HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)
BASE FORM

1. IDENTIFICATION

HCPI # NMCRIS # Project Name:527 Agua Fria Street Survey Date: November 25, 2025	Agency Number: Other #Old ID# 051613581; Santa Fe ID Number H1510 ☒Update
NAME OF PROPERTY Historic Name:243 Aqua Fria, 243/527 Agua Fria (Aqua Fria) Current Name:527 Agua Fria Street	OWNER and contact information:
SURVEYOR and contact information:Tina Reames; CSR Architects; 220 Gold Avenue SW; Albuquerque, NM 87102	
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:527 Agua Fria Street CITY:Santa Fe, NM 87501 COUNTY:Santa Fe If no street address, describe how to locate the property:	UTM Coordinates:Hemisphere N Map-datum: NAD 83 Zone:13 E:414338.4 N:3949579.4 USGS Quad Name USGS Quad Code: Assessor Parcel #11266176 Local Reference #
SETTING	
Category: ☐Urban ☐Suburban ☐Rural ☐Village	Subcategory: ☐commercial ☐industrial ☒residential ☐public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: Residence, Duplex (and for a time, a three-unit) residence CURRENT FUNCTION:Residence	CURRENT CONDITION: ☐intact ☒altered ☐deteriorated ☐other Describe:
CONSTRUCTION DATE: Before 1908 ☐Known ☒Estimated Source:1908 sanborn Fire Insurance Map ☒continuation	ARCHITECT/BUILDER:Unknown

BREIF DESCRIPTION OF PROPERTY:The property consists of a lot that is approximately 18,050 sf (.41 acres), located on the north side of Agua Fria Street, west of De Fouri Street. The house is located at the south end of the lot, along Agua Fria Street, and a small front yard, enclosed by a low adobe wall that has been stuccoed, is located between the front façade of the house and the sidewalk.

North of the house is a small backyard surrounded by a wooden fence. A dirt and gravel drive runs along the east edge of the lot and to the north of the house. The house is a one-story, pitched roof, combination adobe and wood stud house that has been faced with a stucco finish. The back of the lot holds another single story smaller house (designated at 525 D Agua Fria Street).

The front of the house entry is marked by a protruding front porch with arched screened front entry door. The front porch is not very visible from the street as the landscape is overgrown with evergreen trees. The rest of the south façade includes three sets of wood windows: central and nearest the front door is an 8/8/8 triple casement window, next to the west are two 8/8 double casement windows. All windows are trimmed with wood and painted a dark red/burgundy. ☐continuation
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:

HCPI #	NMCRIS #
Address of Property:527 Agua Fria Street	

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 Register? ☐ Yes ☒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:Santa Fe Historic District District SR #260; District NR #73001150 in Santa Fe, the house is located within the "Westside-Guadalupe Historic District"

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:Tina Reames Date:11/25/2025

National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☒criteria consideration: A) and B)

Research into the history of the building reveals that the house does not hold any special significance for its association with events or individuals on a local, regional, national, or global level. C) The building is a conglomeration of styles representing different periods in NM history, and therefore does not embody a particular type, period, or method of construction. Because there were so many changes to this house over the course of close to 50 years, there is not a high level of historic integrity to any specific historic period or type. D) It is unlikely that information important in history or prehistory will be yielded from this building or site.

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:The building is already considered to be contributing to the Santa Fe Historic District, listed on both the State and National Registers, and it is included in the Santa Fe Historic Preservation Divisions Westside-Guadalupe Historic District. If another district containing the site were defined, the building could be considered contributing.

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:

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)
DETAIL FORM

HCPI #	NMCRIS #
Address of Property:527 Agua Fria Street	

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:Wood stud, lath and plaster. Metal roofing.		

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:The original roof was a flat roof with drainage to the north. At some point, a gabled roof was added raising the elevations of the residence. It is not evident if this was a clay tile roof, but it now has a metal roof simulating a tile roof. The cross gable roof is offset. The lower metal roofs covering the front porches and side and back additions has a combination of metal tile and standing seam. The roof over the garage and connector is a low slope standing seam metal roof.

E. Chimneys

☐N/A Number Interior: Number Exterior:1

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, describeAt the front entry, an extended covered area shields the front door to Suites 1 and 2. A later addition added a back enclosed porch with a low roof and large skylight.

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G. Doorways

☐N/A Number of Doorways:7

Type: ☒One-leaf ☐Two-leaf

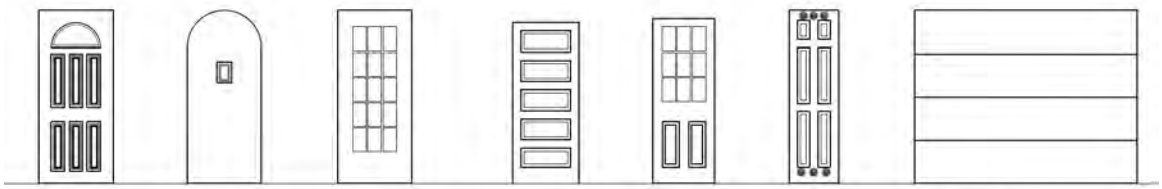
Style: ☐Diagonal Plank ☐Dutch ☐French ☐Plain ☒Panel ☐Vertical Plank
☒Other, describe:See sketches below

Components: Panels/Lights-Number and configuration
☐Sidelights - number and configuration ☐Transom

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

Depth of Reveal:varies

Notes:



South Elevation Doors #1, #2, and #3 North Elevation Doors #4, #5, #6, and #7

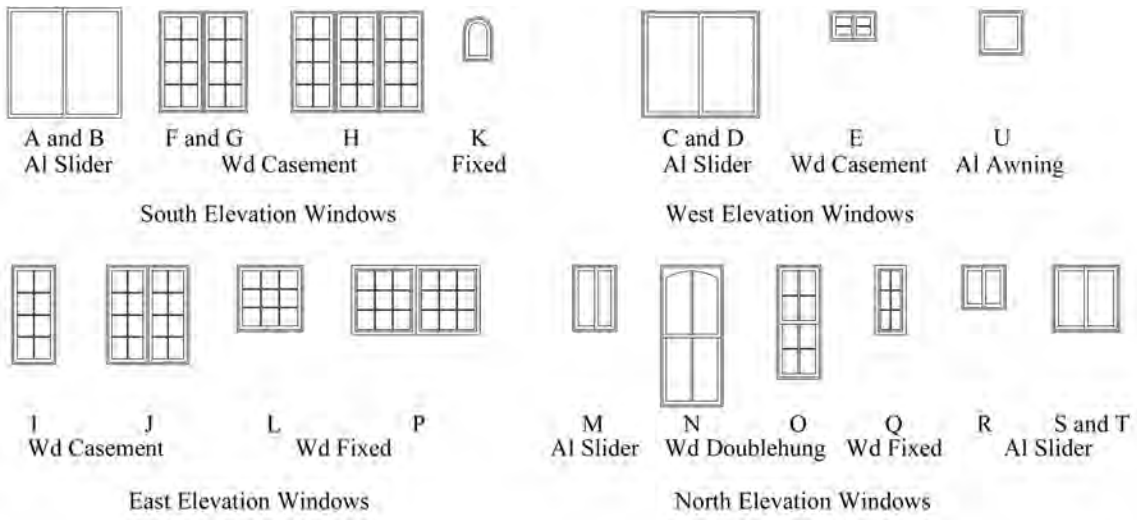
H. Window Openings

☐N/A Number of Window Openings:21

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:The configuration of the windows varies. See elevations below.		
☒Sliding t				

Depth of Reveal: varies among the different window types

Notes:



I. Other Significant Features

Describe: On the north side of the house there is a thickened wall with decorative tile where a fountain may have been.

7. Associated Properties

Discuss:N/A

Are associated properties eligible for listing?No

8. Documents Available and Their Locations

Discuss: Sanborn Fire Insurance Maps attached (April 1908, June 1913, June 1921, January 1930); King's Official Map of the City of Santa Fe (1912); 1997 NM Historic Building Inventory forms; 2024 Santa Fe County Tax Parcel Viewer

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) Continuation Sheet

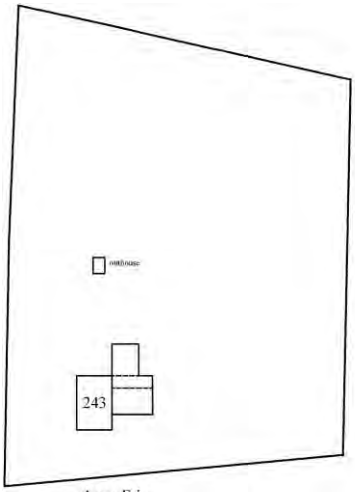
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property) 527 Agua Fria Street Previously 243 Aqua Fria Street; 243/527 Agua Fria (Aqua Fria) Street	2. Location: 527 Agua Fria Street Santa Fe, NM 87501	3. Local Reference Number:
		4. County Santa Fe
		5. Date of Survey November 25, 2025

Construction Date, Timeline of House, and Inferred Evolution of House Graphic:

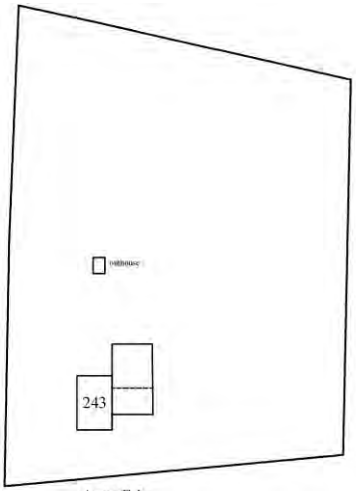
There have been several additions and renovations to this building over time. Based on historic maps and the previous Historic Building Inventory forms (1997), it is estimated that there have been at least four additions to the original house.

- The original house was built sometime before 1908.
- It is estimated that the outhouse at the rear of the lot was constructed during the same timeframe (before 1908).
- An addition was constructed at the rear of the house (northeast side) sometime after 1908 and before 1913.
- A much larger addition was constructed at the west side of the house sometime after 1913 and before 1921. (Note: the new southwest corner of the house is constructed of adobe.) A covered front porch was added at the southeast corner of the house.
- Another large addition was added to the back of the house, possibly an enclosed back porch with lower roof. A separate garage was added to the west and access to a cellar on the east side of the house sometime after 1921 and before 1930. (Note: the location of the house appears to be further east.)



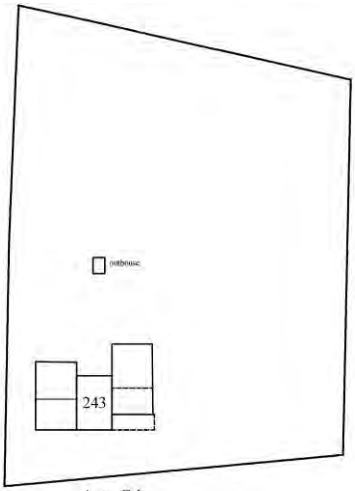
Aqua Fria

1908 Sanborn Map



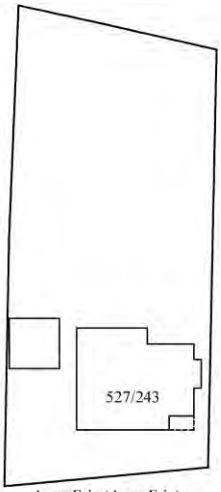
Aqua Fria

1913 Sanborn Map



Aqua Fria

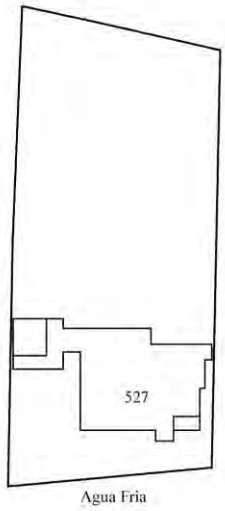
1921 Sanborn Map



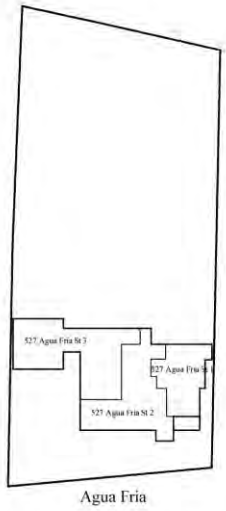
Agua Fria (Aqua Fria)

1930 Sanborn Map

- It is estimated that the double gable roof was added after 1930 and a small restroom addition was added at the top of the cellar stair on the northeast corner of the house.
- The 2024 Santa Fe County Tax Parcel Viewer shows the property divided into three units.



1998 SF County Assessor Sketch



2024 SF County Tax Parcel View

- The image below is an enlarged image of the 1912 King's Official Map of the City of Santa Fe, NM indicating property ownership - Mrs. C. W. Dudrow

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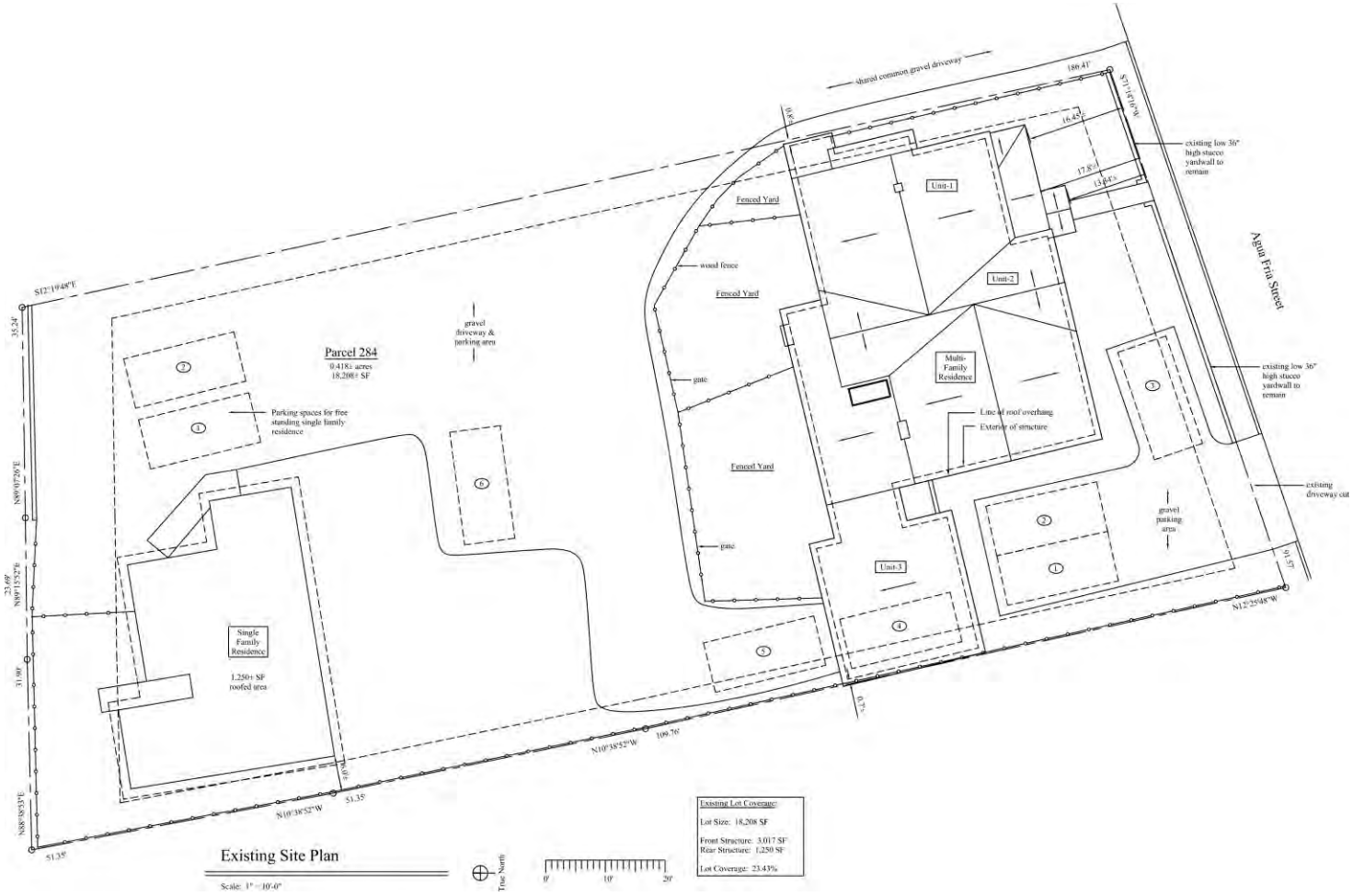
Site Plan:



527 Agua Fria Site Plan, Drawn by Osage Design Studio, 9/1/25

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Photographs of Building and Site:

See 7 pages of exterior building photographs by Osage Design Studio; 45 pages of window assessment by RPA & Associates, LLC that follow.

North Elevation - northeast corner of house - thickened wall at exterior with decorative tile and broken spigot (remnants of a fountain)

527 Agua Fria Street
Existing Exterior Photographs
6/30/25

1 - South Façade (facing Agua Fria)

2 - South Façade showing west face of structure

3 - South Façade (facing Agua Fria)

4 - South Façade (facing Agua Fria)

5 - East Façade (southeast corner)

6 - East Façade

7 - North Façade (northeast corner)

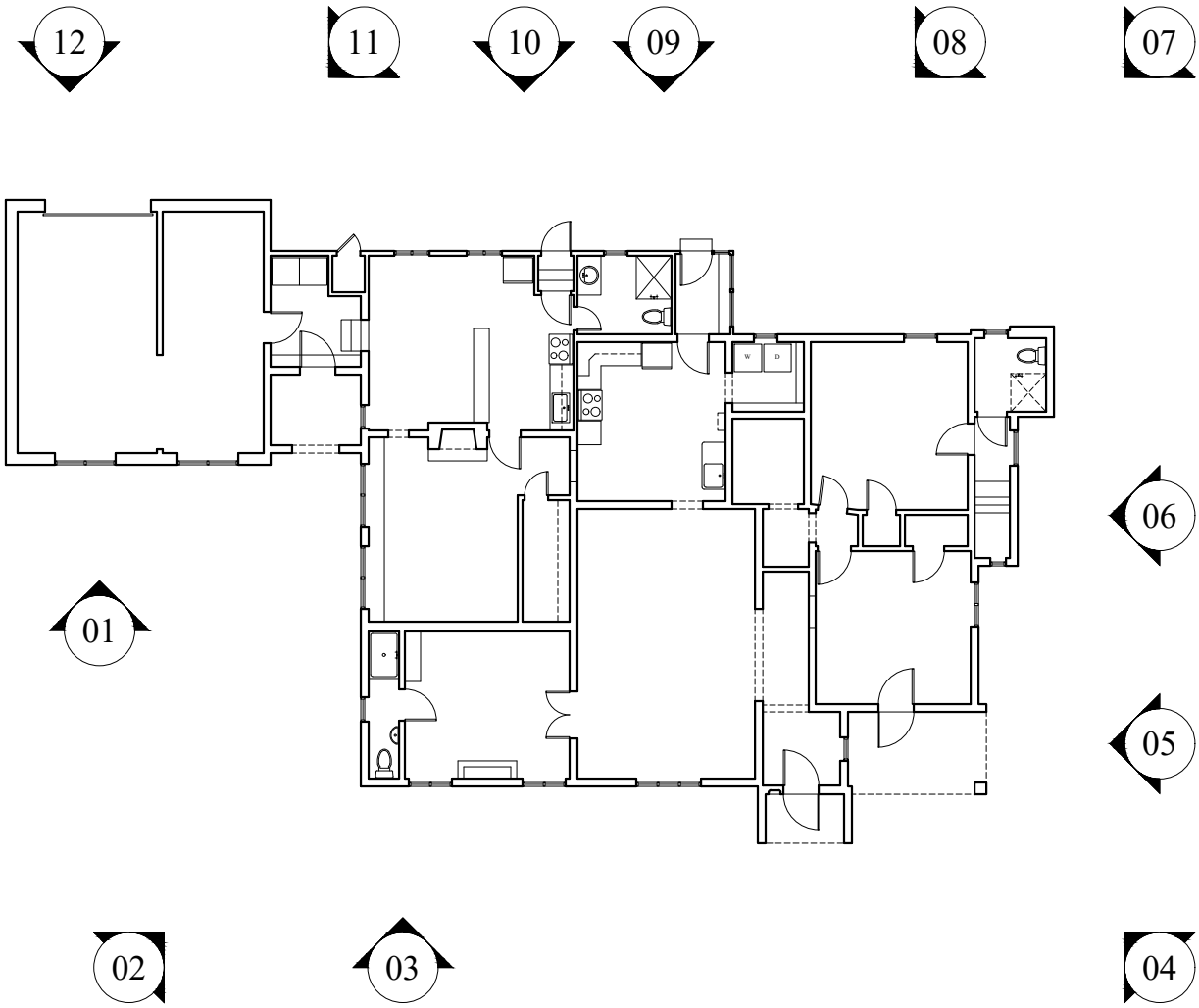
8 – North Facade

9 - North Facade

10 - North Façade

11 - North Façade

12 - North Façade (northwest corner)



Agua Fria Street

Photo Key Plan

Plan
North

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Aerial Photograph:

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527 Agua Fria House Historic Research Synopses, Timeline of House, and Bibliography

See 12 pages of research synopses, etc. that follow.

527 Agua Fria House Research Synopses

Per King's and Sanborn Fire Insurance Maps:

243 Aqua Fria was built sometime before 1908. Based on the historic maps, the original portion of the existing building is the middle portion of the front rectangular façade that faces the street today. (Refer to building footprint graphic for more information.) The original building underwent a renovation and addition to the east and rear of the house sometime after 1912 and before 1913. An addition was added to the west sometime after 1913 and before 1921. A front porch was also added. Between 1921 and 1930, the footprint of the building moves to allow more space between the lot line and the main house. (There appears to have been an error in the original location of the dwelling.) On the 1930 Sanborn Map, the footprint of the building was changed from three simple rectangles to a blocky almost square footprint with the addition of a garage and the outhouse was removed. The address label for the building was changed from 243 Aqua Fria to 527 Agua Fria and the lot line had changed, reducing the lot size from east to west. The footprint of the building remained the same on the 1948 revision to the 1930 Sanborn Map. The current footprint of the building, which adds a restroom to the northeast corner and a connector from the main house to the garage, shows that one or more additions were constructed onto the building after 1985 but before 1998. Based on the research materials available, it is not entirely clear when the other additions were constructed, but it is inferred that all additions to the building and the garage were completed prior to 1998. Refer to the 1985 and 1997 Historic Building Inventory Forms section below.

Per the 1985 and 1997 Historic Building Inventory Forms:

The building was described in previous Historic Building Inventory forms – in 1985 and then resurveyed in 1997. There are some inconsistencies between the 1985 form and the 1997 and the Sanborn maps indicating the development of the house.

On the 1985 form, 527 Agua Fria (ID No. 051613581) is drawn with the main house separate from the garage that matches the 1930 and 1948 Sanborn Maps but with a protruding front porch addition. In addition, the surveyor of the 1997 form included a comment about the garage: "connected to the house by arched stucco gateway."[1] This gateway was not shown on either survey site plans. Based on the former survey, it is assumed that the addition joining the garage to the main house was constructed after 1985 but before 1998.

Both 1985 and 1997 forms note the “Mediterranean” style, but do not note that the original building was flat roofed. The 1985 form notes that the significance of the building is "of interest," and that the building should be eligible because it is "contributing."[2] It is to be noted that this 1985 survey form was the survey used to determine whether or not the building should be considered "contributing" in the Santa Fe Historic District (refer to the Santa Fe Historic District Section that follows).

On the 1997 form, the building is noted as being listed on the National Register of Historic Places, as being a contributing property, and as being listed on the State Register of Cultural Properties. While it is

[1] DB, “New Mexico Historic Building Inventory - Santa Fe Resurvey 1997, 527 Agua Fria,” August, 1997.
[2] HMW, “527 Agua Fria Building Survey Form,” June, 1985.

true that the building is contributing to the Santa Fe Historic District (See Santa Fe Historic District section that follows), the building is not listed individually on either the State Register of Cultural Properties or on the National Register of Historic Places. (Refer to SR-NR-Excel-Database-through-June-2016.xlsx file provided by the NM HPD for a list of individual properties and districts included on the State and National Registers).

On the 1985 form, the building is also noted as having had moderate remodeling and the 1997 form lists the degree of remodeling as minor.

Santa Fe Historic District

Per the 1973 National Register of Historic Places Inventory – Nomination Form:

The Santa Fe Historic District was added to the State Register on September 29, 1972 (State Register #260) and to the National Register on July 23, 1973 (National Register # 73001150). 527 Agua Fria is included as a contributing property in the Santa Fe Historic District, based on the 1997 survey of the property (mentioned above).

Ownership of the House:

On the 1912 King's Map, the building is marked as Block 60, Lot 34, and is attributed to Mrs. C. W. Dudrow.

From the 1985 Historic Building Inventory Form, included a comment: "A. C. Koch bought this in 1912 from C.W. Dudrow Estate. He added tile Rf in 1920-25. House has grown @ rear – N.V." [3]

Between 1913 and 1927, no information regarding the ownership of the house was found.

From 1928 through 1964, A.C. Koch or a Koch family member is listed as the owner of the property (per Santa Fe City Directories). There is also a Mrs. Dorothea K Dunakin (nurse) associated with the property either as a tenant or owner from 1944 through 1951.

- Between 1928 and 1938, the owner is listed as Koch, A. C.
- Between 1940 and 1944, the owner is listed as Koch, A. C. Mrs.
- Between 1944 and 1947, the owner is listed as Koch, A. C. Mrs. and Dunakin D. K. Mrs. nurse
- Between 1947 and 1949, the owner is listed as Koch, Alice Mrs. and Dunakin D. K. Mrs. nurse
- Between 1949 and 1951, the owner is listed as Koch, Alice Mrs. and Dunakin Dorothea K. Mrs. nurse
- Between 1951 and 1964, the owner is listed as Koch, Alice A. and Dunakin Dorothea K. Mrs. nurse
- In 1964, the owner is listed as Koch, Alice C. Mrs.

It is unknown when the Koch family sold the house.

On December 19, 2024, the house was sold.[4]

[3] HMW, "527 Agua Fria Building Survey Form," June, 1985.
[4] https://www.zillow.com/homedetails/527-Agua-Fria-St-Santa-Fe-NM-87501/6826806_zpid/

According to the Santa Fe County Tax Parcel Viewer, Neirika LLC is the owner of the house.

Review of Architectural Features and Styles of the House and Site:

The existing house is a compilation of pieces that were added on and renovated over the course of approximately ninety years. The various additions and renovations add different styles to the house.

Original Portion of the House: The original portion (pre-1908) may have followed many of the stylistic patterns of a New Mexico vernacular house. Whether Spanish Colonial or Territorial Style which was primarily in use in New Mexico during the mid to late nineteenth century, and featured flat roofs, adobe construction, new milled lumber elements and fired brick detailing, along with the inclusion of provincial Greek Revival Style elements, the original portion of the house is constructed of wood stud framed walls, which have been faced with stucco. A small outhouse was added in the rear. It is unknown when the north thickened wall and fountain were added to the house. This appears to be more Mediterranean in style. It is also unknown when the low adobe wall that wraps the front yard was added to the house.

Minor Addition #1: Between 1908 and 1913, a small addition was added to the northeast corner of the house.

Major Renovation/Addition #2: A significant renovation and addition was done at the house prior to 1921. It is assumed that part of the work of this project was completed in adobe construction, as the front southwest corner remains an 8” thick adobe constructed wall. Another part of the renovation of the house is thought to have included a front porch at the main entry. The windows and doors are typically wood units painted red. It appears that many of these units are the original ones installed when the main house and addition were built. The majority of the windows and doors have divided lites, square red wood trim, and the windows have square sills. All windows appear to be operable, inward swinging casement windows with a few double hung on the north side of the building.

Major Addition #3: It is possible that the third addition actually included more than one addition and interior remodeling over the course of approximately ten years including the addition of the pitched Mediterranean style tile roof. From what we can deduce, the third addition (post-1921) included the portion added onto the north and east side stair to a cellar, as well as the separate garage building. The rear porch addition may have been open to air or screened. The roof was a low slope. It is unknown whether the garage and porch had windows as it is apparent that the aluminum slider windows were added later.

The Garage: The garage is constructed of rusticated or split face narrow and long concrete masonry units. The roof is a flat roof and has a very low slope. It is unknown what the original material was but now is covered with a standing seam metal roof.

Major Renovation/Addition #4: It is possible that the fourth addition and renovation included the subdivision of the house into three separate dwelling units. The garage was connected to the main house and the back porch was enclosed. A small restroom was added to the northeast corner to serve

another tenant. Exterior entry doors were added for three separate entries. Metal roofs replaced the tile roofs, but simulated the look with red metal. The smaller additions have standing seam red metal roofs, while the main house and upper roofs have simulated metal tile red roofing.

Fences and Walls: There is little to no information regarding the existing fences and walls around the site. A low adobe wall (+/- 3' to 4' high) wraps the front yard. The low wall is not connected to the house on either edge, and has a break in the middle through which the front doors can be accessed. It is likely that the low adobe wall was added during either the first or the second addition to the house. On the east side of the building, the lot line is defined by a low wooden picket fence supported by square wood posts (approximately 4" x 4"). This fence was added sometime after the lot line was changed to its current position in 1930. It is adorned with a growing vine. A low adobe wall turning into a wooden coyote fence runs along much of the west edge of the site, but appears to be associated with the neighboring building. At the north side, individual back yards for the tenants are defined by a 6'-0" tall wooden picket fence. This fence was likely added much later on to provide privacy and security from vehicles parking in the rear of the lot.

Santa Fe Historic Preservation Division Definitions of Noncontributing, Contributing, and Significant Structures in a Historic District: [5]

- **NONCONTRIBUTING STRUCTURE:** A structure, located in an Historic District, which is less than fifty years old and/or does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District. (Ord. No. 2004-26 §6)

- **CONTRIBUTING STRUCTURE:** A structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of the Historic District. Although the structure is not unique in itself, it adds to the historic associations and/or historic architectural design qualities for which a District is significant. The structure may have had minor alterations, however, its integrity remains. (Ord. 2004-26 § 5)

- **SIGNIFICANT STRUCTURE:** A structure, located in an Historic District, that is approximately 50 years old or older, and (1) embodies distinctive characteristics of a type, period or method of construction. A structure may also be designated as significant (2) for its association with events or individuals that are important on a local, regional, national, or global level. In order for a structure to be designated as significant, (3) it must retain a high level of historic integrity. A structure may also be significant (4) if it is listed in or is eligible to be listed in the State Register of Cultural Properties or the National Register of Historic Places. (Ord. No. 2004-26 §5)[6]

[5] Santa Fe Historic Preservation Division, "Historic Preservation Definitions," City of Santa Fe Website, accessed May 5, 2017, http://www.santafenm.gov/historic_preservation_definitions.
[6] (x) Numbers in gray added for clarity of response. See "Architectural Historian Opinion" section that follows.

National Register Criteria for Evaluation (For Determination of Building's Eligibility):[7]

Per Santa Fe Historic Preservation Division definition of "Significant Structure" above, listing on either the State or National Registers is one criteria by which a structure can be considered significant within a historic district for the Santa Fe Historic Preservation Division. For that reason, we include the US Department of the Interior's Criteria for Evaluation of a historic property, along with the Criteria Considerations.

- **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 our 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.

- **Criteria Considerations:** Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
    a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
    b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
    c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
    d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
    e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
    f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

[7] Rebecca H. Shrimpton, ed., "How to Apply the National Register Criteria for Evaluation" (U.S. Department of the Interior, National Park Service, Cultural Resources, 1995), https://www.nps.gov/nr/publications/bulletins/nrb15/Index.htm.

g. A property achieving significance within the past 50 years if it is of exceptional importance.

Historic Architect's Opinion:

In response to criteria for a "Significant Structure," – see numbers in gray added to definition above:

(1) The building is a conglomeration of styles representing different periods in NM history, and therefore does not embody a particular type, period, or method of construction.

(2) Based on the research into the history of the building, including past owners, and residents of the house, the house was owned by Charles W. Dudrow, a 19th century entrepreneur in Santa Fe, who was engaged in the lumber, coal, ice, transfer and livery business. His legacy is connected to several historic locations, including the Dudrow House at 548 Agua Fria Street and an old warehouse that was later part of the Sanbusco Market, now part of the New Mexico School for the Arts complex. The house at 527 Agua Fria was part of the Dudrow Estate, but its significance is unknown for the Westside-Guadalupe Historic District "for its association with events or individuals that are important on a local, regional, national, or global level." The house was owned primarily by C. W. Dudrow for a short period of time before sold to A. C Koch in 1912.

(3) Because there were so many changes to this house over time, there is not a high level of historic integrity to any specific historic period or type.

(4) The building is not individually listed on either the State Register of Cultural Properties or on the National Register of Historic Places. While it is included as a contributing property in the Santa Fe Historic District, it is our opinion, for similar reasons to those listed in items (1) through (3) above, that the building would not be eligible for inclusion on either the State or National Registries.

Based on our findings, and on the Santa Fe Historic Preservation Division definitions included above, we recommend that the building continue to be designated as "Contributing."

Timeline for 512 Agua Fria House:

1846-1880 **Territorial Style** first appears in NM; features include traditional flat-roofed buildings, adobe construction, new milled lumber elements and fired bricks, and provincial Greek Revival style elements.

1869-1872 **Charles W. Dudrow,** came to Santa Fe. He had been a driver for the Barlow and Sanderson stage lines that ran from Pueblo, Colorado, to Santa Fe. [8]

1881 **Dudrow & Bear Ice, Transfer and Livery.** When Charles W. Dudrow arrived in Santa Fe he married Cora Bear and became a business partner with her father, Samuel Bear. The business was located near the train depot and Our Lady of Guadalupe Church. [9]

1908 The house appears on the April, 1908 Sanborn Map as three small rectangles with a smaller rectangle to the north. The house has the following markings: 1'2, D, and a small x in the right hand corners of each rectangle. The address is 243 Aqua Fria.[10]

1910 **Charles W. Dudrow – Kerr's Plaza Barber Shop** advertisement in the Santa Fe New Mexican, page 2, Tuesday, October 11, 1910. [11]

1911 **C. W. Dudrow** appears on the Fairview Cemetery Santa Fe history under Pioneer Merchants and Other Notable Businesspeople. (Approximate birth year is 1849).[12]

1912 The house appears on the 1912 Kings Map as the same three small rectangles (only shown as a polygon) with a smaller rectangle to the north. The property is listed as Block 60, Lot 34. A name is written on the lot. (Mrs. C. W. Dudrow)[13]

1913 The house appears on the June, 1913 Sanborn Map as the same three small rectangles only the top northeast corner of the third rectangle has an addition. The smaller rectangle is still located to the north. The house has the following markings: 1, D, Stucco, and a small black dot in the lower right of the two larger rectangles. The address is 243 Aqua Fria.[14]

1921 The house appears on the June, 1921 Sanborn Map as the same three small rectangles now with another larger rectangle added to the west. The smallest rectangle is still located to the north. The house has the following markings: 1, D, Stucco, and a small black dot in the lower right of the three large rectangles. A smaller dashed rectangle runs horizontally at the front of the house facing the street. The address is 243 Aqua Fria.[15]

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[8] "Dudrow & Company" by Ana Pacheco, https://historyinsantafe.com/santa-fe-railyard-history/
[9] "Dudrow & Company" by Ana Pacheco, https://historyinsantafe.com/santa-fe-railyard-history/
[10] "Sanborn Fire Insurance Map, April 1908" (Santa Fe County, NM: Sanborn Map Company, 1908).
[11] "Santa Fe New Mexican", advertisement, https://files.core.ac.uk/download/pdf/217579931.pdf
[12] Fairview Cemetery Santa Fe website, https://www.fairviewcemeterysantafe.org/history/
[13] "King's Official Map of the City of Santa Fe, New Mexico" (Santa Fe, NM, 1912).
[14] "Sanborn Fire Insurance Map, June 1913" (Santa Fe County, NM: Sanborn Map Company, 1913).
[15] "Sanborn Fire Insurance Map, June 1921" (Santa Fe County, NM: Sanborn Map Company, 1921).

1928-1929 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). (o) following the name shows the occupant is owner of the home. This is given as an indication of permanency, but have not been checked by the official records. [16]

1930 The house appears on the January, 1930 Sanborn Map.[17]

- The house is now a large polygon appearing to have had a smaller rectangular addition to the east and larger area filled in to the northwest. The front dashed area has decreased at the southeast corner and an additional dashed protruding rectangle has been added. A large rectangle has been added to the west separate from the main polygon.
- The address is listed as 243, and also 527 Agua Fria (Aqua Fria).
- The markings say 1, D, small black circle in each of the small rectangular spaces. The separate rectangle has a 1, A (C.B) and three small black dots. There are black X's on the south, east, and north walls.
- The smallest rectangle to the north is now removed.
- A new lot line to the east has been drawn. There is a small adobe building and larger "r" shaped dwelling in the adjacent lot to the east.

1930-1931 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence. [18]

1932-1933 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence.[19]

1934-1935 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence.[20]

1936-1937 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[21]

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[16] *Hudspeth Directory Company's Santa Fe City Directory, 1928-1929* (El Paso, TX: Hudspeth Directory Company, Inc., 1928).
[17] "Sanborn Fire Insurance Map, January 1930" (Santa Fe County, NM: Sanborn Map Company, 1930).
[18] *Hudspeth Directory Company's Santa Fe City Directory, 1930-1931* (El Paso, TX: Hudspeth Directory Company, Inc., 1930).
[19] *Hudspeth Directory Company's Santa Fe City Directory, 1932-1933* (El Paso, TX: Hudspeth Directory Company, Inc., 1932).
[20] *Hudspeth Directory Company's Santa Fe City Directory, 1934-1935* (El Paso, TX: Hudspeth Directory Company, Inc., 1934).
[21] *Hudspeth Directory Company's Santa Fe City Directory, 1936-1937* (El Paso, TX: Hudspeth Directory Company, Inc., 1936).

1938 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[22]

1940 **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[23]

1942 **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[24]

1944 **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin D K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[25]

1947 **Koch Alice Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin D K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[26]

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[22] *Hudspeth Directory Company's Santa Fe City Directory, 1938* (El Paso, TX: Hudspeth Directory Company, Inc., 1938).
[23] *Hudspeth Directory Company's Santa Fe City Directory, 1940* (El Paso, TX: Hudspeth Directory Company, Inc., 1940).
[24] *Hudspeth Directory Company's Santa Fe City Directory, 1942* (El Paso, TX: Hudspeth Directory Company, Inc., 1942).
[25] *Hudspeth Directory Company's Santa Fe City Directory, 1944* (El Paso, TX: Hudspeth Directory Company, Inc., 1944).

1949 **Koch Alice Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin Dorothea K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[27]

1951 **Koch Alice A** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin Dorothea K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[28]

1964 **Koch Alice C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[29]

1972-1973 **Santa Fe Historic District**, which includes 527 Agua Fria as a contributing property, was added to the State Register of Cultural Properties and National Register of Historic Places.[30]

1985 NM Historic Preservation Division survey for 527 Agua Fria.[31]

1997 NM Historic Building Inventory – Santa Fe Resurvey form for 527 Agua Fria completed.[32]

2024 House listed and sold.

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[26] *Hudspeth Directory Company's Santa Fe City Directory, 1947* (El Paso, TX: Hudspeth Directory Company, Inc., 1947).
[27] *Hudspeth Directory Company's Santa Fe City Directory, 1949* (El Paso, TX: Hudspeth Directory Company, Inc., 1949).
[28] *Hudspeth Directory Company's Santa Fe City Directory, 1951* (El Paso, TX: Hudspeth Directory Company, Inc., 1951).
[29] *Hudspeth Directory Company's Santa Fe City Directory, 1964* (El Paso, TX: Hudspeth Directory Company, Inc., 1964).
[30] James H. Purdy, "National Register of Historic Places Inventory - Nomination Form, Santa Fe Historic District" (NM Historic Preservation Division, July 23, 1973).
[31] HMW, "527 Agua Fria Building Survey Form," June, 1985.
[32] DB, "New Mexico Historic Building Inventory - Santa Fe Resurvey 1997, 527 Agua Fria," August, 1997.

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Historic Cultural Properties Inventory (HCPI) Continuation Sheet

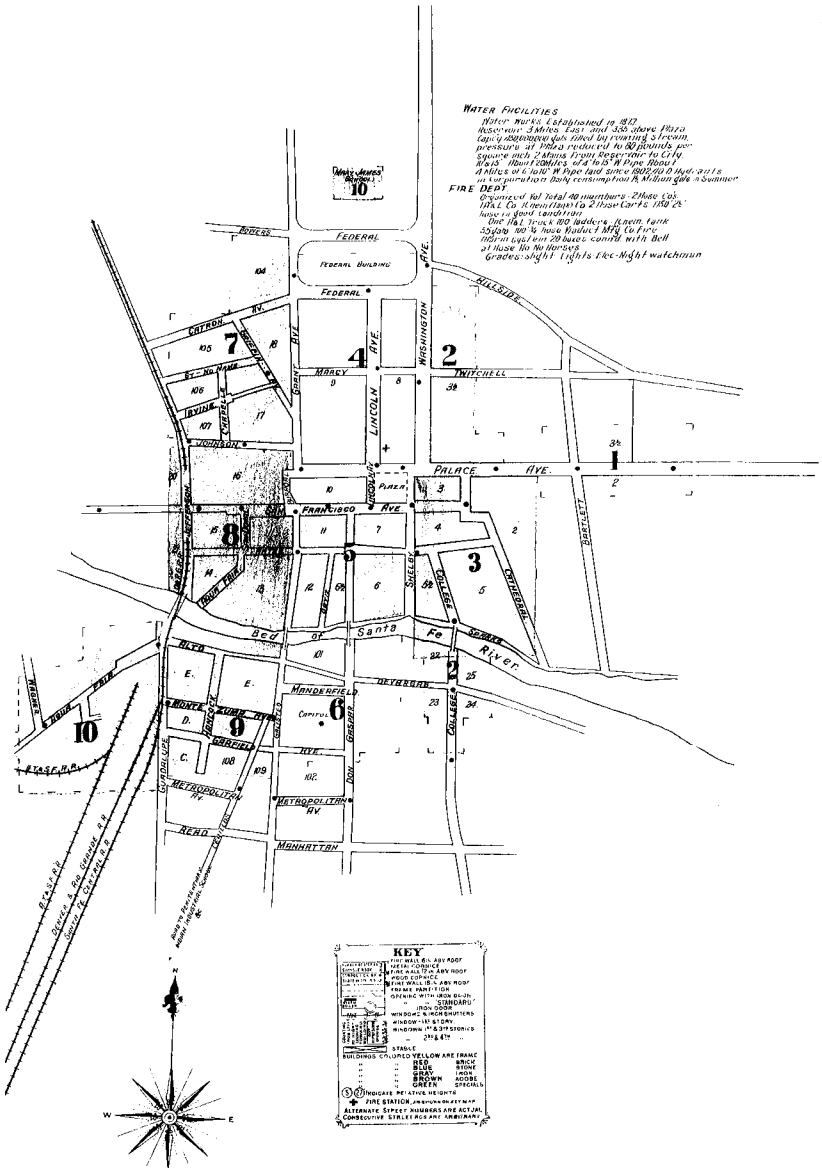
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property) 527 Agua Fria Street Previously 243 Aqua Fria Street; 243/527 Agua Fria (Aqua Fria) Street	2. Location: 527 Agua Fria Street Santa Fe, NM 87501	3. Local Reference Number:
		4. County Santa Fe
		5. Date of Survey November 25, 2025

Historic Sanborn Maps:

See 8 pages of Sanborn Maps that follow.
Sanborn Maps includes:

- April 1908
- June 1913
- June 1921
- January 1930
- August 1948 Revision to January 1930 Map



INDEX

STREETS

A

Alto 102-228 9
" Don Gaspar to Galisteo 6
Aqua Fria ..... S, 8, 10

B

Bartlett 1
Bowers 1
Burro Alley 5, 8

C

Cathedral 102-210 3
Catron Ave 7
Cerrillos 100-129 5
" Road 2
Chapelle 102-209 7
College ..... 101-111 arbitrary 3
" 101-257 2

D

De Vargas 102-125 6
" ..... 138-161 arbitrary 2
Don Gaspar 5, 6
Dudrow 10

F

Federal 4

G

Galisteo, N 100-128 *8
" " 101-127 *9
" S 108-240 *9
" " 109-239 *6
Garfield Ave 201-228 9
" " Don Gaspar to Galisteo 6
Grant Ave 101-209 *4
" " 104-114 *8
" " 116-224 *7
Griffin Ave 7
Guadalupe 100-12- *10
" 101-121 *9

H

Hancock 9

I

Irving 135-214 7

J

Jefferson 8
Johnson 100-221 *8
" 101-223 *7

L

Lincoln Ave ..... 50 104 arbitrary 1
" 100-110 5

M

Manderfield 6
Marcy 4
Metropolitan Ave 6, 9
Montezuma Ave 101-217 9

O

Ortiz 105 126 5

P

Palace Ave., E 100 178 *3
" " " 101-187 *2
" " " 179-258 1
" " W 100-242 *5
" " " 101-243 *4
" " " 1

S

Sandoval 8
San Francisco Ave 100-122 3
" " 200-265 5
" " 300-305 *5
" " 304-309 *5
" " 310-407 8
Shelby 100-226 *5
" 101-213 *3
Sparks 3, 5

T

Twitchell 2

W

Wagner 10
Washington Ave 100-220 *4
" " 101-247 *3
" " 300-318 *5
" " 301-317 *3
Water, E 100-111 3
" W 100-211 5
" " 301-358 8

SPECIALS

A

Allison Presbyterian Mission School 7
Armory 1

B

Blunt, G., Cement Block M'f'g 8

C

Capital Coal Co 10
Capitol Building 6
Cartwright-Davis Co. Hay Warehouse 10
Catholic Cathedral 5
Church (Negro) 8
" of the Holy Faith 1
Claire Hotel 5
Continental Oil Co 10
Coronado Hotel 5
County Court House 4
County Jail 8

D

Diaz, Dr., Sanitarium 5
D. & R. G. & S. F. R. R. Depot 10
Dudrow, C. W., Lumber Yard 10

F

Federal Building 4
Fire Department 4

G

Guadalupe Catholic Church 10

H

High School 4
Hughes, L. A., Hides & Wool 8
" " Lumber Yard 8, 10

J

Janes, Mary E., Presb. School 10

L

Lemp Brewing Co. Depot 10

N

National Guard Commissary 9
New Mexico Asylum for the Deaf & Dumb 2
New Mexico Historical Society & Museum 3
New Mexico Penitentiary 11
Normandie Hotel 5

O

Opera House 5

P

Palace Hotel 2
Parochial Schools 3
Presbyterian Church 7
" Mission 3
Public School 9

S

St. John's M. E. Church 5
" Katharine's Indus'l Indian School 7
" Michael's College 3
" Vincent's Hospital 3
" " Orphanage 3
" " Sanitarium 3
Santa Fe New Mexican Printing 5
" " Planing Mill 9
" " Water & Light Co 5
San Miguel Church 2
Sisters of Loretto Convent 3
Skating Rink 4

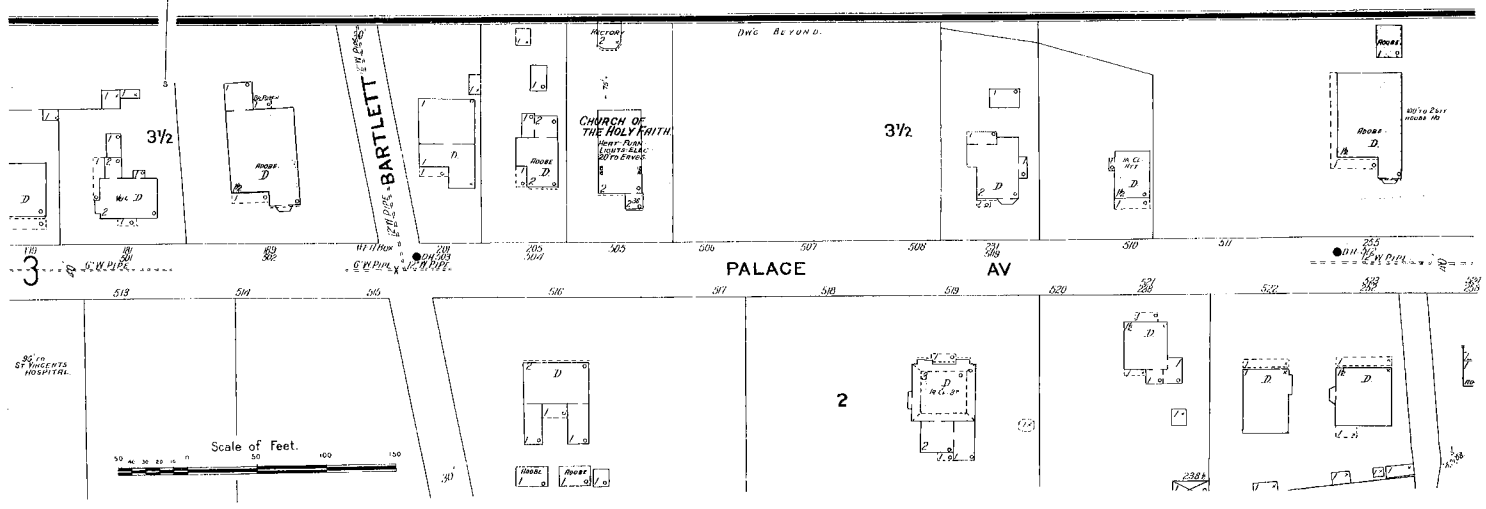
U

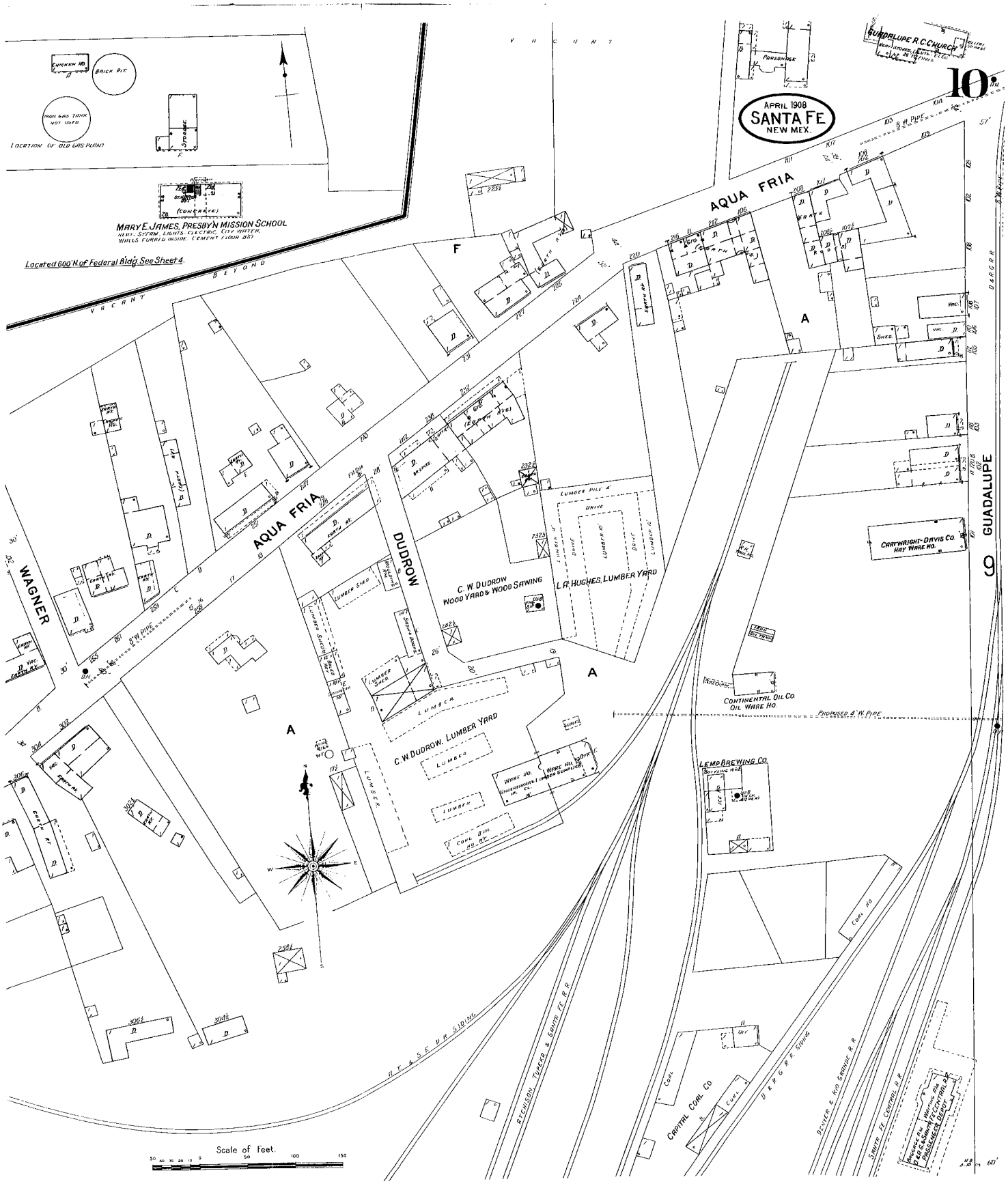
U. S. Indian Industrial School 11

W

Womens Board of Trade Library B'l'd'g 4

NOTE— Indicates only one side of street shown.




10
APRIL 1908
SANTA FE
NEW MEX.
GUADALUPE R.C. CHURCH
PARSONAGE
CHICKEN HO.
BRICK PIT
IRON GAS TANK NOT USED.
LOCATION OF OLD GAS PLANT
STORAGE
(CONCRETE)
MARY E. JAMES, PRESBY'N MISSION SCHOOL
HEAT: STEAM. LIGHTS: ELECTRIC. CITY WATER.
WALLS FURRED INSIDE. CEMENT FLOOR BAT
Located 600' N. of Federal Bldg. See Sheet 4.
VACANT BEYOND
AQUA FRIA
WAGNER
DUDROW
GUADALUPE
C. W. DUDROW
WOOD YARD & WOOD SAWING
L. A. HUGHES, LUMBER YARD
LUMBER PILE
DRIVE
LUMBER SHED
C. W. DUDROW, LUMBER YARD
LUMBER
WARE HO.
UNDERTAKER & LUMBER SUPPLIES
CARTWRIGHT-DAVIS CO.
HAY WARE HO.
CONTINENTAL OIL CO.
OIL WARE HO.
PROPOSED 4" W. PIPE
LEMP BREWING CO.
BOTTLING HOUSE
ICE HO.
COAL HO.
CAPITAL COAL CO.
COAL
ATCHISON, TOPEKA & SANTA FE R.R.
D. & R. G. R.R. SIDING
DENVER & RIO GRANDE R.R.
SANTA FE CENTRAL R.R.
PASSENGER DEPOT
Scale of Feet.

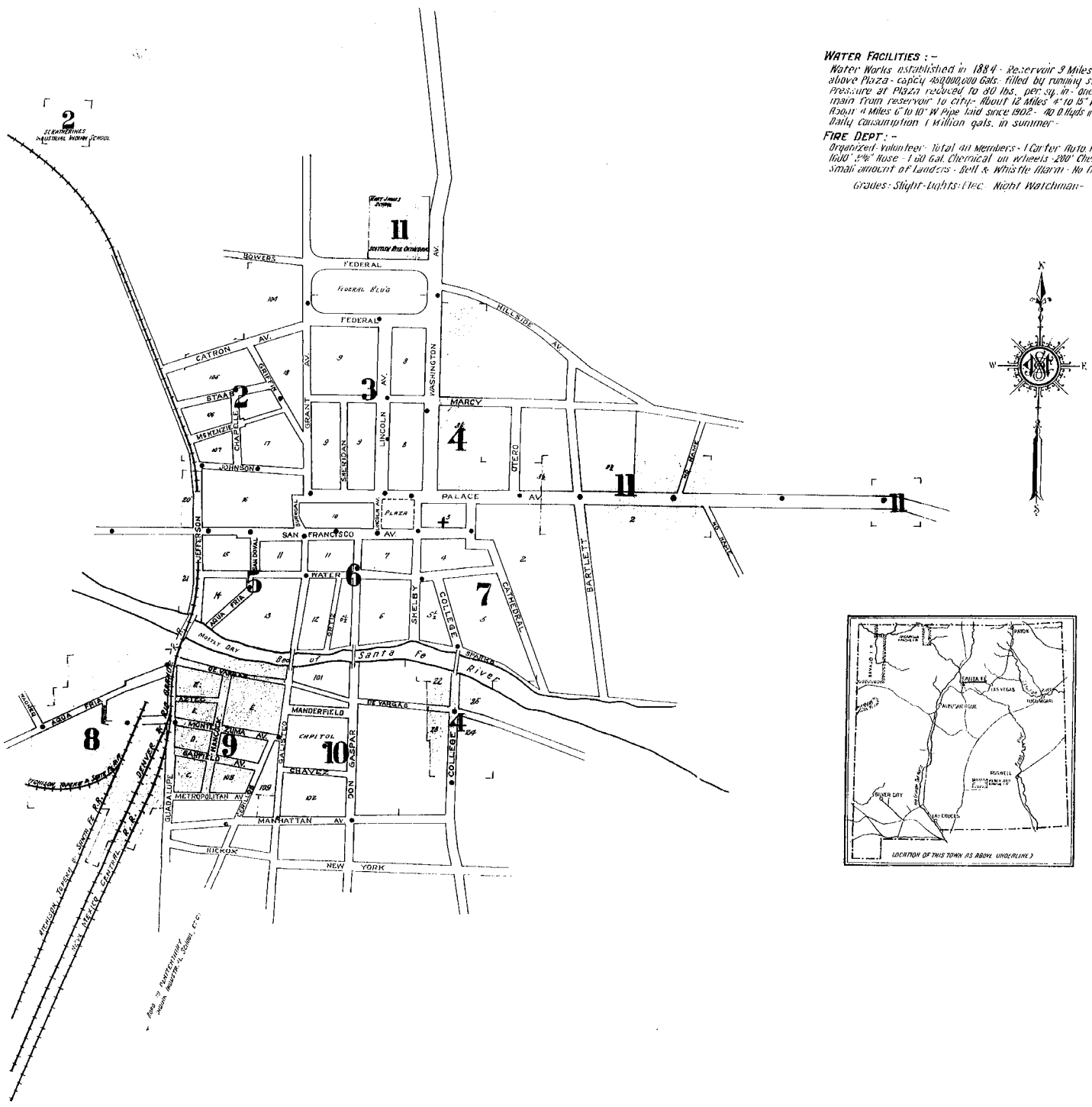
WATER FACILITIES : –
Water Works established in 1884 - Reservoir 3 Miles E. & 390' above Plaza - capcty 45,000,000 Gals. filled by running stream - Pressure at Plaza reduced to 80 lbs. per sq. in - One 10" & One 15" main from reservoir to city - About 12 Miles 4" to 15" W Pipe - About 4 Miles 6" to 10" W Pipe laid since 1902 - 40 O.Hyds in corporation - Daily Consumption 1 Million gals. in summer -

FIRE DEPT : –
Organized - Volunteer - Total 40 Members - 1 Carter Auto Hose Wagon, 1000' 2½" Hose - 1 60 Gal. Chemical on wheels - 200' Chemical Hose. Small amount of ladders - Bell & Whistle Alarm - No Fire Limits

Grades: Slight - Lights - Elec. Night Watchman -

3931
(12 SHEETS)

1



INDEX

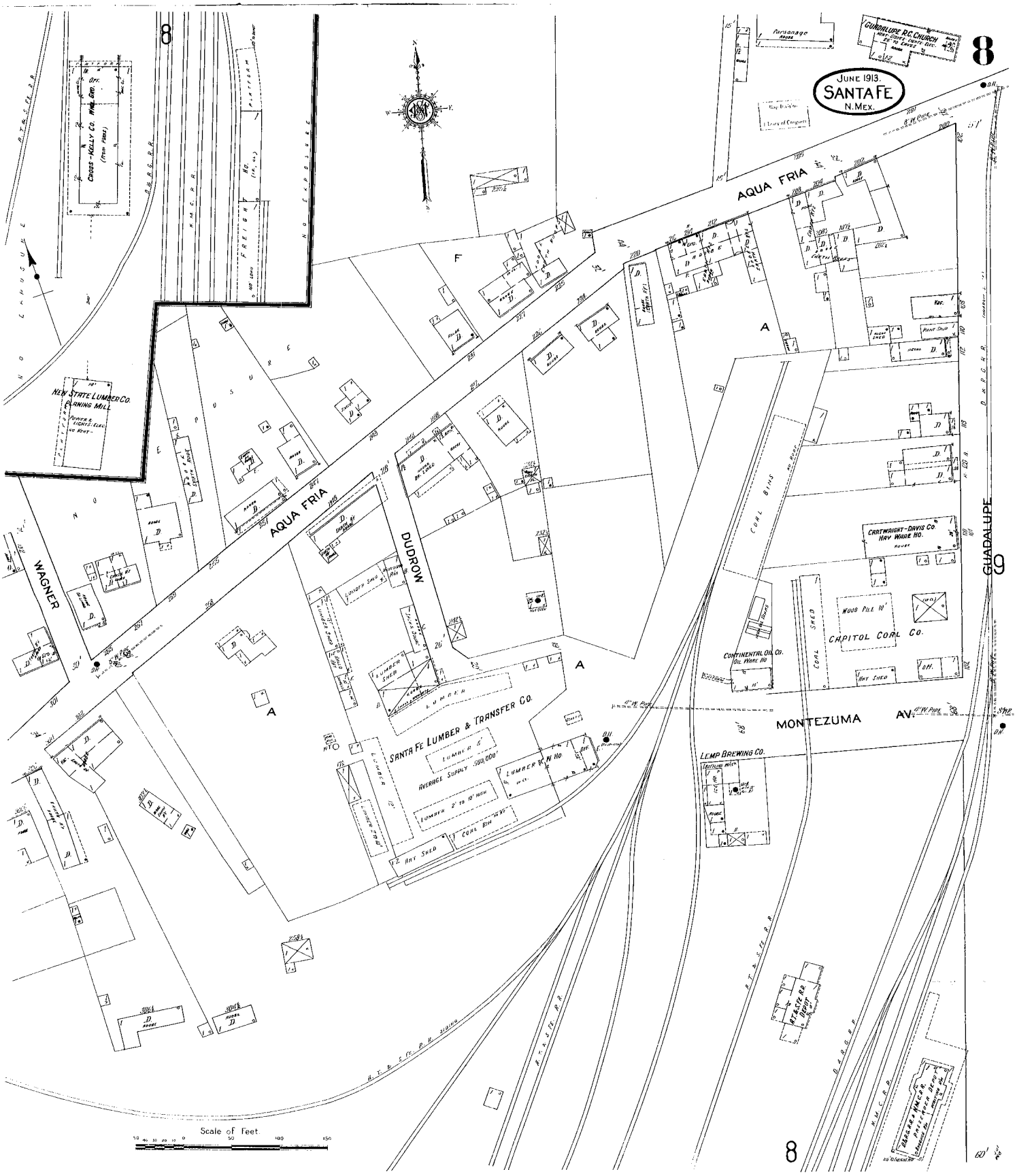
STREETS

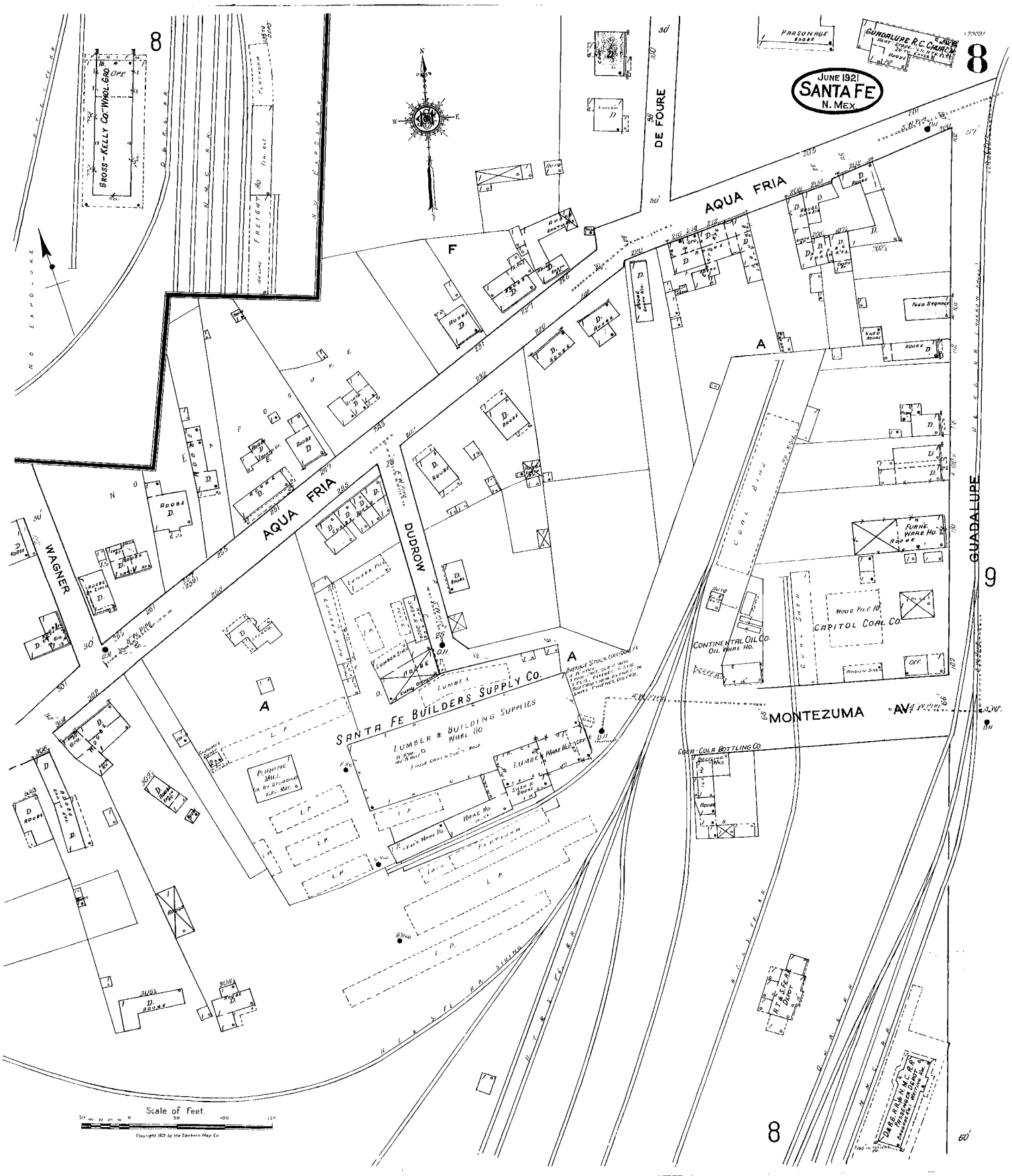
		SHEET
A		
Aqua Fria,	S. of Water	5
" "	N. of De Vargas	9
" "	200-307	8
Aztec,	100-121	9
B		
Bartlett,		11
Bowers,		2
Burro Alley,		5 & 6
C		
Cathedral,		7
Catron Ave.,	100-131	2
" "	200-232	*2
Cerrillos,	100-129	9
" Road,		11 & 12
Chapelle,	100-209	2
Chavez,		10
College,		4 & 7
D		
De Vargas, E. of Don Gaspar,	100-125	10
" " "	138-154, arb.	4
" W. of Don Gaspar,	100-233	9
Don Gaspar,		6 & 10
Dudrow,		8
F		
Federal,		3 & 11
G		
Galisteo, N. of De Vargas,	100-220	*5
" " "	101-221	*6
" S. of De Vargas,	100-224	*9
" " "	101-225	*10
" " "	226-245	10
Garfield Ave.,		9
Grant,	100-108	*5
"	101-221	*3
"	104-222	*2
"	301-311, arbitrary	3
Griffin,	100-219	2
Guadalupe,	100-230	*8
"	101-405	*9
H		
Hancock,	100-409	9
I		
Irvine, see McKenzie.		
J		
Jefferson,		5
Johnson,	100-224	*5
"	101-225	*2
"	115-127, arbitrary	5
L		
Lincoln Ave.,		3 & 6
M		
McKenzie,	100-233	2
Manderfield,		10
Manhattan Ave.,		10
Marcy,		3 & 4
Metropolitan Ave.,		9
Minden (arbitrary),		11
Montezuma Ave.,		8 & 9
O		
Ortiz,		6
Otero,		4
P		
Palace Ave., E. of Wash'n Ave.,	100-178	*7
" " " " "	101-177	*4
" " " " "	179-264	11
" " " " "	317-334, arb.	4
" " " " "	590-603	11
" " W. of Wash. Ave.,	100-250	*6
" " " " "	101-251	*3
" " " " "	293-304½, arb.	3
S		
Sandoval,		5
San Francisco Ave.,	100-133	7
" "	200-265	6
" "	300-308	*5
" "	301-309	*6
" "	310-409	5
Shelby,		6 & 7
Sheridan,		3
Sparks,		6 & 7
Staab,		2
T		
Twitchell, see Marcy.		
W		
Wagner,		8
Washington Ave.,	13-20, arbitrary	3
" "	100-110	*6
" "	101-247	*4
" "	112-246	*3
" "	112-114, arbitrary	3
" "	301-317	*7
" "	W.S., n. r. Scottish Rite Cath.	*11
Water, E. of Shelby,		7
" W. of Shelby,	100-245	6
" " "	120-223, arbitrary	6
" " "	300-361	5

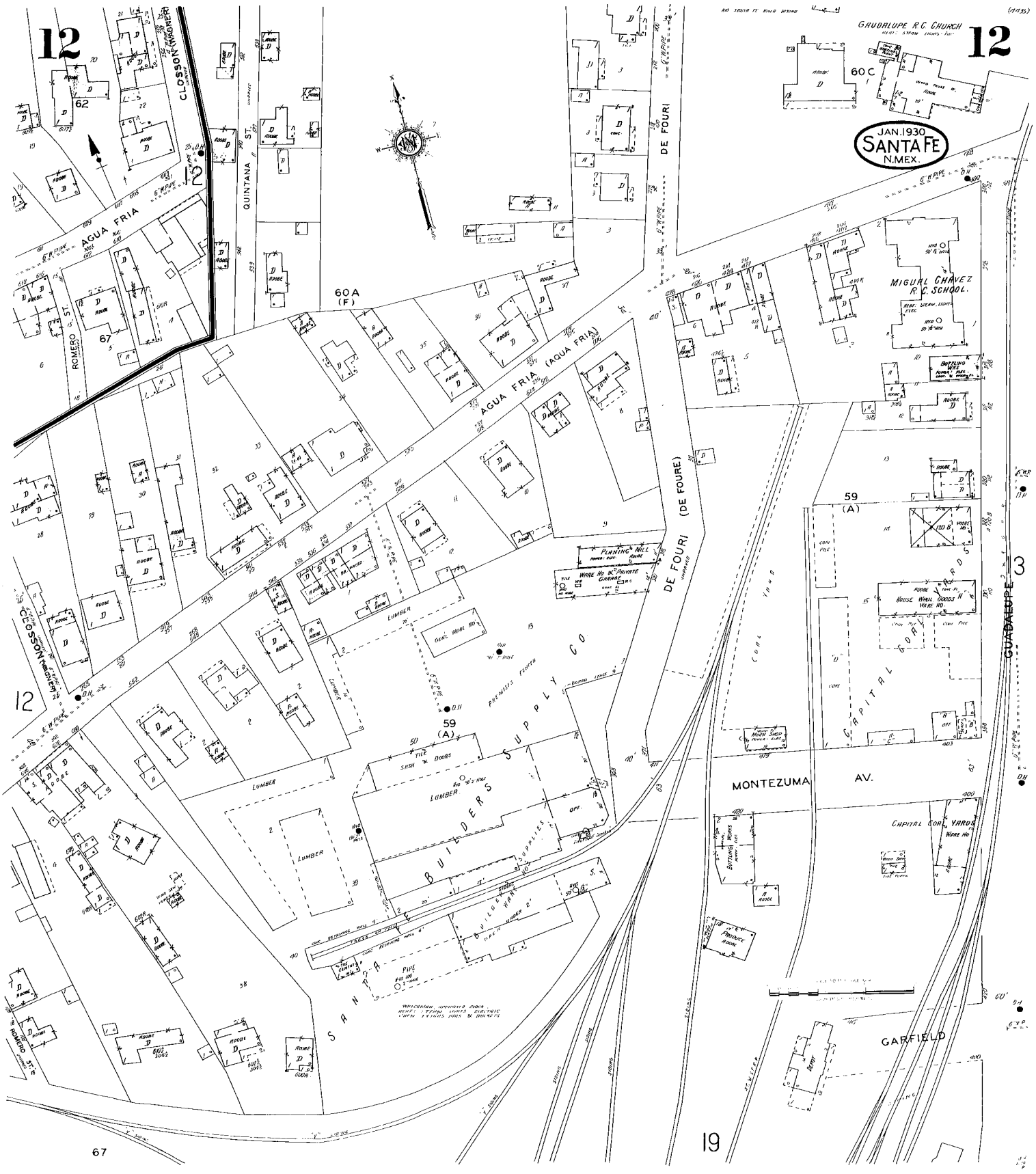
SPECIALS

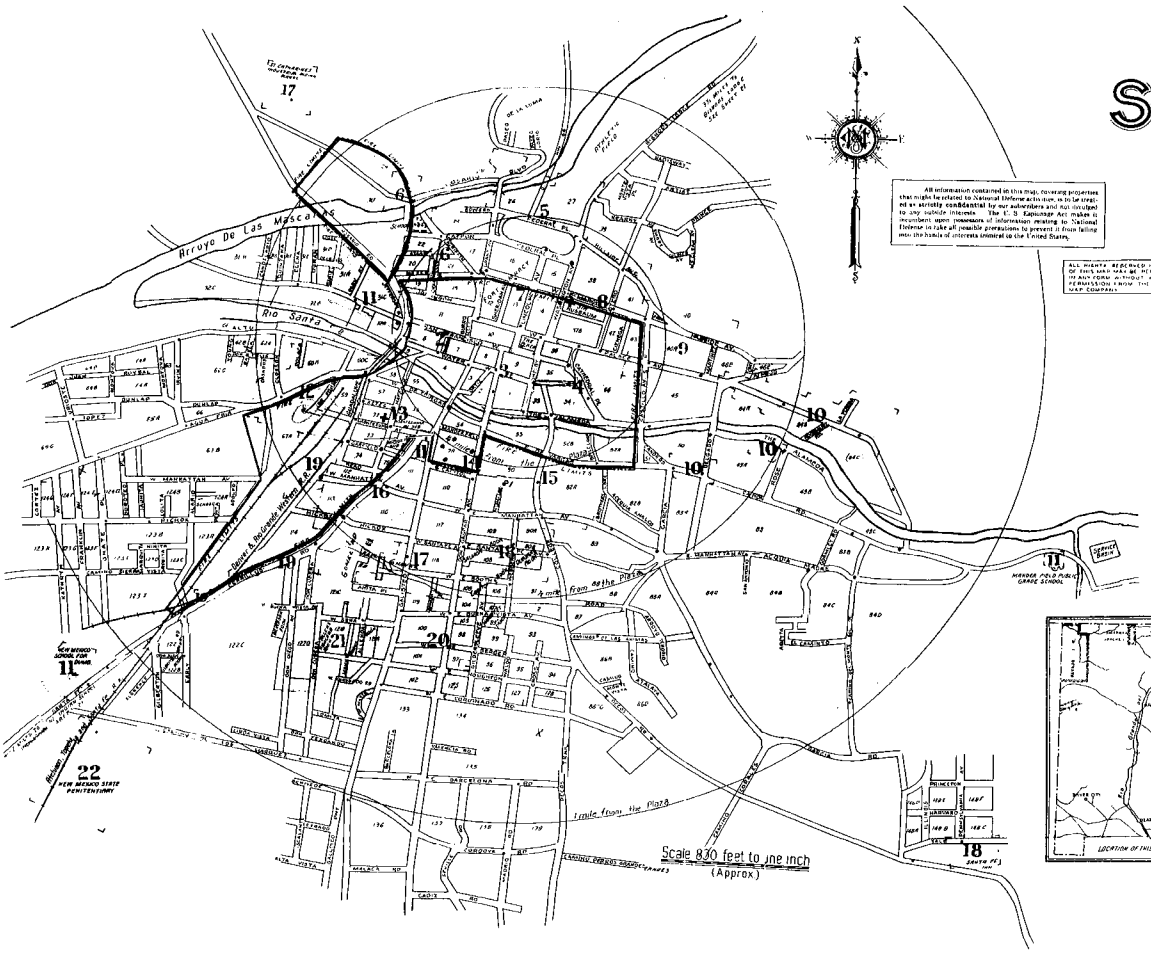
	SHEET
A	
Allison Presbyterian Mission School,	2
Armory,	3
A. T. & S. F. R. R. Depot,	8
B	
B. P. O. E. Building,	3
C	
Capitol Building of New Mexico,	10
" Coal Co.,	8
" Hotel,	9
Cartwright-Davis Co., Hay Warehouse,	8
Chamber of Commerce,	3
Church of the Holy Faith,	11
Continental Oil Co.,	8
Coronado Hotel,	6
County Court House,	4
" Jail,	5
Cross-Kelly Co., Wholesale Grocery,	8
D	
D. & R. G. R. R. Passenger Depot,	8
De Vargas Hotel,	4
Diaz, Dr., Sanitarium,	6
E	
Elks' Theatre,	3
F	
Federal Building,	3
Fire Department,	7
First Presbyterian Church,	2
G	
Grade School, Lincoln Ave.,	3
Guadalupe Roman Catholic Church,	8
H	
High School,	3
Hughes, L. A., Hides and Wool,	5
I	
I. O. O. F. Hall,	6
J	
James, M. E., Presbyterian Mission School,	11
L	
Lemp Brewing Co., Bottling Works,	8
M	
Mary E. James Presbyterian Mission School,	11
Montezuma Hotel,	6
N	
National Guard Commissary,	9
New Mexican Printing Co.,	3
" Mexico Asylum for Deaf and Dumb,	11
" " Central R. R. Pass. Depot & Fr't Ho.	8
" " Historical Society and Museum,	3
" " Penitentiary,	12
" " State Capitol Building,	10
" State Lumber Co.,	8
P	
Parochial Schools,	7
Post Office,	7
Presbyterian Mission,	7
Public School, Hancock Street,	9
R	
Rice Chapel, A. M. E. Church,	5
Roman Catholic Cathedral,	7
S	
St. John's Methodist Episcopal Church,	6
" Katherine's Industrial Indian School,	2
" Michael's College,	4
" Vincent's Sanitarium, Hospital & Orphanage	7
San Miguel Church,	4
Santa Fe Club House,	3
" Laundry,	5
" Lumber and Transfer Co.,	8
" Planing Mill,	9
" Water & Light Co., Electric Light Pl't,	6
" " " " Office,	4
Scottish Rite Cathedral,	11
Sisters of Loretto Convent of Our Lady of Light	7
T	
Telephone Exchange,	6
U	
United States Indian Industrial School,	12
W	
Women's Board of Trade Library Building,	3

* Indicates only one side of Street shown.


JUNE 1913.
SANTA FE
N. MEX.
8
9
AQUA FRIA
DUDROW
WAGNER
GUADALUPE
MONTEZUMA AV.
GUADALUPE R.C. CHURCH
Parsonage
Library of Congress
CROSS-KELLY CO. WHL. END.
FREIGHT HO.
NO EXPLOSURE
NEW STATE LUMBER CO. PLANING MILL
POWER & LIGHTS-ELEC.
NO HEAT
SANTA FE LUMBER & TRANSFER CO.
LUMBER
AVERAGE SUPPLY 500,000'
LUMBER 2" TO 10" WIDE
COAL BIN
HAY SHED
LUMBER SHED
CARTWRIGHT-DAVIS CO. HAY WARE NO.
CAPITOL COAL CO.
WOOD PILE 10'
COAL SHED
COAL BINS
CONTINENTAL OIL CO. OIL WARE NO
LEMP BREWING CO.
BOTTLING WKS.
A.T.&S.F. R.R. STATION
A.T.&S.F. R.R. STORE
D.&R.G.R.R.
N.M.C.R.R.
Scale of Feet.
50 40 30 20 10 0 50 100 150


JUNE 1921
SANTA FE
N. MEX.
8
9
AQUA FRIA
DE FOURE
DUDROW
WAGNER
GUADALUPE
MONTEZUMA AV.
GUADALUPE R.C. CHURCH
PARSONAGE
ADOBE
GROSS-KELLY CO. WHOL. GRO.
FREIGHT HO.
PLATFORM
NO EXPOSURE
SANTA FE BUILDERS SUPPLY CO.
LUMBER & BUILDING SUPPLIES
WARE HO.
LUMBER
PLANING MILL
CONTINENTAL OIL CO.
OIL WARE HO.
CAPITOL COAL CO.
WOOD PILE HO.
COAL BINS
COAL SHED
COCA-COLA BOTTLING CO.
FURNI. WARE HO.
FEED STORE
ADOBE
D.
A
F
Scale of Feet.
Copyright 1921 by the Sanborn Map Co.


JAN. 1930
SANTA FE
N.MEX.
GUADALUPE R.C. CHURCH
MIGUAL CHAVEZ R.C. SCHOOL
CAPITAL COAL YARDS
SANTA FE BUILDERS SUPPLY CO.
PLANING MILL
WARE HO. & PRIVATE GARAGE
LUMBER
MONTEZUMA AV.
GARFIELD
DE FOURI (DE FOURE)
AGUA FRIA (AQUA FRIA)
QUINTANA ST.
ROMERO ST.
CLOSSON (WAGNER)
GUADALUPE
12
19
3
2
62
67
60 A (F)
60 C
59 (A)



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(X8M15) 12/15 20 (4435) (12 SHEETS)

65 58

SANTA FE

Santa Fe County
NEW MEXICO

SANBORN MAP CO. NEW YORK

JAN. 1930

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Page over New Series of March, 1915, which is now void. SANTA FE, N. MEX.

NEW REPORT, March, 1942

POPULATION: 20,237

Prevailing Winds:—North and Northwest.

PAVING—About 10½ miles concrete.
GRADES—Slightly rolling.

WATER FACILITIES

Private ownership. Source from 5 reservoirs located east of Town. Upper (Granite Point), capacity 580 acre feet, elevation 2,000' above Plaza; Lower, capacity 450 acre feet, elevation 800' above Plaza; Storage basin, capacity 6,000,000 gallons, elevation 170' above Plaza. Gravity pressure direct into mains.

8½ miles of 8" to 12" pipe. 197 double hydrants and 18 private hydrants. Average daily consumption 1,150,000 gallons. Hydrants and fire pressure 80 lbs. at the Plaza.

FIRE DEPARTMENT

Volunteer. 1 chief, 1 assistant chief, 2 paid drivers and 21 volunteers. 1 station. 1 American-LaFrance 750 gallon pumper with 1,000' 2½" hose and 40' of ladders. 1 American-LaFrance, 500 gallon pumper with 100 gallon booster tank, 1,000' 2½" hose, 100' 1½" hose and 40' of ladders. 1 American-LaFrance 500 gallon pumper with 100 gallon booster tank, 1,000' 2½" hose, 100' 1½" hose and 40' of ladders. 1 American-LaFrance 500 gallon pumper with 100 gallon booster tank, 1,000' 2½" hose, 100' 1½" hose and 40' of ladders. 600' 1½" hose and 1,500' 2½" hose in reserve.

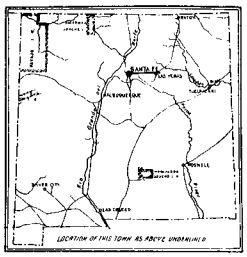
To have one fire station corner of Hancock St. and Montezuma Ave. (Sheet 18).

Fire alarm by telephone and siren.

FIRE-RESISTIVE ROOFING ORDINANCE.

Ordinance prohibits use of wooden shingle roofs in Fire Limits only.

City Limits 8½ miles square.



CORRECTION RECORD			
REVN NO.	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED
4	2/45	REPRINT	
5	8/45		10/45

INDEX

STREETS

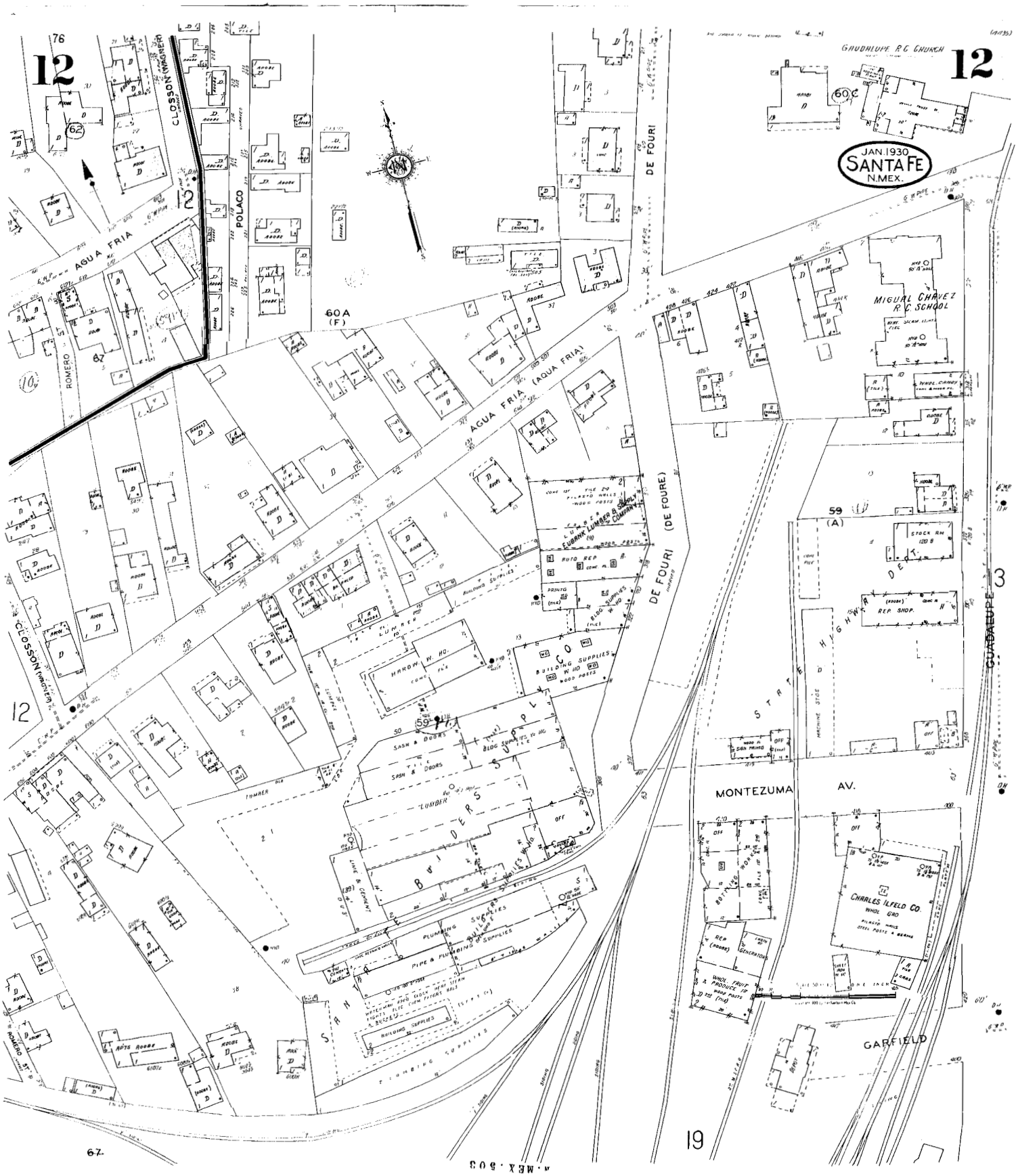
	SHEET
A	
Agua Fria,	200-241 2
" "	300-331 13
" "	400-619 12
Alameda, The,	100-133 3
" "	134-273 4
" "	640-564 *10
Allandale,	716-927 21
Anita Place,	200-248 *21
" "	201-247 *17
Aqua Fria, see Agua Fria.	
Arnijo,	10
Aztec,	300-341 13
B	
Bartlett, see N. Castillo Ave.	
" S. Castillo Ave.	
Berger, E.,	100-131 20
" W.,	100-161 20
Booth, E.,	18
" W.,	100-149 17
Bowers,	5 & 6
Boyle Lane,	15
Buena Vista Ave., E.,	100-213 20
" " " W.,	100-161 20
" " "	400-421 21
" " "	422-440 *21
" " "	423-531 *19
Burro Alley,	50-98 *3
" "	51-99 *3
C	
Cannon Road,	400-503 10
" " S. S., near Manderfield Public Grade School	*11
Capitol, S.,	100-141 14
Castillo Ave., N.,	100-221 9
" " S.,	9
Cathedral, see Cathedral Place.	
" Place,	50-241 4
Catron,	6
Cerrillos Road,	400-428 *13
" "	401-435 *11
" "	430-434 *16
" "	436-607 16
" "	632-771 19
" "	772-788 *19
" "	1040-1069 11
Chapelle,	100-215 6
Chaves, see S. Capitol.	
Cienega,	8
Closson,	12
College,	200-237 4
"	300-463 15
"	500-506 *18
"	501-507 *18
"	508-541 18
Coronado Road, E.,	20
" " W.,	20 & 21
D	
De Foure, see De Fouri.	
De Fouri,	206-371 12
De Vargas, E.,	100-135 14
" "	136-305 15
" " W.,	100-141 14
" "	200-341 13
Delgado,	100-120 *9
"	231-248 10
Don Cubero,	700-717 19
"	718-744 *19
"	719-745 *21
"	800-939 21
Don Diego Ave.,	700-745 19
"	801-899 *21
Don Gaspar Ave.,	100-297 3
" "	300-431 14
" "	500-648 *17
" "	501-649 *18
" "	650-921 20
F	
Federal,	5 & 7
" Place,	100-179 5
G	
Galisteo,	100-242 *2
"	101-241 *3
"	244-342 *13
"	301-459 *14
"	400-434 *11
"	436-440 *16
"	501-609 *17
"	611-659 17
"	651-921 *20
"	652-668 *17
"	700-930 *21
"	500-540 *15
"	501-341 *13
"	400-417 12
"	650-801 20
"	630-651 19
"	652-667 20
"	100-116 *2
"	101-241 *3
"	118-326 *6
"	301-327 *5
"	400-521 6
"	138-241 6
"	400-431 20
"	300-420 *12
"	301-421 *13
"	422-440 *19
"	423-441 *16
H	
Hancock,	200-209 2
"	210-423 13
"	424-603 16
Hickox,	200-335 16
"	336-351 19
"	100-107 5
"	108-241 8
"	300-409 9
Houghton, E.,	100-151 20
" W.,	200-231 21
J	
Jefferson, N.,	100-210 *11
" "	101-141 *2
" "	201-211 *6
" S.,	100-114 *13
" "	101-211 *2
Johnson,	200-340 *2
"	201-339 *6
K	
Kearny Ave.,	5
L	
La Vereda,	19
Lincoln Ave.,	50-65 3
"	100-225 7
M	
McKenzie,	200-341 6
"	14
Manderfield,	14
Manhattan Ave., E.,	100-224 *18
" "	101-121 *14
" "	123-223 *15
" "	300-339 15
" " W.,	100-140 *17
" "	101-141 *14
" "	200-347 16
" "	348-351 19
Marcy, E.,	100-229 8
"	230-325 9
" W.,	50-145 7
Martinez,	100-139 9
Metropolitan Ave., see Read.	
Montezuma Ave.,	200-206 *11
" "	201-207 *13
" "	208-341 13
" "	400-411 12
N	
Nusbaum,	8
O	
Ortiz,	200-249 3
Otero,	100-236 8
P	
Palace Ave., E.,	100-228 *4
" " "	101-227 *8
" " "	229-412 9
" " "	413-820 10
" " W.,	50-160 *3
" " "	51-159 *7
Paloma Ave.,	400-420 *14
"	401-419 *15
Park Ave.,	100-147 11
Pecos Road,	18
Public Road, Route No. 66,	21
Q	
Quintana,	530-545 12
R	
Read,	250-341 16
Reingardt Alley,	8 & 9
Rodriguez Road,	10
Romero,	12
Rosario,	5
" Road,	208-314 *11
Rose Ave.,	10
S	
San Doval,	100-123 2
San Francisco, E.,	50-85 3
" "	100-141 4
" " W.,	100-131 3
" "	200-208 *2
" "	201-207 *3
" "	209-348 2
" "	400-527 11
Sante Fe Ave., E.,	100-235 18
" " W.,	100-149 17
Seligman, see Shelby.	
Sena,	200-333 21
Shelby,	50-230 *3
"	51-231 *4
Sheridan Ave.,	7
Sparks, see The Alameda.	
Staab,	200-341 6
State Highway No. 485,	5
" " Route No. 66,	21
T	
Temple Place, see Federal Place.	
W	
Wagner, see Closson.	
Washington, see Shelby.	
" Ave.,	100-244 *7
" "	101-245 *8
" "	300-413 5
Water, E.,	100-199 3
"	200-241 4
" W.,	100-141 3
Water, W.,	200-333 2
Webber,	500-619 18

SPECIALS

	SHEET
A	
Allison-James School,	5
" " (old),	6
Alvarado Hotel,	7
Armory,	7
" Troop "B" Stables,	19
A. T. & S. F. R. R. Freight Depot,	19
" " " " Passenger Depot,	12
B	
B. P. O. E. Building,	7
Big Jo Lumber Co.,	2
Bishop's Lodge Co., Tourists Resort,	21
Boyle Floral Co.,	15
C	
Camp De Vargas, Tourist Camp,	16
Capital Coal Yards,	12
Capitol Hotel,	13
Chavez, M., Roman Catholic School,	12
Church of the Holy Faith (Episcopal),	9
City Hall,	8
Continental Oil Co.,	19
Coronado Hotel,	3
County Court House,	8
" Jail,	2
D	
De Vargas Hotel,	3
D. & R. G. W. R. R. Depot,	19
F	
Federal Building,	5
Fire Department,	8
First Baptist Church,	14
" Methodist Episcopal Church,	3
" Presbyterian Church,	6
Fort Marcy Camp Grounds, Tourist Camp,	19
Franciscan Hotel,	16
G	
Gilliland Oil Co. of New Mexico,	19
Gonzales Public Grade School,	18
Gross Kelly & Co., Wholesale Grocery,	19
Guadalupe Roman Catholic Church,	12
H	
Hancock Grade School,	13
Hotel El Fidel,	2
I	
Ilfeld, C., Co., Wholesale Hardware and Groceries,	3
L	
La Fonda Hotel,	4
Loretto Academy, R. C. School for Girls,	4
M	
Manderfield Public Grade School,	11
Miguel Chavez Roman Catholic School,	12
Monero Fuel and Lumber Co.,	6
Montezuma Hotel,	3
N	
New Mexico Power Co., Sub-station,	3
" " School for the Deaf,	11
" " State Highway Warehouses,	19
" " " Museum, Buildings,	7
" " Penitentiary,	22
Nuckolls Packing Co., Wholesale Meat Warehouse,	19
O	
Orchard Camp, Tourist Camp,	15
P	
Phillips Petroleum Co.,	19
Post Office,	4
R	
Railway Express Agency, Inc.,	3
Renehan Apartments,	10
S	
St. Catherine's Industrial Indian School,	17
" Francis R. C. Cathedral and School,	4
" Michel's College,	15
" Vincent Sanitarium, Orphans Home and Industrial School,	4
Santa Fe Builders Supply Co.,	12
" " Creamery and Ice Co.,	19
" " Electric Laundry,	2
" " Fuel Tank,	19
" " New Mexican Publish'g Corp'n,	7
" " Public Schools,	7
" " Tourist Camp,	11
" " Transportation Garage,	3
" " Women's Board of Trade and Library Asso'n,	7
Scottish Rite Cathedral,	5
Sena Plaza Offices,	8
Sinclair Oil Co.,	19
State of New Mexico Capitol Buildings,	14
Summera Camp, Tourist Camp,	19
Sunmount Sanitarium,	18
T	
Telephone Exchange Building,	3
U	
U. S. Indian Industrial School,	21

* Indicates only one side of Street shown.

N.MEX.503


JAN. 1930
SANTA FE
N.MEX.
GUADALUPE R.C. CHURCH
MIGUAL CHAVEZ R.C. SCHOOL
AGUA FRIA
(AGUA FRIA)
POLACO
CLOSSON (WAGNER)
ROMERO
DE FOURI
(DE FOURE)
GUADALUPE
MONTEZUMA
AV.
GARFIELD
STATE HIGHWAY DEPT.
EUBANK LUMBER & SUPPLY COMPANY
BUILDERS SUPPLY CO.
SANTA FE
CHARLES ILFELD CO.
12
13
19
67
59
60A
(F)
60C
59
(A)
62

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

IDENTIFICATION

ADDRESS: 527 Agua Fria

OLD ID NUMBER: 0516 13581

SANTA FE ID NUMBER: H1510

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

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

BUILDING NAME:

FIELD MAP

Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

by 1928 ESTIMATE city directory A C Koch ©

by 1930 ACTUAL Sanborn map

BUILDING DATA

ARCHITECTURAL STYLE: Mediterranean

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER apartments

SURROUNDINGS: residential/commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

H1511

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR none evident

EXPLAIN:

OVERALL CONDITION:

____ EXCELLENT X GOOD

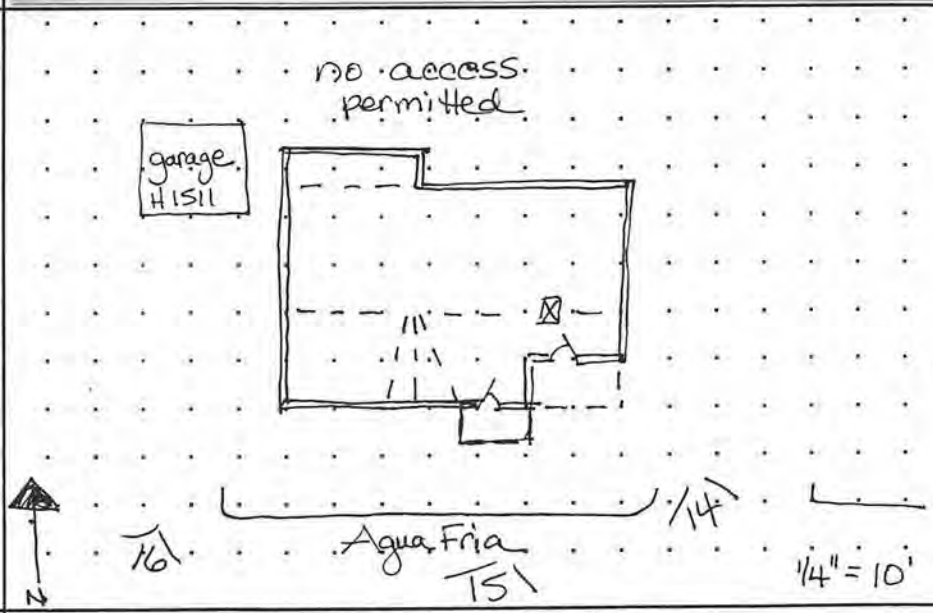
____ FAIR ____ DETERIORATED

BUILDING THREATENED?

____ YES X NO

PHOTO

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Downtown-Eastside HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 8/97 BY DB

NEGATIVES WITH NMHPD ROLL # DB9 NEG # 14 TO 16

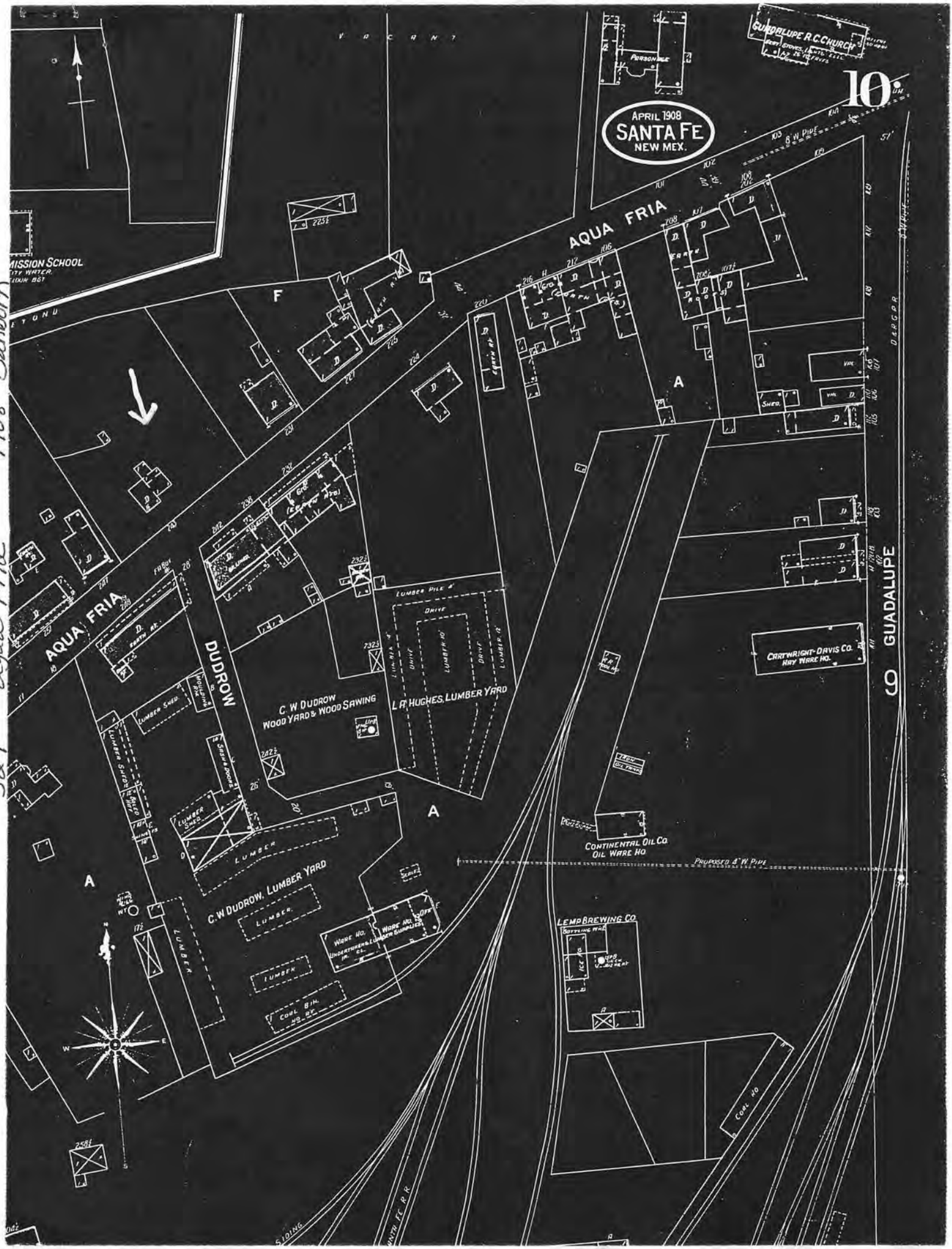
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	red (metal) tile roof with gables of various heights, gable horns, exposed rafters		
BUILDING WALLS	tan stucco/concrete		
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.)	20
DOORS	wood french		
WINDOWS	8 light wood casements in pairs and trios; picture windows		
PORCHES OR PORTALES	SE corner - shed roof, stucco piers S - gable roof, round arched opening		
ARCHITECTURAL DETAILS			
FENCES/WALLS	low stucco wall, S; wd plank fence SE		
SITE FEATURES			
OTHER/ COMMENTS	Garage - flat roof, one overhead door, one filled w/ window, wd wall. Connected to house by arched stucco gateway.		

ADDITIONAL PHOTOGRAPHS

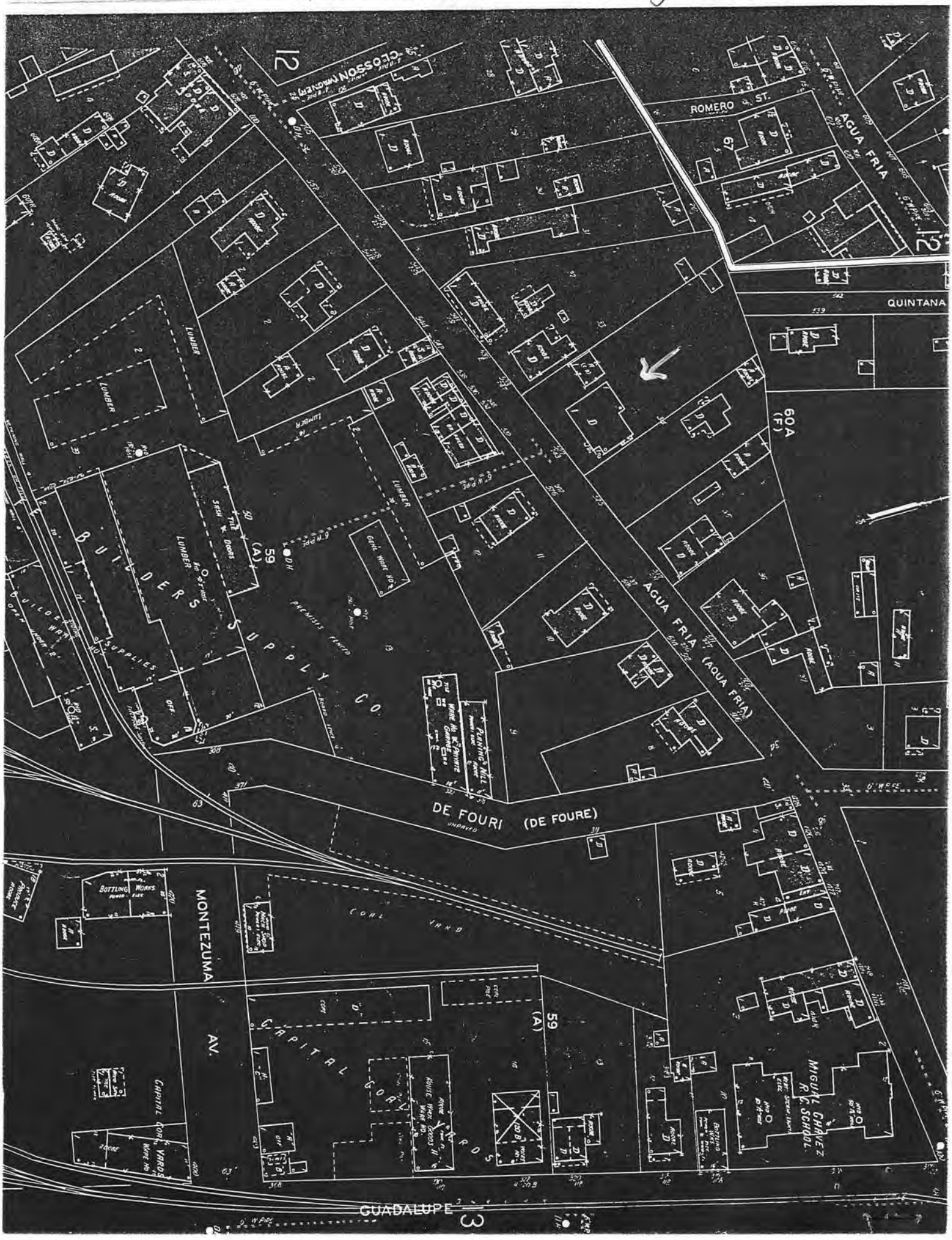
#16 SW

#17 SE



527 Aqua Fria 1908 Sanborn

1930 Sanborn 527 Agua Fria



building threatened? yes	surveyed date 6/85 by HMW	county SANTA FE	ID no. 051613581
field map SFHD #7	number 581	UTM reference zone 12 13 easting	northing

location description: 527 AGUA FRIA

city/town: SANTA FE

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

building name:

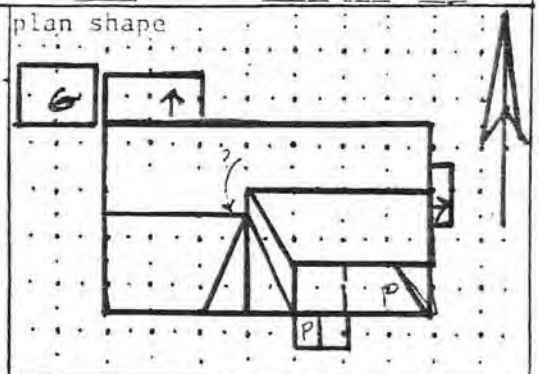
legal description: tnsp ___ N S range ___ E W sec ___ ___ ___

film roll: by SL no. SFHD #20

negative nos.: 35

loc. of neg.: HPB

plan shape



date of construction: PRE 1912 + estimate ___ actual

source:

use
present: residential
other:
historic: residential
other:

condition: ✓ excellent ___ good ___ fair ___ deteriorating

degree of remodeling: ___ minor ✓ moderate ___ major

describe: REAR ADDS, PORCH CHANGED.

surroundings: RES.

relationship to surroundings: ✓ similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ✓ of interest ___ none

if eligible, why? CONTRIB.

associated buildings? ___ yes

what type? SINGLE 2 CAR GARAGE.

if inventoried, list ID nos.

see back? ___ yes

style: MED. REV.

foundation material: CONC.

wall material/surface: ADOBE/ STUCCO

architectural features

MFG MISSION TILE RF W/ GABLE HOODS, EXP'D RAFTER ENDS, DIAMOND VENTS.

CORNER PORCH W/ STUCCO'D PIERS, SEMI CIRC. SGL UP DOOR. IN SMALLER FRONT PORCH ENTRY.

SLIGHT WD. CASM'TS, TAND, TRIMS.

2 LARGE MC WINDS ON W.

N.V. SHED ADDS @ REAR.

comments

A.C. KOCH BOUGHT THIS IN 1912 FROM C.W. DUDROW ESTATE. HE ADDED TILE RF IN 1920-25. HOUSE HAS CROWN @ REAR - N.V.

IT IS MED REV. FOR ITS RF, BUT OBVIOUSLY EARLIER CORE.

(KOCH'S DAUGHTER LIVES IN BACK @ 229 POLACO).

H151

building threatened? yes	surveyed date 6/85 by HMW	county SANTA FE	ID no. 051613581
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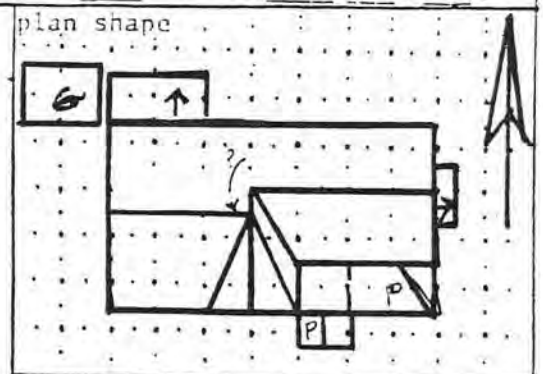

date of construction: PRE 1912 + estimate ___ actual

source:

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

condition: ✓ excellent ___ good ___ fair ___ deteriorating

degree of remodeling: ___ minor ✓ moderate ___ major

describe: REAR ADDS, PORCH CHANGED.

surroundings: RES.

relationship to surroundings: ✓ similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ✓ of interest ___ none

if eligible, why? CONTRIB.

associated buildings? ___ yes

what type? SHED 2 CAR GARAGE.

if inventoried, list ID nos.

see back? ___ yes

style: MED. REV.

foundation material: CONC.

wall material/surface: ADOBE/ STUCCO

architectural features

MT MISSION TILE REF/ STABLE HORNS., EXT'D RAFTER ENDS, DIAMOND VENTS

CORNER PORCH W/ STUCCO PIERS, SEMI CIRC. SGL DR DOOR. IN SMALLER FRONT PORCH ENTRY.

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(KOCH'S DAUGHTER LIVES IN BACK @ 229 POLARIS).

527 AGUA FRIA

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING APRIL - SEPTEMBER OF 1997. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAS NOT BEEN ADOPTED BY THE CITY COUNCIL. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 9/97.

PLEASE SEE HEATHER OR MARY FOR MORE INFORMATION OR CLARIFICATION.

527 Agua Fria

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 8/6/2025

Site Address: 527 Agua Fria

Property Owner of Record: NEIRIKA LLC

Proposed Construction Description: REMODEL

Applicant/Agent Name: Osage Design Studio / Richard Woodbury

Contact Person Phone Number: 505)629-5948

TOTAL ROOF AREA: 3,053

Zoning District: R-21

Overlay: □ Escarpment n/a
□ Flood Zone*
□ Other: _____

Submittals Reviewed with PZR:
☒ Legal Lot of Record □ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:
□ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector**
□ Visibility Triangle Required

Use of Structure: □ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes n/a

* Requires an additional review conducted by Technical Review Division
** Requires an additional review conducted by the Traffic Engineering Division.

Lot Coverage: 23.6 %
□Open Space Required: No

Setbacks:
Proposed Front: 13.3' Minimum: 7'
2nd Front? n/a
Proposed Rear: 128' Minimum: 15'
Proposed Sides: L 0.7 R 0.8 Minimum: 5'

Height: Proposed 18'-8" Existing
Maximum Height: _____ or
☒Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible n/a
Minimum: 3

Bicycle Parking:**
Proposed: n/a Minimum: _____
** Commercial Requirement

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Richard Woodbury
PRINT NAME
[□OWNER □APPLICANT ☒AGENT]

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Richard Woodbury (electronic signature) 8/6/2025
SIGNATURE **DATE**

To Be Completed By City Staff: 2025-011022-PAR

Additional Agency Review if Applicable:
□ Escarpment Approval by _____ Date: __/__/__
□ Flood Plain Approval by _____ Date: __/__/__
□ Traffic Engineering Approval by _____ Date: __/__/__
Notes: _____

Zoning Approval:
☒**Preliminary Approval** □**with conditions** □ **Rejected**
Comments/Conditions: Legal lot of record provided. Significant structure in setbacks pre-existing.

REVIEWER: Rachael Hammon **DATE:** 08/15/2025

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 20 November 2020