Log
☐ Other describe:	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Concrete: Pre-cast Curtain Wall	☐ Stone: Tabular	

B. Number of Stories

☒ 1	☐ 1 ½	☐ 2	☐ 2 ½	☐ Other, describe:

C. Foundation Materials:

☐ N/A	☒ Not visible	☐ None	☐ At Grade	☐ Raised
☐ Concrete: Poured	☐ Concrete: CMU	☐ Stone	☐ Other, describe:	

Notes:

D. Roof Shape Pitch Materials:

☐ N/A	☐ Feature Barrel	☐ Eave	☒ Parapet	☐ Gable	☐ Hipped	☐ Pyramidal	☐ Shed
☐ Other, describe:	☐ Butterfly	☒ Flat	☐ Cross Gable	☐ Steep			
☐ Asphalt	☒ Composition Roll	☐ Composition Shingle	☐ Metal: Pressed	☐ Metal: Standing Seam	☐ Metal: V-Crimp	☐ Tile: Metal	☐ Tile: Terra Cotta
☐ Other, describe:	☐ Shingle	☐ Shingle	☐ Wood: Shingle				

E. Chimney Construction Material:

☐ N/A	☐ Number Interior 1	☐ Number Exterior 1	☐ Adobe	☐ Stone	☒ Stucco
☐ Brick	☐ Metal Flue	☐ Other, describe	☐ Terra Cotta Tile		

F. Porches

☐ N/A	☒ Incised	☐ Partial Width	☐ Full-Width	☐ Wrap	☐ With a Gazebo

Other Details, describe: TWO PORTALS

HCPI # 5381 | **NMCRIS #** 152221

Address of Property: 410 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 3

Type: ☐ Single leaf ☒ Double leaf ☐ Other, describe:

Style: ☒ Panels ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French

Components: Panels/Lights and configuration 2/4

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Window Openings: 15

Window Openings:

☐ Awning	☐ Anodized Aluminum	☐ 1/1	☐ 2 Pane Horizontal	☐ Curtain Wall
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☐ Double Hung	☐ Steel	☐ 3/1	☐ 3 Pane Horizontal	☐ Palladian Motif
☐ Fixed	☐ Vinyl	☐ 4/4	☐ 3 Pane Vertical	☐ Picture Window
☒ Hopper	☒ Wood	☒ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☐ Other, describe:	☐ 9/9	☒ Grouped, describe:	☐ Other, describe:
☐ Pivot		☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐ Sliding				

Glazing:

Depth of Reveal: 3"

Notes: TERRITORIAL REVIVAL TRIM

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Describe: DETACHED GARAGE

Are associated properties eligible for listing?

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012; MATTHEW BARBOUR ARCHEOLOGICAL DATA PLAN

9. Attachments

Please indicate which items are attached:

☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Additional sheets (Word document), if applicable
☐ Continuation sheets for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

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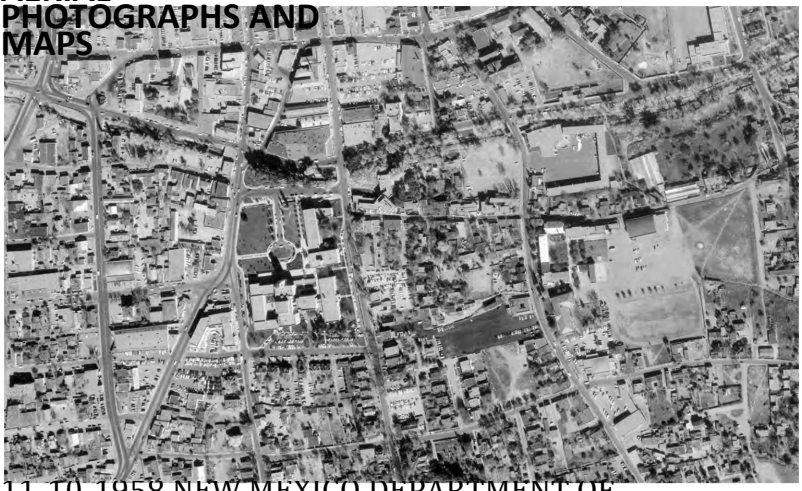

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402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

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6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

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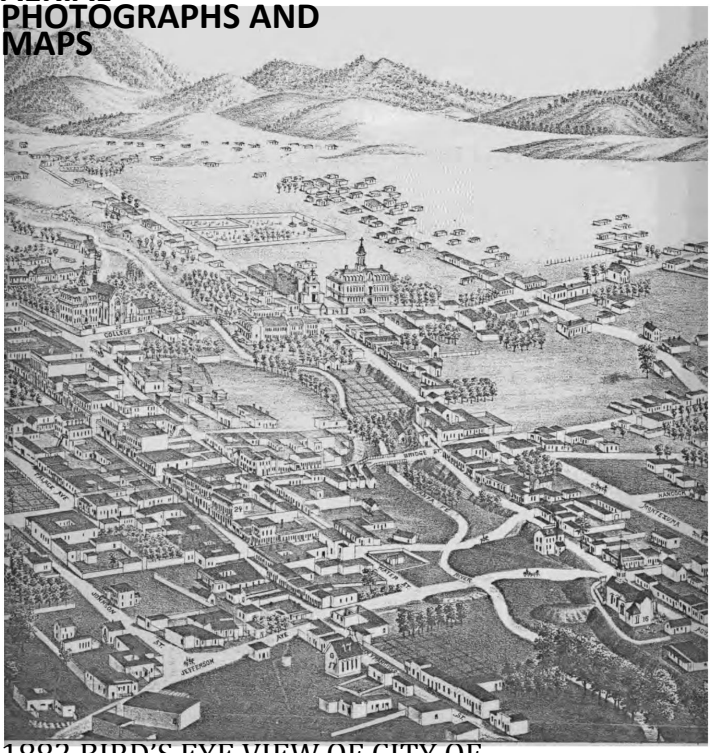

1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

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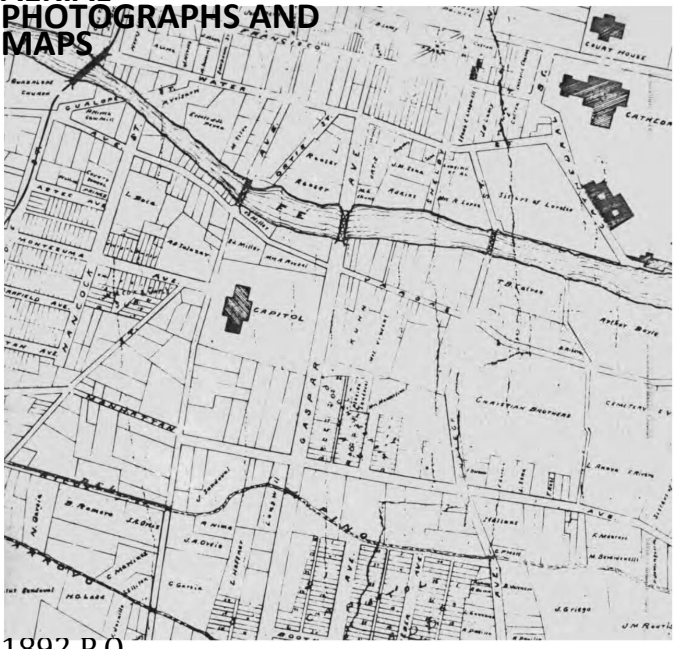
AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



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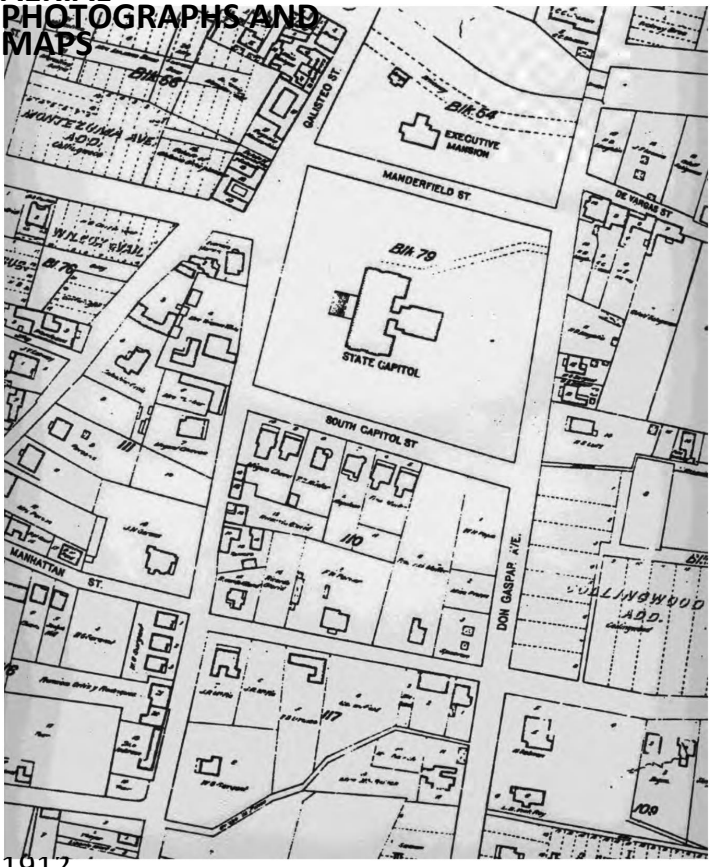
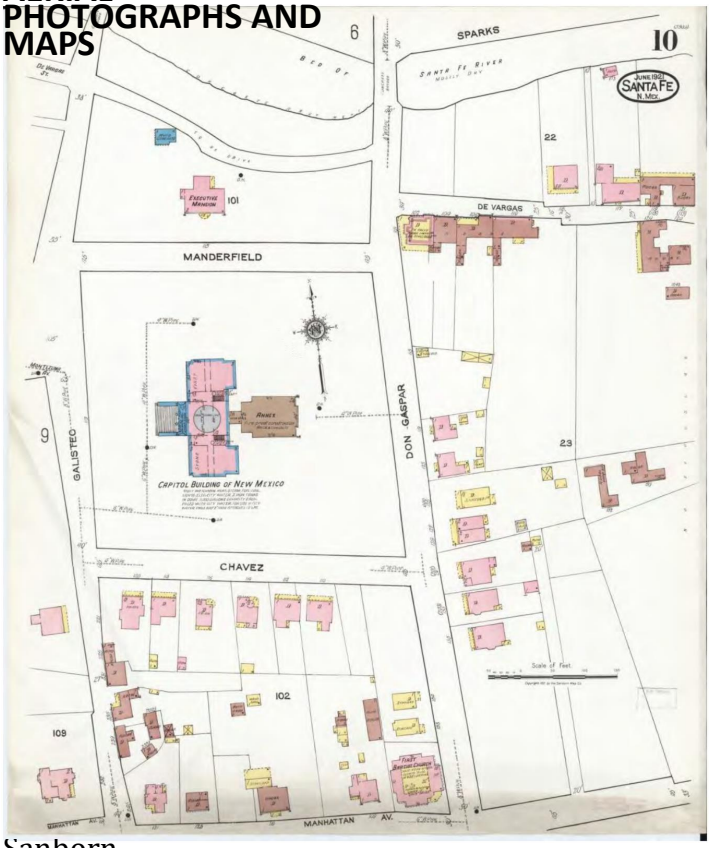


1912
KINGS MAP

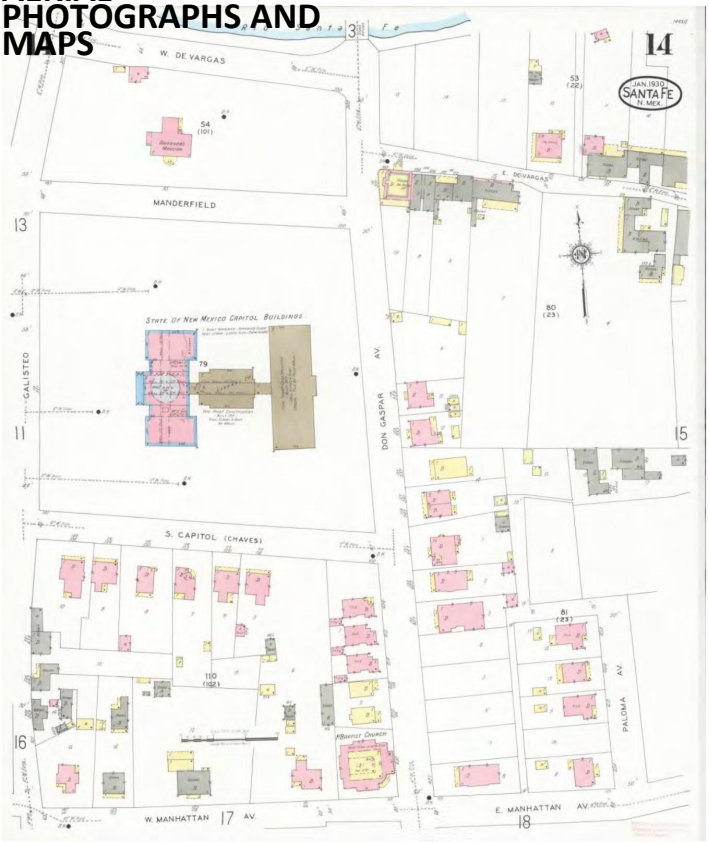
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

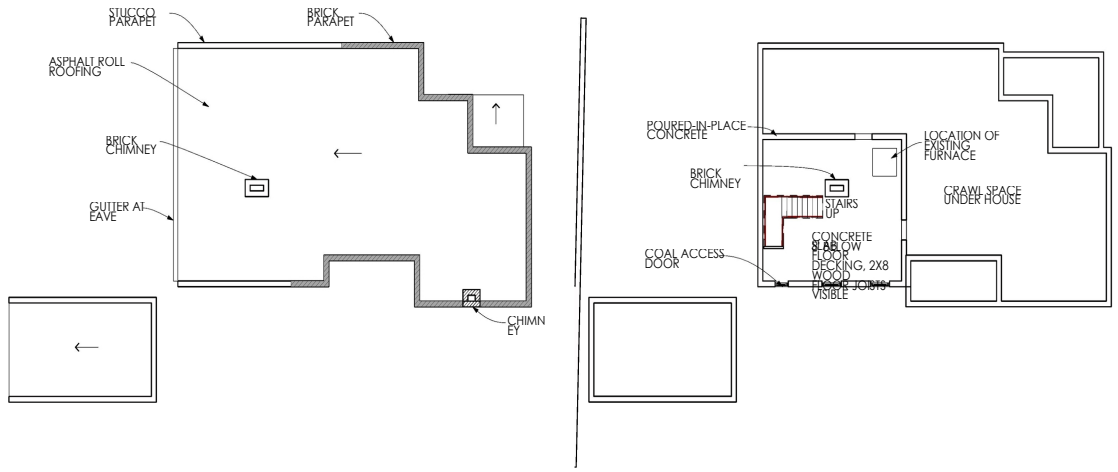


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS

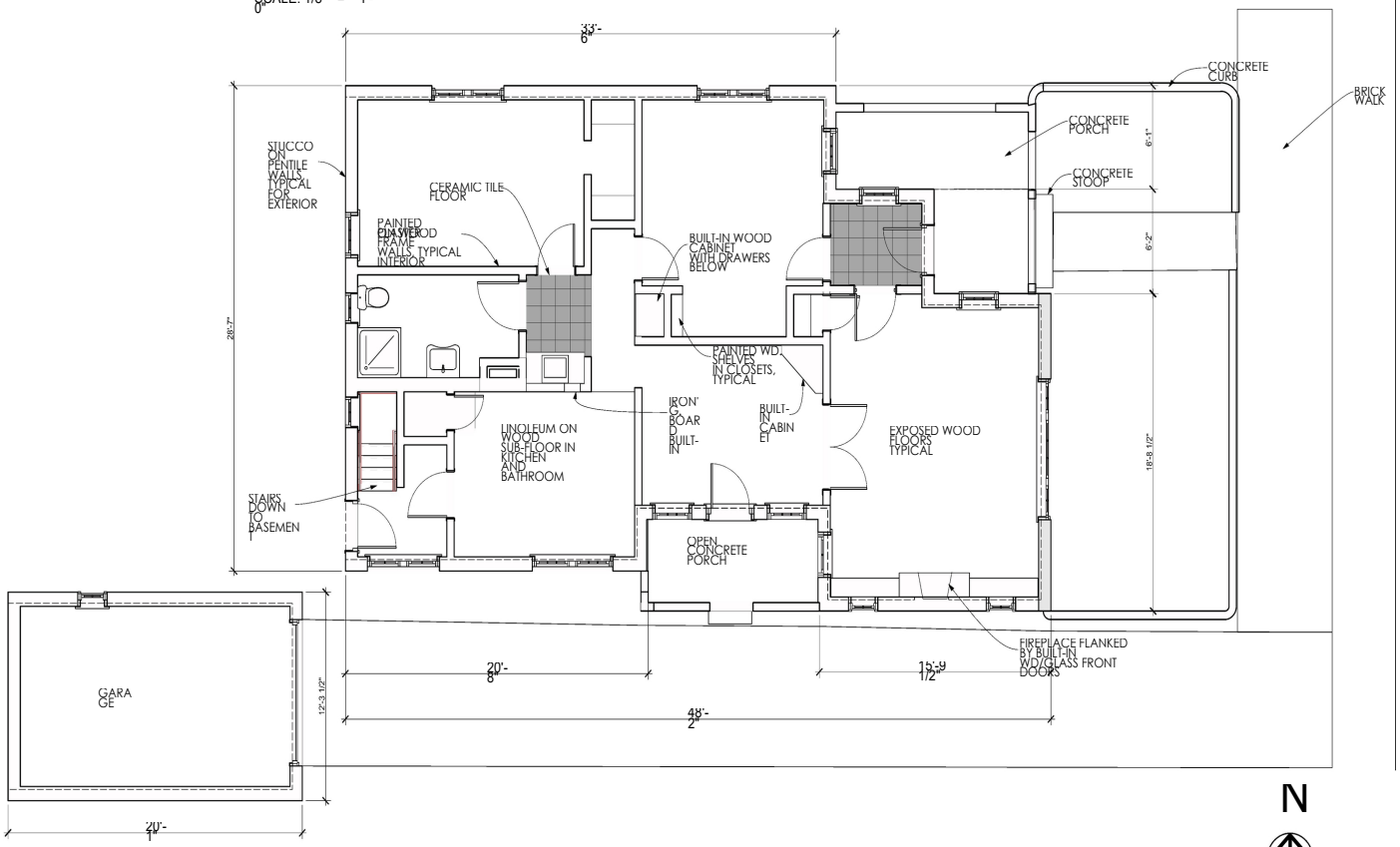


Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS AND SCALES

Date: 2
Plotted On: 7/12

A 1.1
FLOOR PLANS

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505-988-3313 WWW.GBASANTAFE.COM

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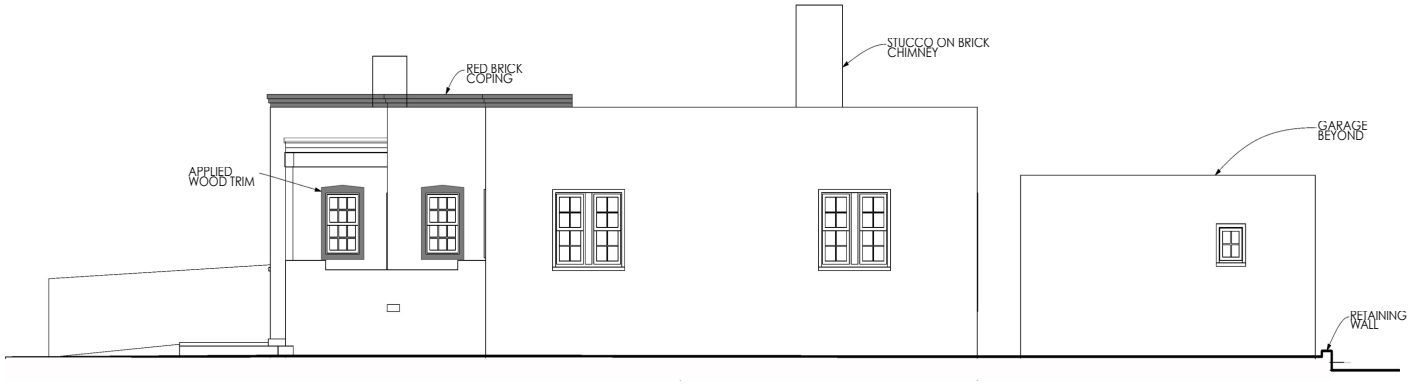

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
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5 SECTION
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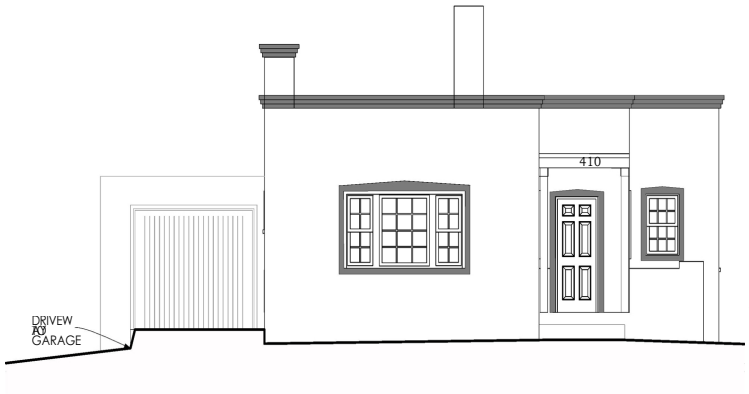

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL LABELED SCALES

Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gasper.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI #: 152221 NMCRIS #: 152221 Don Gaspar Casitas Survey Date: 5/30/2013 Survey Name: Re-survey Acreage: 0.23	Agency Number: Other #: Update
NAME OF PROPERTY: Don Gaspar Casitas Historic Name: Other Name/Site #:	OWNER and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
PROPERTY CONTACT and contact information:	GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM
PROPERTY Category: X Building(s) Structure Object District Site Subcategory: Acequia/Historic Irrigation Ditch Road/Trail Other Linear	
LANDS X State Tribal Federal Other	Local Private Other (land grant, tribal, etc.)

2. LOCATION

STREET ADDRESS: 414 DON GASPAR AVENUE CITY: SANTA FE If no street address, describe how to locate the property: COUNTY: SANTA FE	UTM Coordinates: Zone: Map datum: NAD 83 USGS Quad Name: N: USGS Quad Code:
Assessor Parcel #	
SETTING Category: Suburban Rural Village Urban	Subcategory: Residential Commercial Industrial Public-Quasi-Public Religious Educational Agricultural Recreational X

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL CURRENT FUNCTION: STATE OFFICE BUILDING	CURRENT CONDITION: intact altered X other Describe: STRUCTURAL ISSUES BUT HOUSES NEED WORK
CONSTRUCTION DATE: 1930 X Known Estimated SANBORN BASIS: MAP/PERMIT X Other	ARCHITECT/BUILDER: FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
PHOTOS: Photo Log X Photocopied DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES, A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR.	X continuation
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI#: 53815	NMCRIS #
Address of Property: 414 DON GASPAR AVENUE	152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

☐ Not Applicable	☐ Mediterranean	☐ Pueblo/Pueblo
☐ Bungalow/Craftsman	☐ Style/Miesian	☐ Vernacular
☐ Classical Revival/Neo-Classical Revival	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Ranch Ame
☐ Colonial Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Victorian	☐ New Mexico Ve	☐ Spanish-Pueblo Revival
☐ Gothic	☐ Modernism	☒ Territorial Revival
	School/Prairie Style	

Other, describe:

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing: ☐ Yes ☒ No

Is the property individually listed in the State Register? ☐ Yes ☒ No

Is the property individually listed in the National Register? ☐ Yes ☐ No ☐ Unknow

Is the property part of a Register District? ☒ Yes ☐ No ☐ Non-contributing

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Yes ☒ No ☐ Unknown ☒ Contributing

District Name: DOWNTOWN/EASTSIDE HIST. MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Property Documentation Form: Date: 02.08.23

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☐ No

Name: DOWNTOWN/EASTSIDE HIST. MPDF theme

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ a ☐ state ☐ national ☐ consideration:

Level of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION

Area of significance: ☐ Yes ☐ No

Is this property similar to other nearby properties? ☒ Yes

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT

B. Could it be contributing to an unrefined district? ☐ Yes ☒ No

Determination: Date:

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ local ☐ state ☐ national ☐ consideration:

Level of significance: ☐ Yes ☐ No

Area of significance: ☐ Yes ☐ No

Could it be contributing to an undefined district?

C. Determination: Date:

Agency Remarks:

National Register evaluation: ☐ a ☐ beligible ☐ d ☐ criteria

National Register eligibility criteria: ☐ local ☐ state ☐ national ☐ consideration:

Level of significance: ☐ Yes ☐ No

Area of significance: ☐ Yes ☐ No

Could it be contributing to an unrefined district?

Remarks:

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Metal: Simulated	☐ Vinyl or Aluminum Siding
☐ Composition Board	☐ Metal: Structural Siding	☐ Wood: Board &Batten
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Horizontal Siding
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Jacal
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Tongue and Groove
☐ Other, describe: Concrete: Pre-Cast Curtain Wall	☐ Stone: River Rock	☐ Wood: Shingle
	☐ Stone: Rock Faced	☐ Other, describe:
	☐ Stone: Tabular	

B. Number of Stories: ☐ ½ ☐ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☒ Other, describe: BASEMENT

C. Foundation Materials: ☐ Not Visible ☐ Poured Concrete: ☐ CMU ☐ Stone ☐ None ☐ At Grade ☐ Raised ☐ Other, describe:

Notes:

D. Roof Shapes: ☐ N/A ☐ Features: ☐ Butterfly ☒ Eaves ☐ Flat ☒ Parapets ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other ☐ Barrel ☐ None

Pitch descriptions: ☒ Low ☐ Medium ☐ Steep

Materials: ☐ Asphalt ☒ Composition Roll ☐ Composition Shingle ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Clay ☐ Terra Cotta ☐ Wood: Shingle ☐ Other, describe:

E. Chimney Construction: Number Interior: 1 Number Exterior: 1

Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

Type: ☒ N/A ☐ Incised ☐ Partial ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe: TWO PORTALS, ONE WITH SHED ROOF, LOW WALLS AT PORTAL

HCPI # 5381 | NMCRIS # 152221

Address of Property: 414 DON GASPAR AVENUE

G. Doorways

Number of Doorways: 4

Type: ☐ Doorways ☒ Two-leaf

Style: ☐ One-leaf ☐ Diagonal ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French ☐ Other, describe: ☒ Panel

Components: Panels/Lights and configuration 2/4

Number 6

Material: ☐ Aluminum ☒ Wood ☐ Steel ☐ Other, describe

Sidelights - number and configuration ☐ ☐ Transom ☐ Metal ☐ Fiberglass ☐ Vinyl

Depth of Reveal: 5"

Notes:

H. Window Openings

Number of Windows: 15

Window Opening Type: ☐ Awning ☐ Casement ☐ Double Hung ☐ Fixed ☒ Hopper ☐ Louver ☐ Pivot ☐ Sliding ☐ Single Hung

Material: ☐ Anodized Aluminum ☐ Bare Aluminum ☐ Steel ☐ Vinyl ☒ Wood ☐ Other, describe:

Glazing: ☐ 1/1 ☒ 2/2 ☐ 3/1 ☐ 4/4 ☒ 6/6 ☐ 9/9 ☒ Other configuration, describe: HOPPERS IN BASEMENT 3/1

Glazing: ☐ 2 Pane Horizontal ☐ 2 Pane Vertical ☐ 3 Pane Vertical ☐ Combination, describe: ☒ Grouped, describe: 1 ☐ Other, describe:

Glazing: ☐ Curtain Wall ☐ Glass Block ☐ Palladian Motif ☐ Picture Window ☐ Store Front or display ☐ Other, describe:

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

J. Associated Properties

Discuss: YES, DETACHED SINGLE CAR GARAGE

Are associated properties eligible for listing? NO

K. Documents Available

Documents and Drawings: ☒ Yes ☐ No

Describe Documents and Drawings: ARCHEOLOGICAL DATA PLAN, JULY 2012: MATTHEW BARBOUR,

L. Attachments

Please indicate which items are attached:

☒ Site Plan (required)

☒ Photos (required)

☒ Map (required)

☒ Continuation sheet (Word document), if necessary

☐ Additional detail forms for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

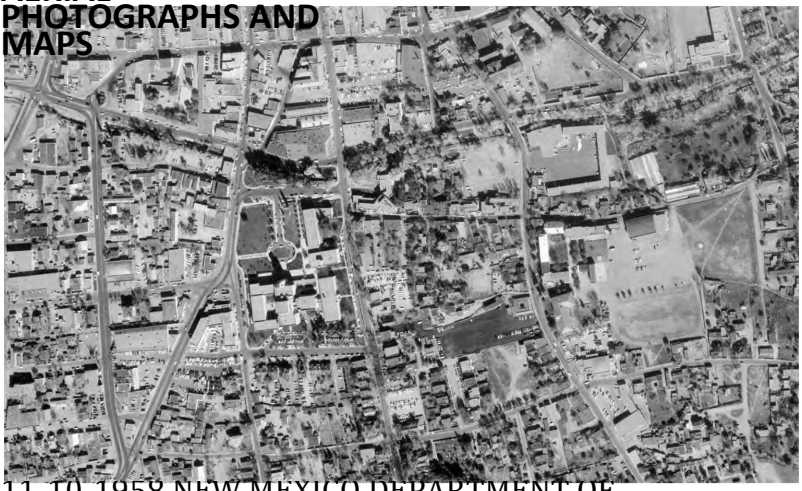
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

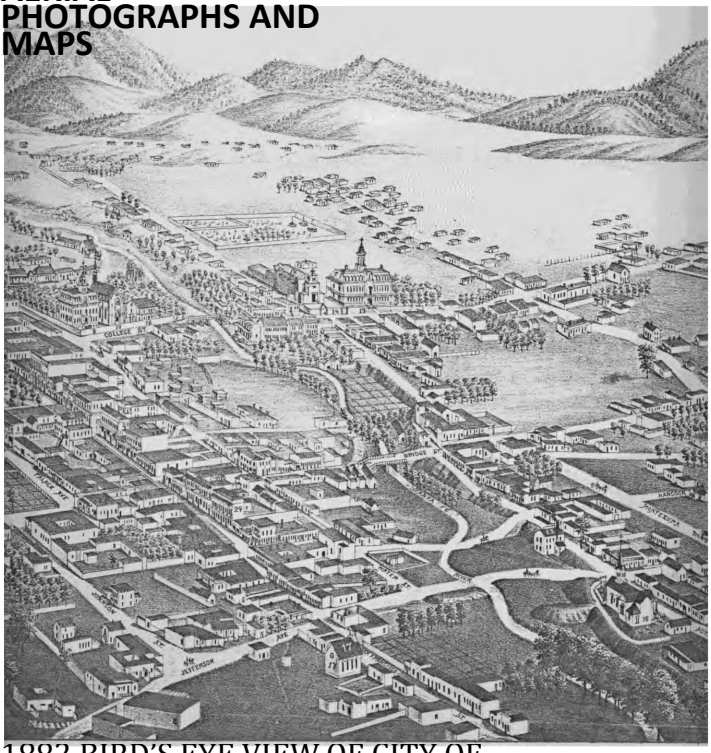
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

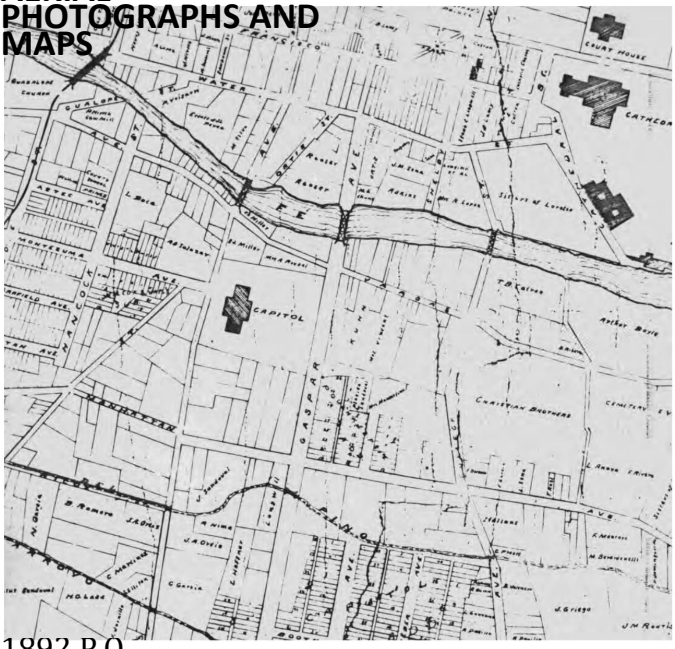
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1885-86
HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



1892 P.O.
GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

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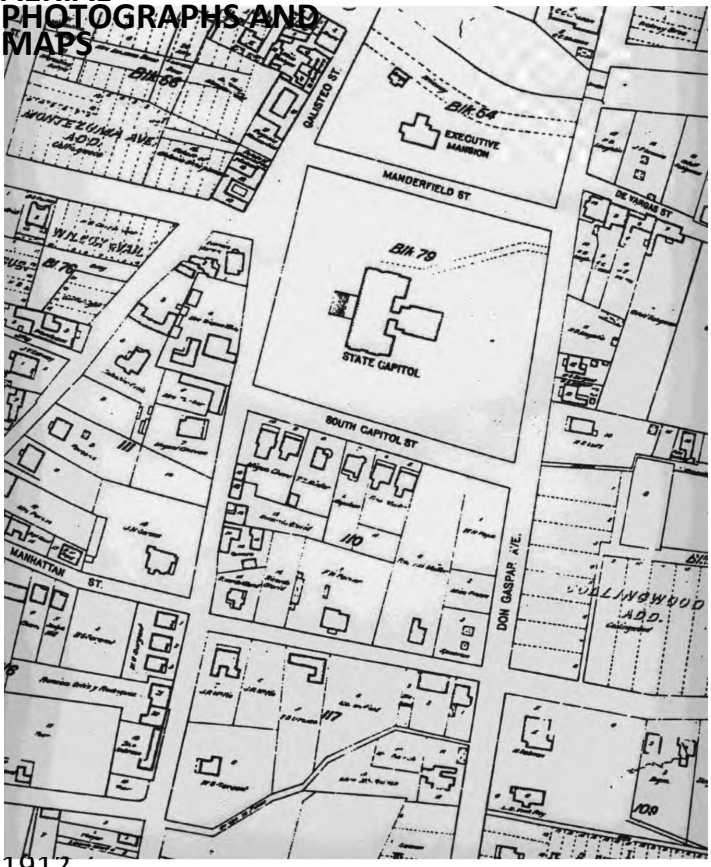
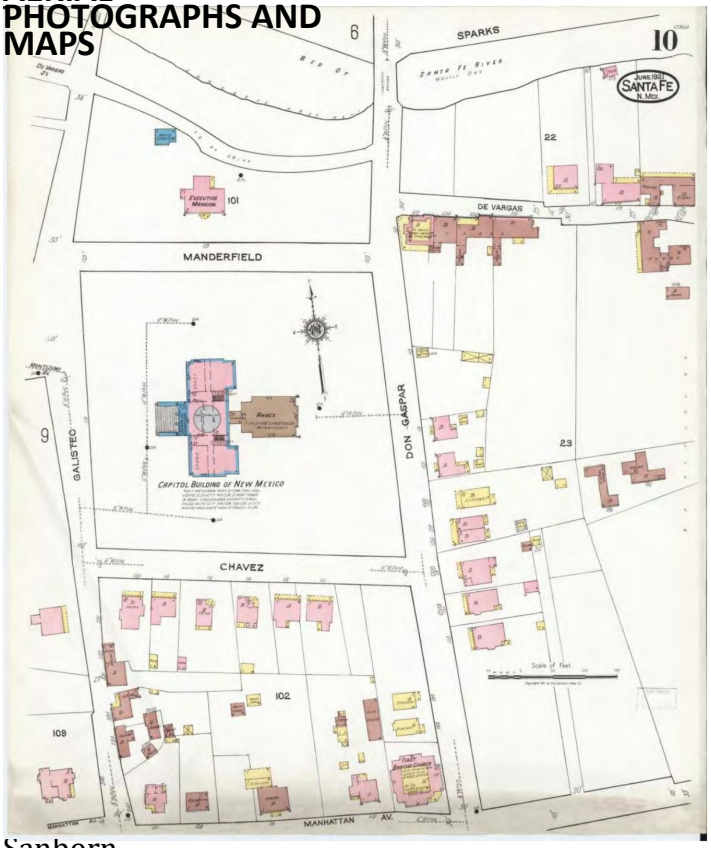


1912
KINGS MAP

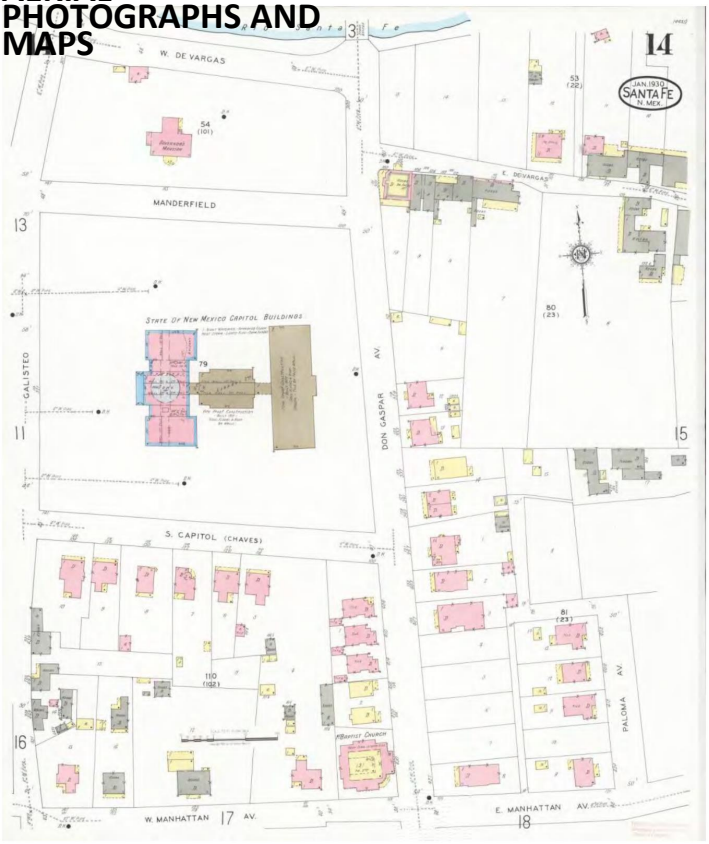
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS

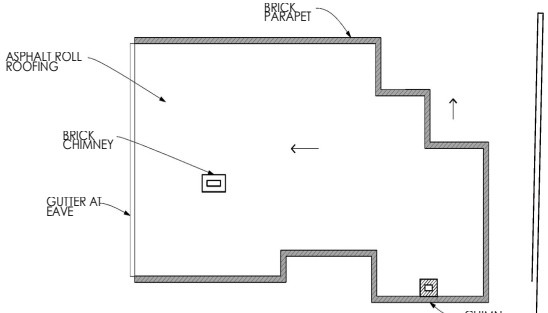


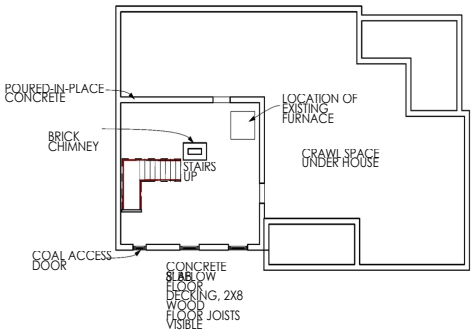
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



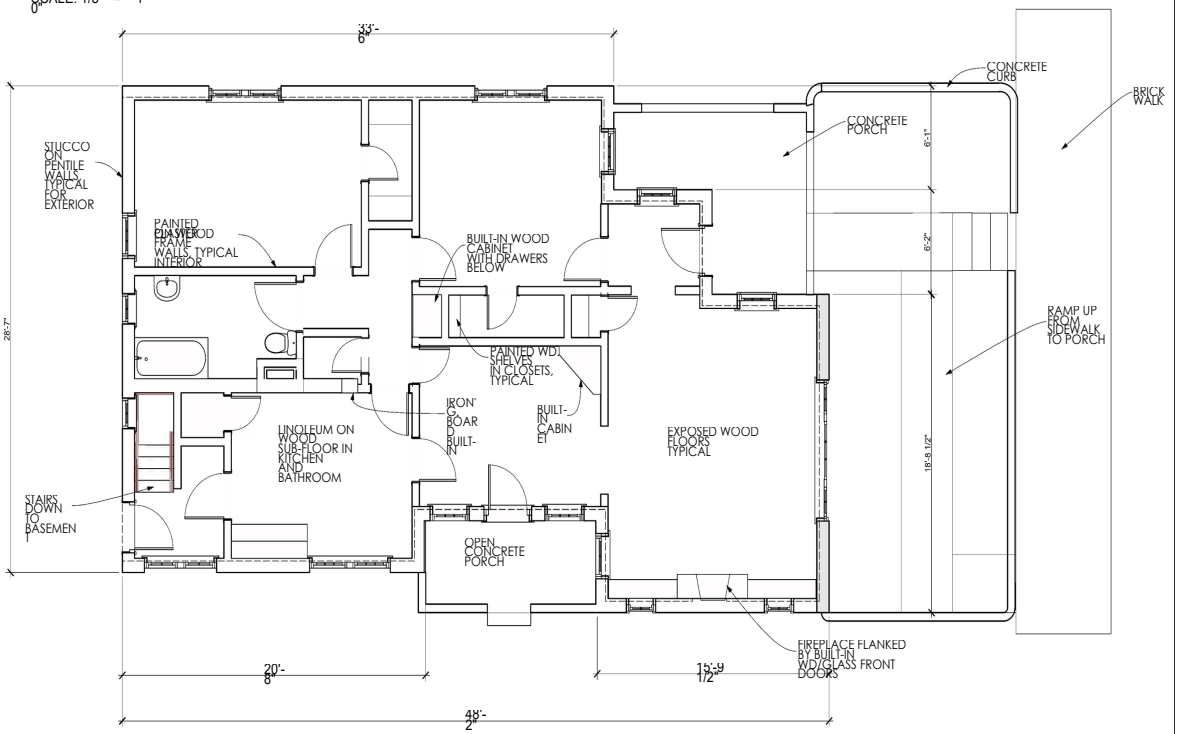
Sanborn map, 1930





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

GAYLA BECHTOL ARCHITECT
505-988-3310 WWW.GBASANTAFE.COM

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS

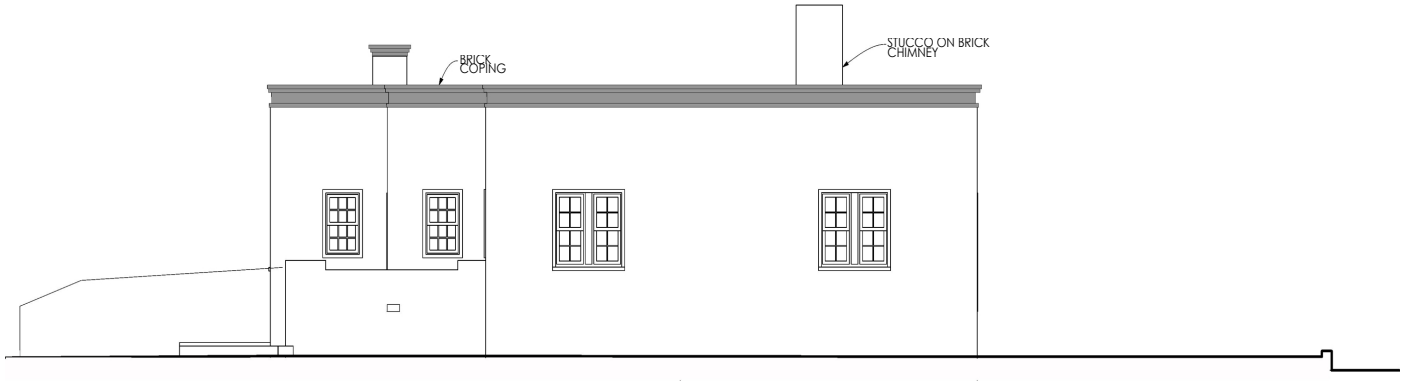
Date: 7/9/12
Scale: 1/4" = 1'-0"
Sheet: 2

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ATTACHING ALL LABELED SCALES!

Date: 2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/414 Don Gaspar.pln

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



402 DON GASPAR AVE,
NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



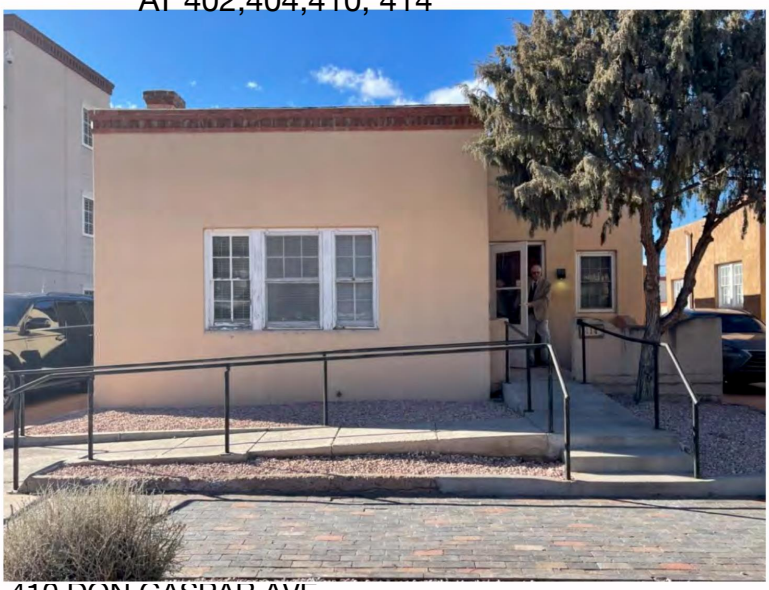
402 DON GASPAR AVE.
NORTHWEST ELEVATION

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



406 DON GASPAR AVE,
NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS
AT 402,404,410, 414



410 DON GASPAR AVE,
EAST ELEVATION

414 DON GASPAR AVE,
EAST ELEVATION





402 Don Gaspar Ave –
East (Front) Façade



402 Don Gaspar Ave –
North Façade



402 Don Gaspar Ave –
West Façade



402 Don Gaspar Ave –
South Façade



402 Don Gaspar Ave –
Garage East Façade



402 Don Gaspar Ave –
Garage North Façade



402 Don Gaspar Ave –
Garage West Façade



402 Don Gaspar Ave –
Garage South Façade



406 Don Gaspar Ave
– East Façade



406 Don Gaspar Ave –
North Façade



406 Don Gaspar Ave –
West Facade



406 Don Gaspar Ave –
South Facade



406 Don Gaspar Ave – Garage East Façade



406 Don Gaspar Ave –
Garage North Facade



406 Don Gaspar Ave –
Garage West Façade



406 Don Gaspar Ave –
Garage South Façade



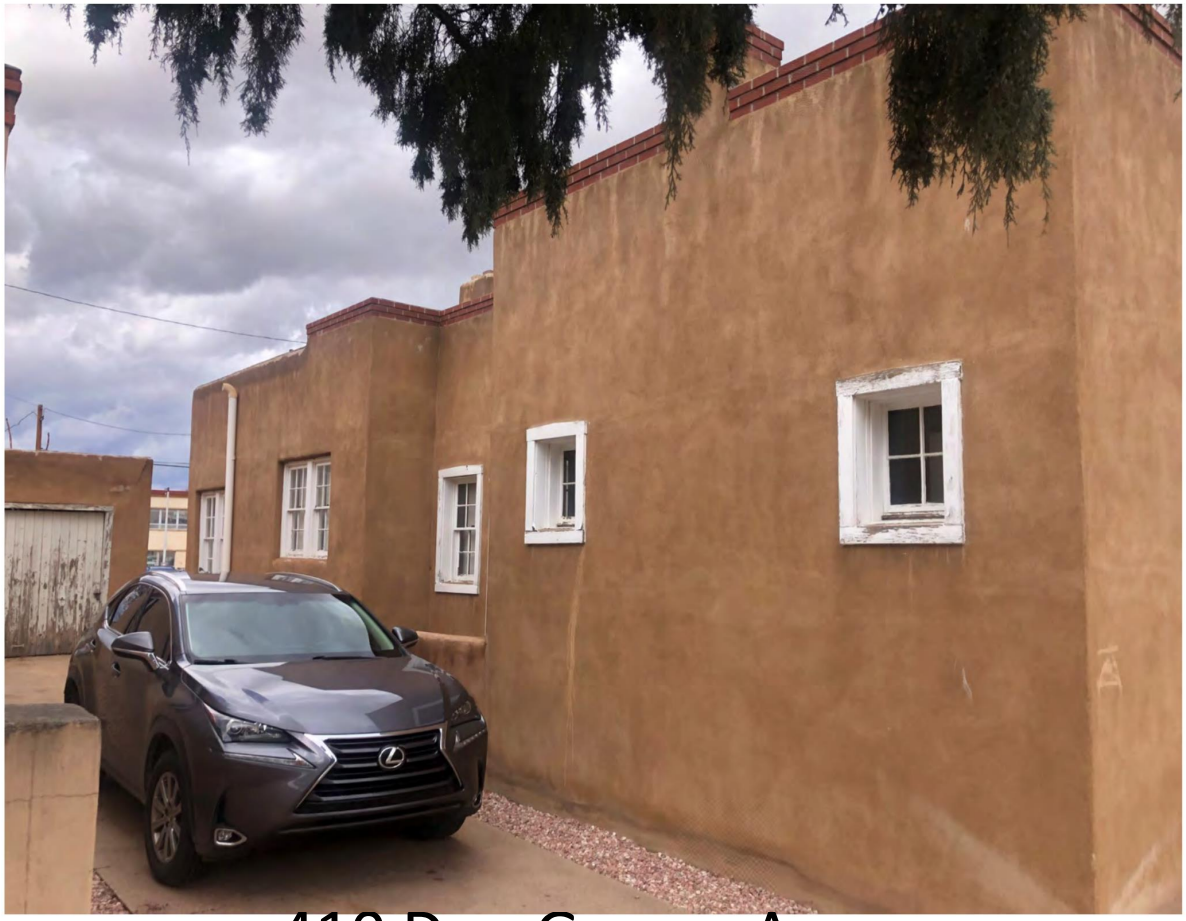
410 Don Gaspar Ave
– East Façade



410 Don Gaspar Ave – North Façade



410 Don Gaspar Ave –
West Facade



410 Don Gaspar Ave –
South Facade



410 Don Gaspar Ave –
Garage East Façade



410 Don Gaspar Ave –
Garage North Façade



410 Don Gaspar Ave –
Garage West Façade



410 Don Gaspar Ave –
Garage South Façade



414 Don Gaspar Ave – East Façade



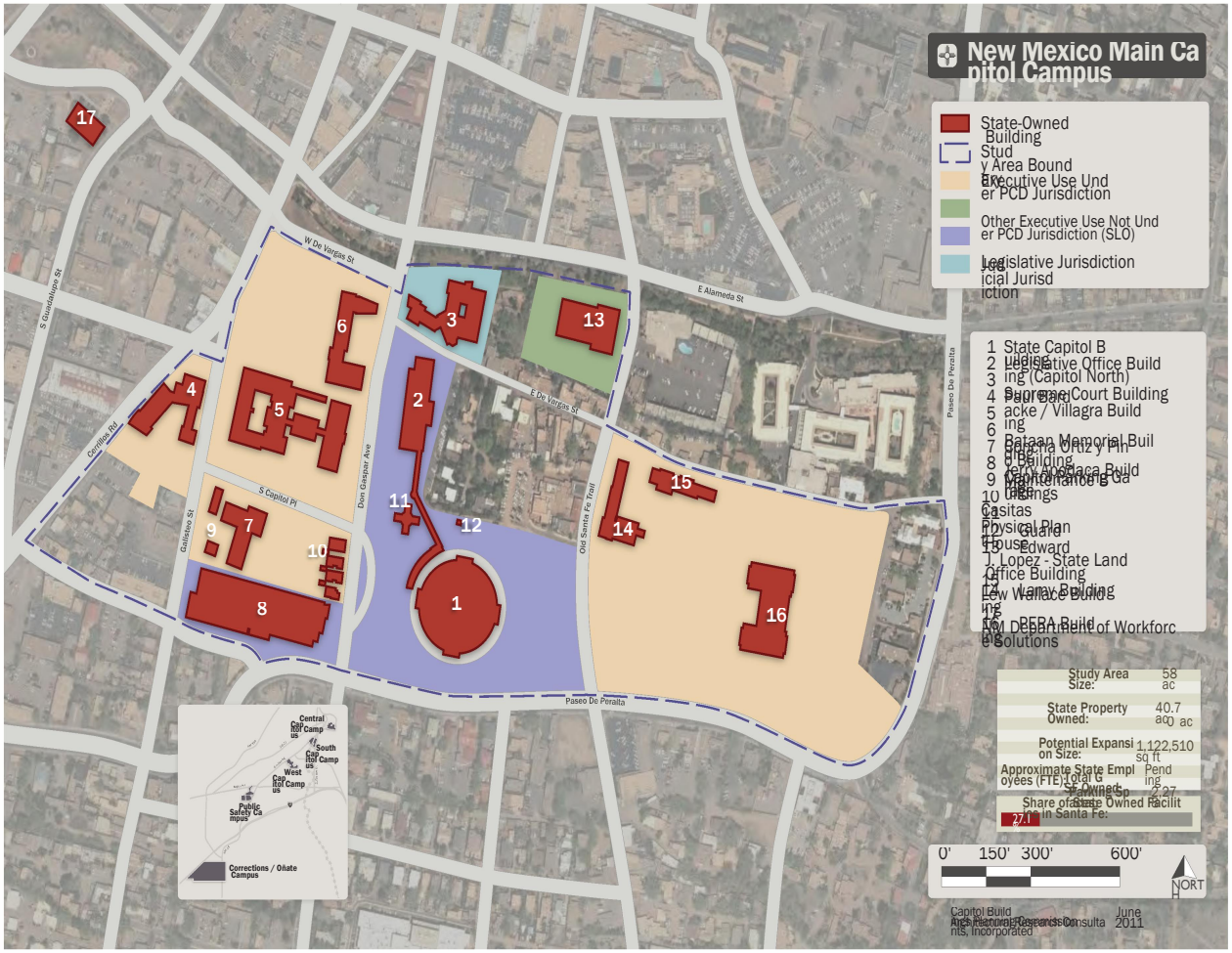
414 Don Gaspar Ave –
North Façade



414 Don Gaspar Ave –
West Façade



414 Don Gaspar Ave –
South Façade


New Mexico Main Capitol Campus
State-Owned Building
Study Area Bound
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bard
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Patricia Ortiz y Pino Building
8 Mary Ann Gallegos Maintenance Garage
9 Casitas
10 Physical Plan
11 Guard House
12 Edward J. Lopez - State Land Office Building
13 Lew Wallace Building
14 Lamy Building
15 PERA Building
16 NM Department of Workforce Solutions
17
W De Vargas St
E Alameda St
E De Vargas St
S Guadalupe St
Cerrillos Rd
Don Gaspar Ave
S Capitol Pl
Galisteo St
Old Santa Fe Trail
Paseo De Peralta
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 1,122,510 sq ft
Approximate State Employees (FTE): Pending
Total GSF Owned: 2,27
Parking Sp
Share of State Owned Facilities in Santa Fe: 27.0
0' 150' 300' 600'
NORTH
Capitol Build
Architectural Research Consultants, Incorporated
June 2011
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus

State of New Mexico Executive Office Building Project
Historic Status Review Site Plan

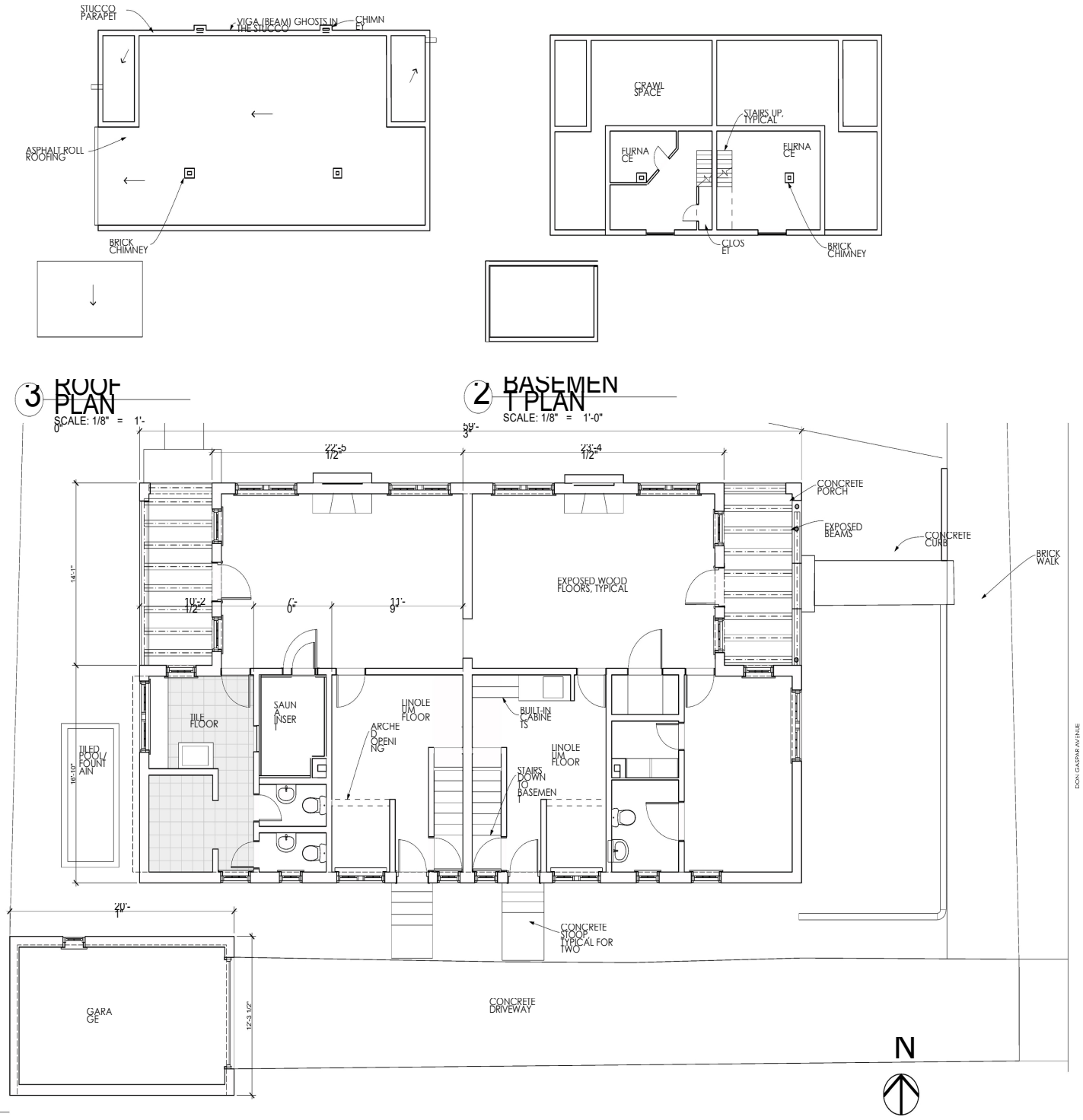


Not to scale.

Site Boundary

BUILDING KEY:

1. Motor Pool Building
   128 S. Capitol Street
2. Maintenance / Garage
   128 S. Capitol Street
3. Concha Ortiz y Pino Building
   130 S. Capitol Street
4. "Don Gaspar Casitas"
   402 Don Gaspar Avenue (casita & garage)
5. 406 Don Gaspar Avenue (casita & garage)
6. 410 Don Gaspar Avenue (casita & garage)
7. 414 Don Gaspar Avenue (casita only)



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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DATED SCALES

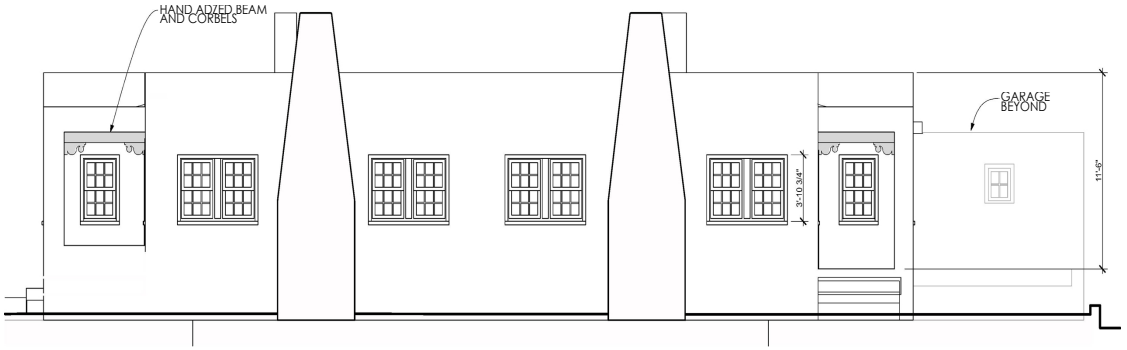
Date: 2

Plotted On: 7/8/12

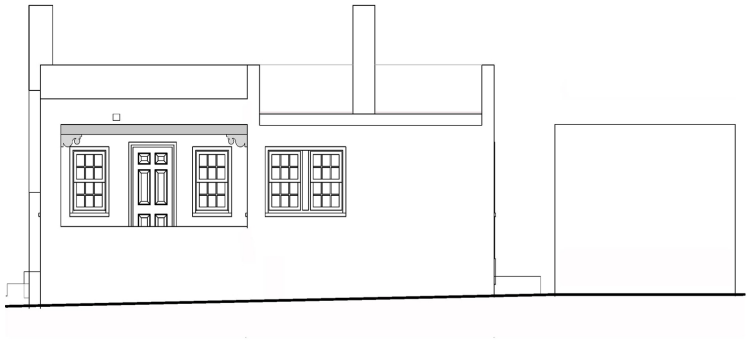
A 1.1

FLOOR PLANS

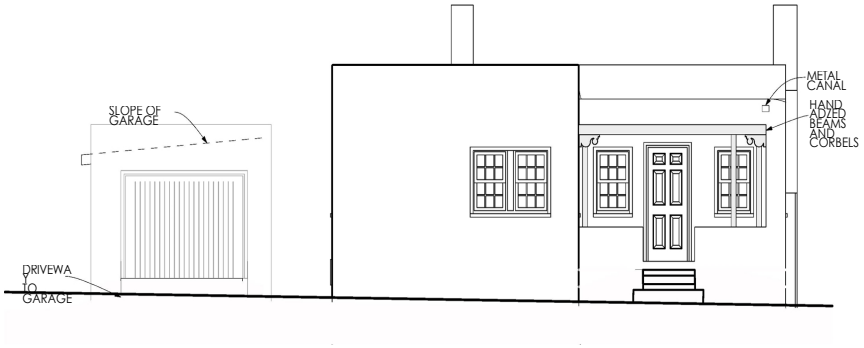
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



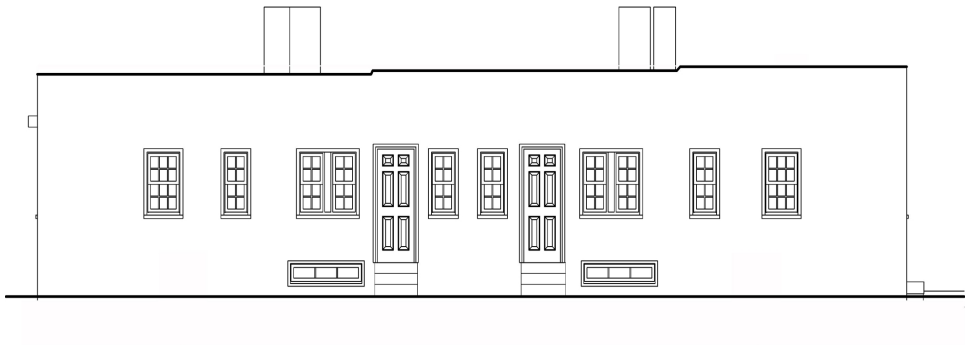
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



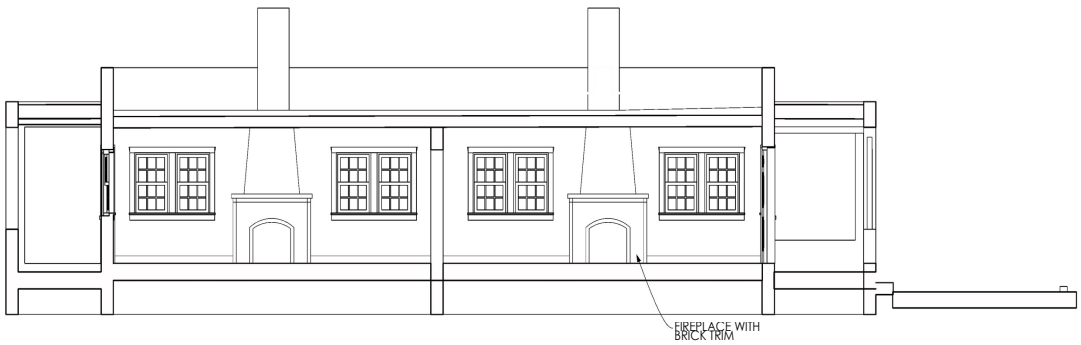
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

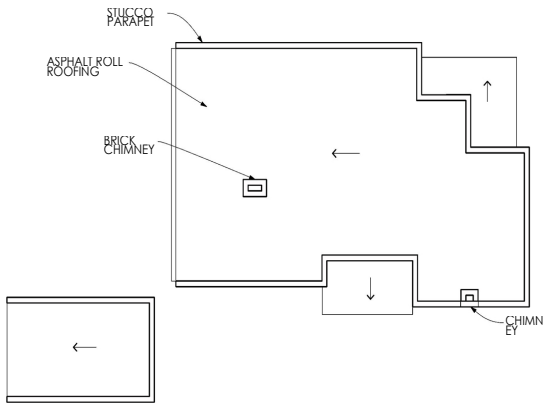
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL DRAWING SCALES
Date: 2
: 2

BUILDING ELEVATIONS

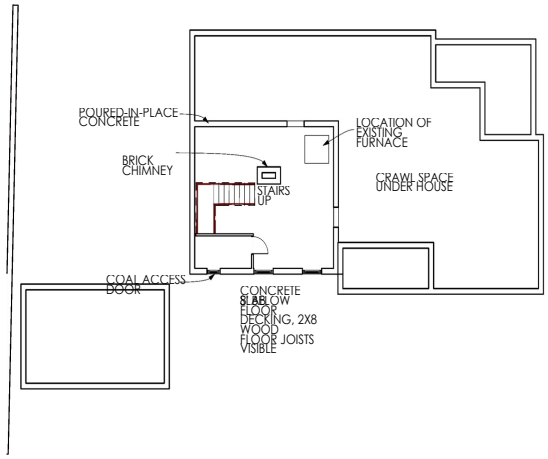
A 1.2

Plotted On: 7/9/12

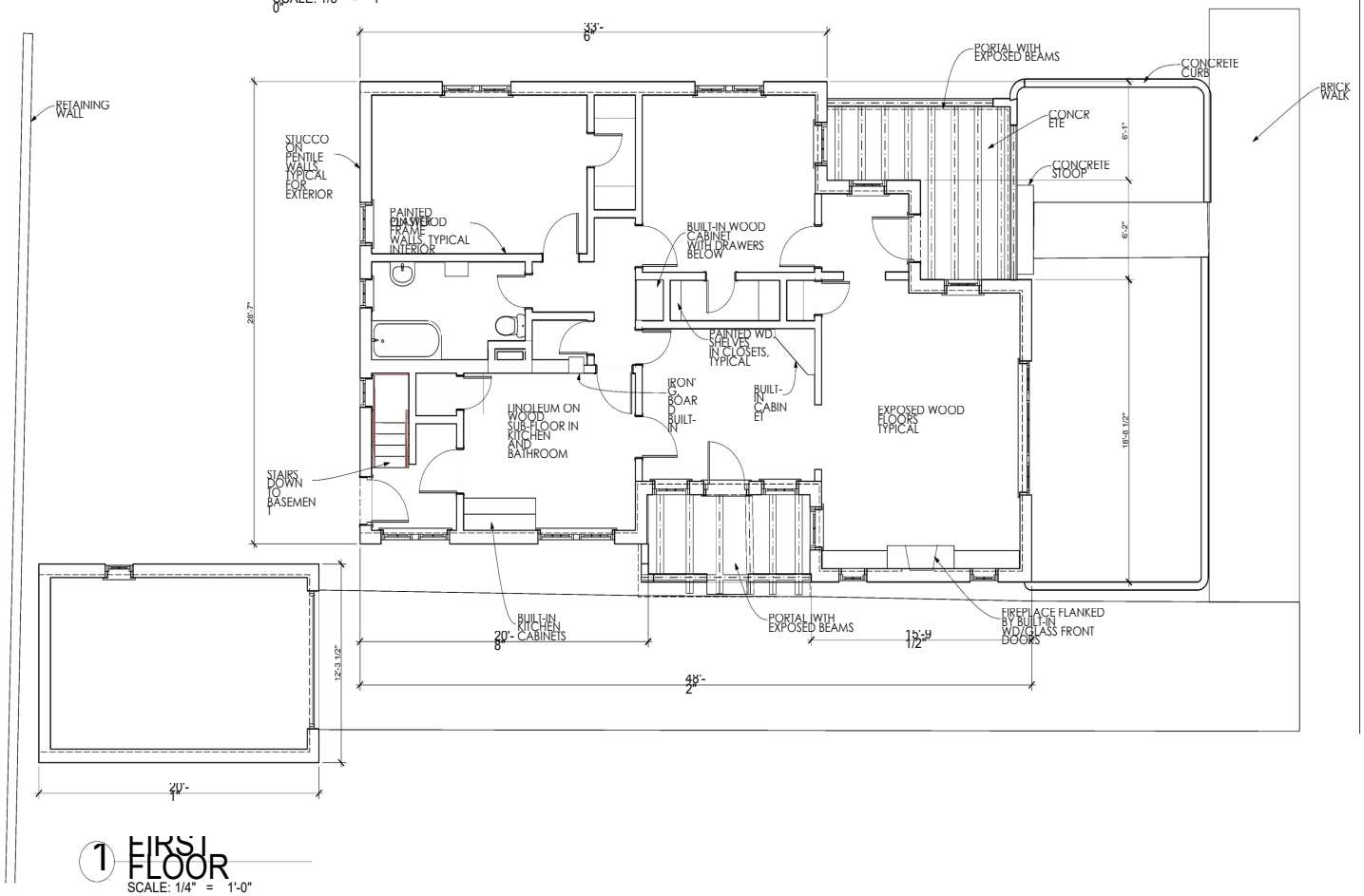
/Volumes/Gayle Data HD/Data Documents/GBA Documents/G3A Projects/NM Don GASPAR/402 Don Gaspar.pln



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

N

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STATE OF NEW MEXICO

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL DIMENSIONS

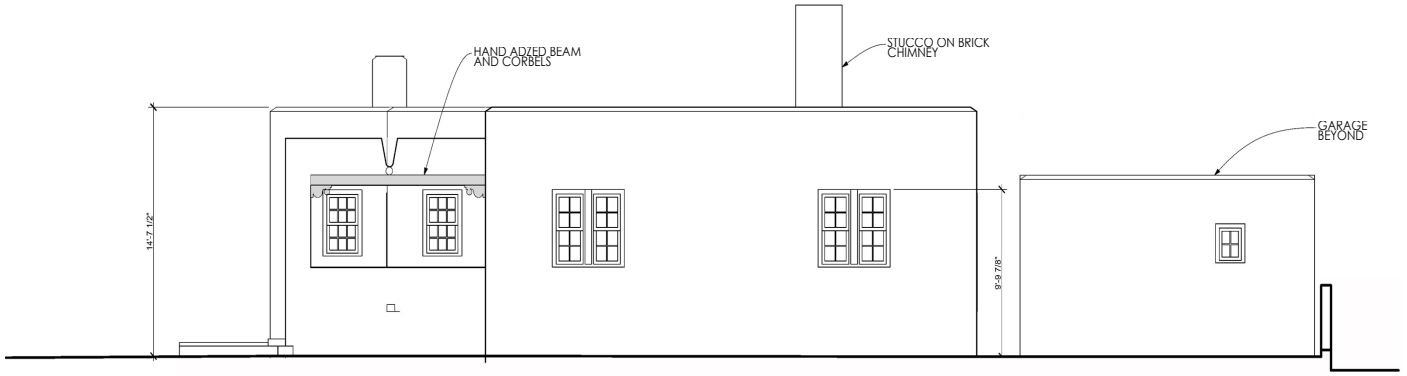
DATE: 2

FLOOR PLANS

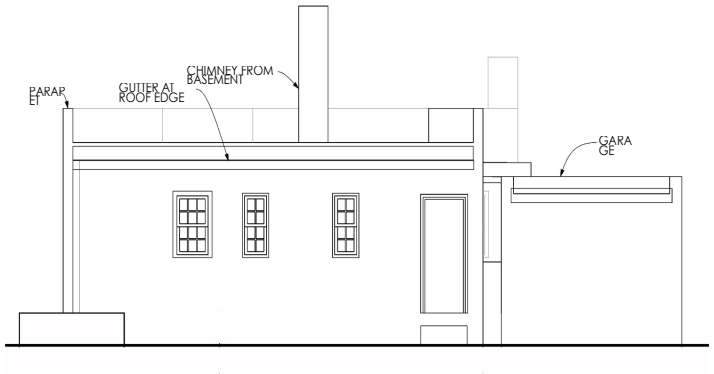
A 1.1

Plotted On: 7/9/12

/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



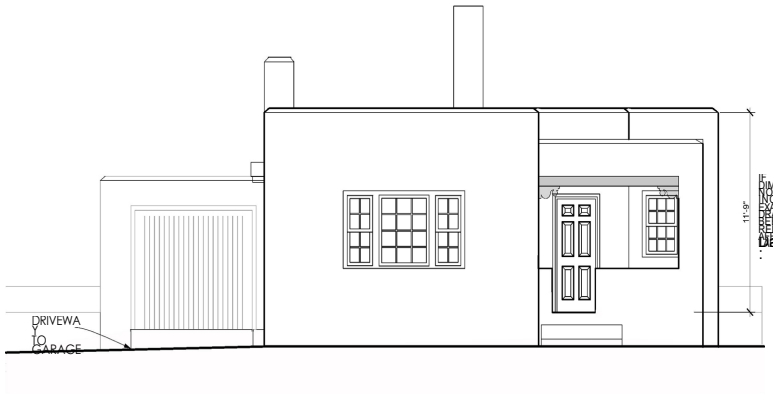
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS AND SCALES.

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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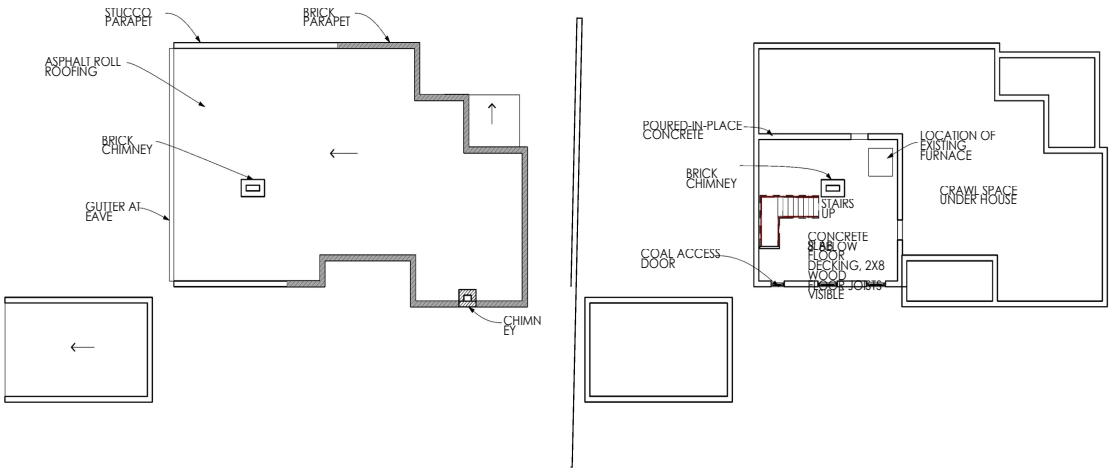
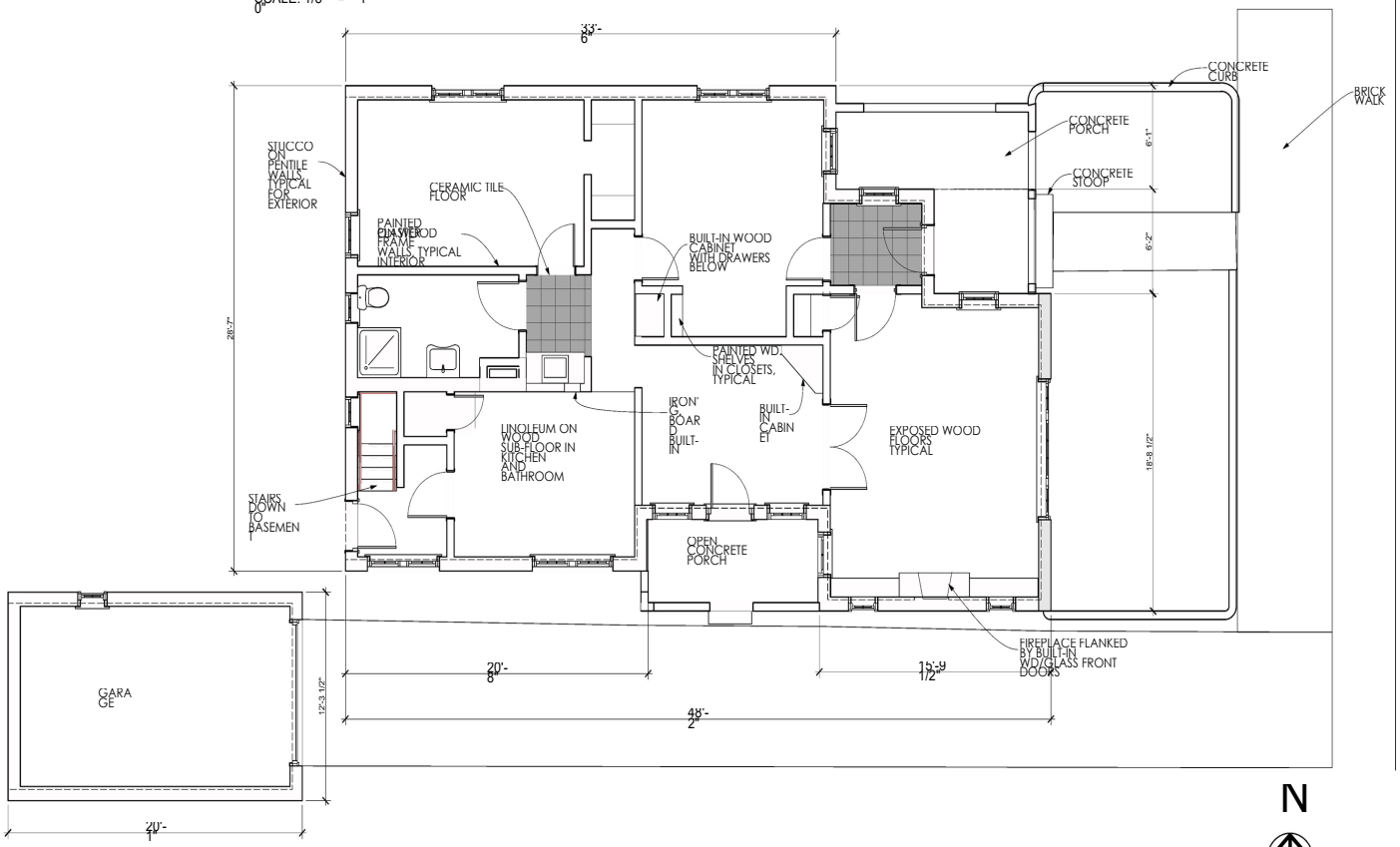


3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

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SANTA FE, NEW MEXICO
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IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS

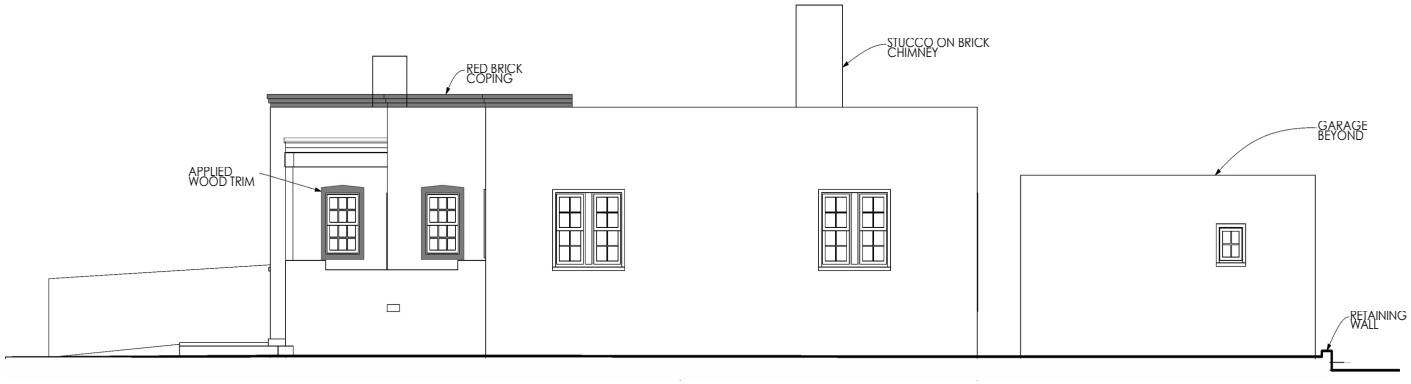
Issued Status
Date: 2

FLOOR PLANS

A 1.1

Plotted On: 7/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



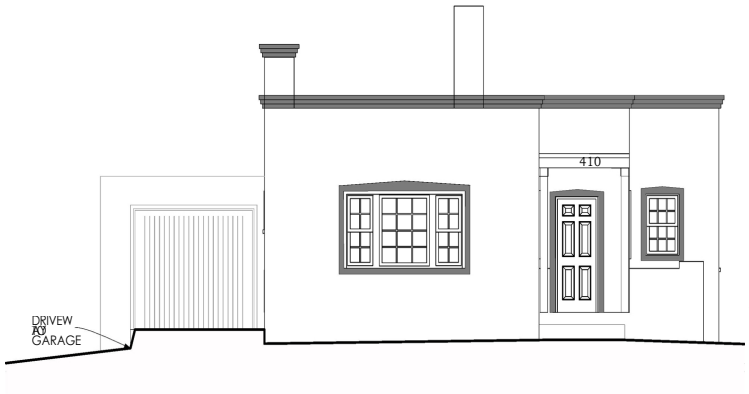
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. ADJUSTING ALL LABELED SCALES

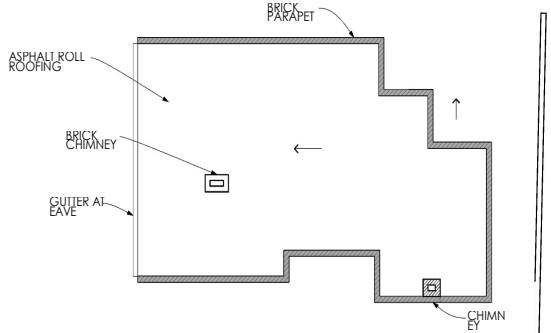
Date: 2

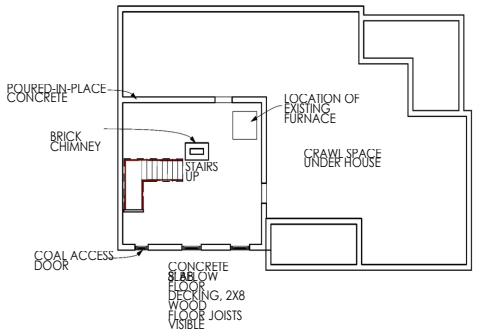
BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

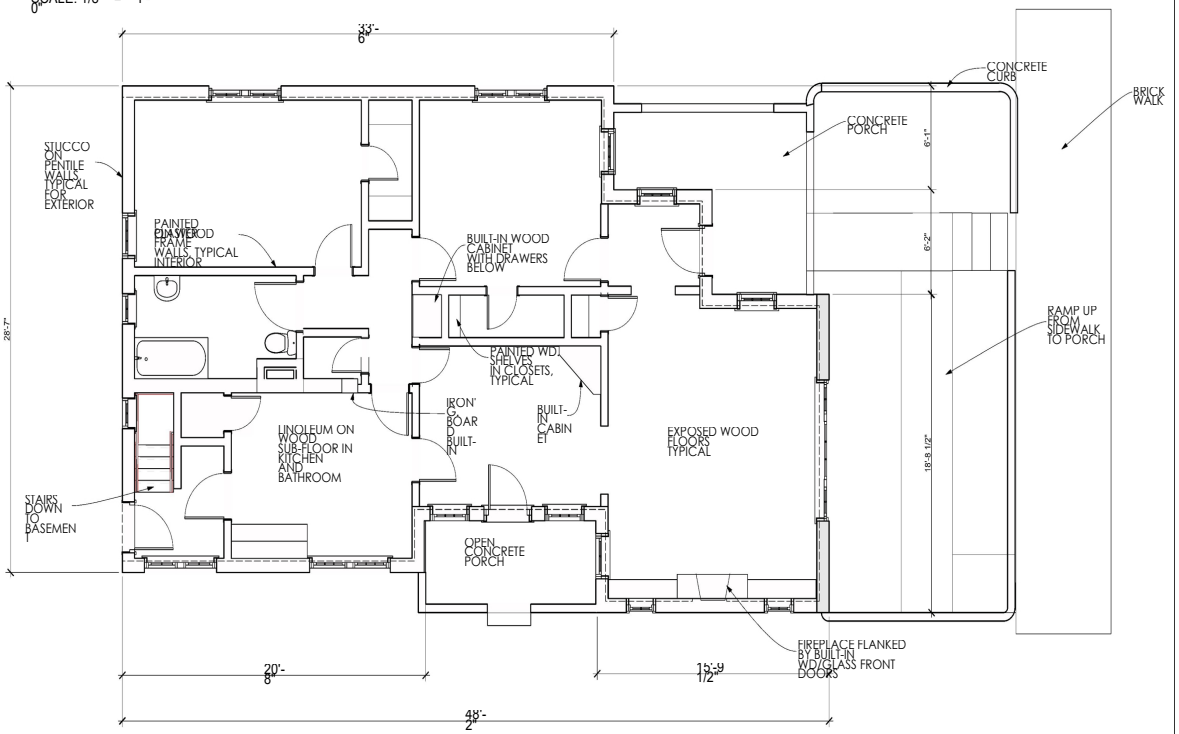
/Volumes/Gayle Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gasper.pln





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

414 DON GASPAR AVE. SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

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IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT IS NOT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS

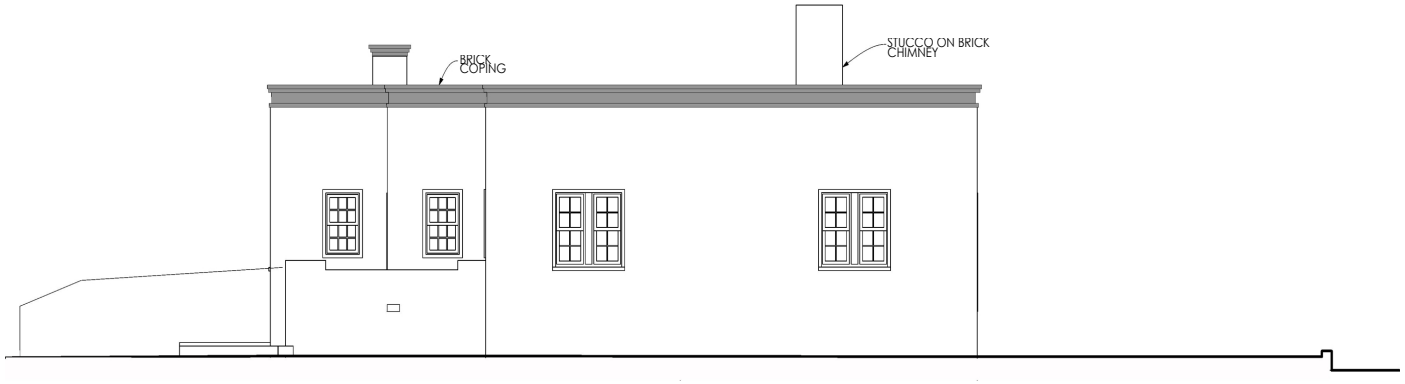
Date: 7/2012
Scale: 1/4" = 1'-0"

Plotted On: 7/2012

A 1.1

FLOOR PLANS

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS NOT EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL RELATED SCALES

Date
2

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln