

H. NEW BUSINESS

1. **2022-005473-HDRB. 127 and 127 ½ E. DeVargas St.** Downtown and Eastside Historic District. Dale Zinn, agent for Robin and Mary Catherine Casey, proposes to construct a 240 sq. ft. free-standing storage building to height of 13'-0" (maximum allowable height: 18'-3") on a ~~noncontributing~~ contributing property. (Angela Schackel Bordegaray)

STAFF REPORT

127 and 127 ½ E. DeVargas Street is a .25-acre property in the Downtown and Eastside Historic District with two main buildings, one known as the "Cider Press," the other is a studio/storage building. Both structures currently are designated contributing. The property and buildings and north and east yard walls were The main house, known as the "Cider Press," was built as a one-bay garage in 1910. The owner added two adobe rooms and converted it into an apartment in the 1950s. Per the recent applicant-commissioned Historic Cultural Properties Inventory form (HCPI), the former garage was a square brick building "laid in an English pattern of alternating courses of headers and stretchers. Its north, south, and west walls are topped with a high parapet, obscuring a wire glass skylight. Capping the walls is a simple coping made of a course of rowlock bricks, topped with another row of headers. This construction is exposed along the west and south elevations." The Cider Press building style currently can be described as Spanish-Pueblo Revival Style with its flat roof and parapets, still topped with brick coping on its north, south, and west walls. The north façade has two projecting windows that were likely used for display when the building worked as antique shop and art gallery. The larger unit is boxed and holds four six-light easements. The smaller window has a single pane. The building overall features a combination of windows, including paired casements, single-hung, fixed casements, and sliding. The west elevation has a pair of swinging wood doors that now cover a bedroom window. The south elevation has one opening holding an older 2/1 wood sash window. The north (river-facing) elevation is stuccoed and has a few remaining paintings from the building's use as an antique shop.

The second building to the south of the Cider Press, the studio, was built in the 1960s as a storage room. It is a rectangular, flat-roofed, stuccoed building with a portal in the Spanish-Pueblo Revival Style. The north elevation has one window; there are no windows on the other elevations. The building faces west toward the New Mexico Supreme Court's parking lot.

There are several yard walls on the property that vary in height, mortar techniques, and vintage. The north side historic rock wall runs along the front of the Cider Press facing the Santa Fe River. The HCPI suggests it includes "pieces of sandstone bearing fossils and other anomalies." The northwest corner portion of the rock wall appears to have been

increased in height to about 5' in or around 1988. The east elevation low river rock wall also is historic.

The Cider Press building, and studio were designated contributing at the July 26, 2022 HDRB hearing. The farthest north and east low river rock yard walls were also designated as contributing at this hearing.

The “Cider Press Compound,” as the applicant refers to it, is a unique and curious group of historic structures sandwiched between two public institutional buildings, sited on the river to its north and a historically significant home to its south up a hill to East DeVargas Street (erroneously identified as the “Roque Tudesqui” building-see HCPI). In addition to meeting the historic preservation age threshold, the buildings and original low river rock walls continue to project a historicity through historic material, styles, building site pattern, and scale as an early 20th century settlement of multiple uses in downtown Santa Fe. It is uniquely sandwiched between public institutional buildings while continuing to function as a residence. The Cider Press building's boxed windows, remaining “Cider Press” sign, and faded murals remain character familiar to many generations of Santa Feans and visitors. Currently, the applicant proposes to:

1. Construct a free-standing 600 sq. ft. storage building at the southeast corner of the property. The new building will be Spanish-Pueblo Revival Style. The building will have a low slope roof, raised parapet, vigas, posts, and a double wood door.
2. Construct a portal similar to the existing studio. It will have round wood posts and squared wood beams that will be medium brown stained to be similar to Studio exposed wood. Under the portal will be a double wood plank wood door without trim. The opening will have a bullnosed detail. The doors will be finished in medium brown stain to match posts and beams (SW Chestnut Transparent Stain).
3. Construct a window feature with non-operable wood shutters to break up the blank wall effect on that side. Trim will match that of existing buildings, turquoise blue (SW Turquoise), wood will be stained medium brown, and stucco will match the existing Cider Press main building.
4. Stucco will match the existing Cider Press main building with cementitious El Rey Adobe.

No other changes to existing buildings and yard walls are proposed.

STAFF RECOMMENDATION

Staff recommended 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.

Ms. Piccarello noted for the record the case caption shows as *noncontributing* and it should be contributing.

Vice Chair Katz asked the Board to note the bottom picture with regard to the roof. He said it would come up again in a different case.

APPLICANT PRESENTATION

Dale Zinn, PO Box 756, was sworn. He said despite that people have been appointed to fill Chair Katz's seat, he is irreplaceable. He noted the actual square footage proposed is 240 square feet and the studio building adjacent is 600 square feet. He mentioned he had a small change and wanted to lower to 10' 6" to match the existing building. That gives a better building proportion without harming its usefulness.

Member Guida asked what will happen lowering the building to 10 feet, 6 inches.

Mr. Zinn said the portal has to come down as well.

PUBLIC HEARING

There were no comments.

BOARD DISCUSSION

MOTION: In 2022-005473-HDRB, 127 and 127 ½ E. DeVargas St., Member Bienvenu moved to approve the application pursuant to staff's recommendation and as revised and stated by the applicant tonight. The motion was seconded by Member Biedscheid.

Member Biedscheid requested a friendly amendment that the height the applicant mentioned is a reduction to 10' 6" and the applicant revises the drawing accordingly and submits to staff for approval prior to application for a permit.

Member Bienvenu accepted the amendment as friendly.

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

2. **2022-005631-HDRB. 342 Plaza Balentine.** Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Julia Platt and Zachary Leonard, owners, request a primary facade designation. (Carly Piccarello)



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005473--HDRB

Project Description: New construction of storage building

Project Location(s): 127 & 127 1/2 East DeVargas
Santa Fe, NM 87505

Contacts:

Applicant: Dale Zinn
SANTA FE , NM 87505

DFZINN49@gmail.com

Property Owner: Betty Caldwell Non-Revocable Trust

mgatcasey1@comcast.com
tawandaturtle2@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status: Contributing: Cider Press, Studio, N
and East rock walls Non-Contributing: False Contributing: True Significant/Landmark: False

Primary Elevations: Cider Press: north, west, east; Studio: West

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: see July 2022 HCPI (J. Murphey

Year of Construction: 1910 and 1960s

Project Type: Remodel

Historic Building Name: Cider Press

City of Santa Fe, New Mexico

memo

DATE: August 9, 2022

TO: Historic Districts Review Board Members

Angela Schackel Bordegaray Senior Planner, Historic Preservation Division

FROM:

Case # 2022-005473-HDRB

Address: 127 and 127 ½ E. DeVargas Street

Historic Status: Contributing

Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ District Standards & yard wall
& fence standards.

☒ Historic Inventory Forms

☒ Zoning Review Sheet

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

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.

BACKGROUND & SUMMARY:

127 and 127 ½ E. DeVargas Street is a .25-acre property in the Downtown and Eastside Historic District with two main buildings, one known as the “Cider Press,” the other is a studio/storage building. Both structures along with the low river rock north and east yard walls were designated contributing at the July 26, 2022 HDRB hearing. The board designated the Cider Press’ north, west and east elevations primary facades. The storage/studio building’s west façade was designated as primary as well.

The main house, known as the “Cider Press,” was built as a one-bay garage in 1910. The owner added two adobe rooms and converted it into an apartment in the 1950s. Per the recent applicant-commissioned Historic Cultural Properties Inventory form (HCPI), the former garage was a square brick building “laid in an English pattern of alternating courses of headers and stretchers. Its north, south, and west walls are topped with a high parapet, obscuring a wire-glass skylight. Capping the walls is a simple coping made of a course of rowlock bricks, topped with another row of headers. This construction is exposed along the west and south elevations.” The Cider Press building style currently can be described as Spanish-Pueblo Revival Style with a flat roof and parapets, still topped with brick coping on its north, south, and west walls. The north façade has two projecting windows that were likely used for display when the building worked as antique shop and art gallery. The larger unit is boxed and holds four six-light casements. The smaller window has a single pane. The building overall features a combination of windows, including paired casements, single-hung, fixed casements, and sliding. The west elevation has a pair of swinging wood doors that now cover a bedroom window. The south elevation has one opening holding an older 2/1 wood sash window. The north (river-facing) elevation is stuccoed and has a few remaining paintings from the building’s use as an antique shop.

The second building to the south of the Cider Press, the studio, was built in the 1960s as a storage room. It is a rectangular, flat-roofed, stuccoed building with a portal in the Spanish-Pueblo Revival Style. The north elevation has one window; there are no windows on the other elevations. The building faces west toward the New Mexico Supreme Court’s parking lot.

There are several yard walls on the property that vary in height, mortar techniques, and vintage. The north side historic rock wall runs along the front of the Cider Press facing the Santa Fe River. The HCPI suggests it includes “pieces of sandstone bearing fossils and other anomalies.” The northwest corner portion of the rock wall appears to have been increased in height to about 5’ in or around 1988. The east elevation low river rock wall also is historic.

The “Cider Press Compound,” as the applicant refers to it, is a unique and curious group of historic structures sandwiched between two public institutional buildings, sited on the river to its north and a historically significant home to its south up a hill to East DeVargas Street (erroneously identified as the “Roque Tudesqui” building-see HCPI). In addition to meeting the historic preservation age threshold, the buildings and original low river rock walls continue to project a historicity through historic material, styles, building site pattern, and scale as an early 20th century settlement of multiple uses in downtown Santa Fe. It is uniquely sandwiched between public institutional buildings while continuing to function as a residence. The Cider Press building's boxed windows, remaining “Cider Press” sign, and faded murals remain character familiar to many generations of Santa Feans and visitors.

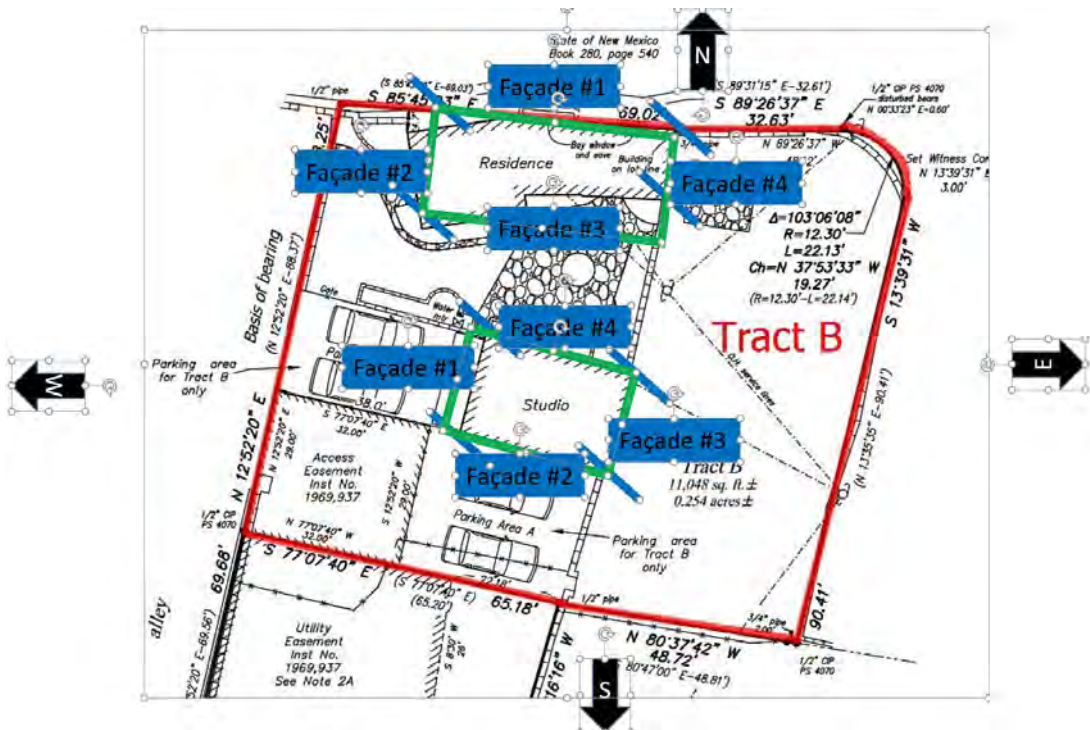
Currently, the applicant proposes to:

1. Construct a free-standing 600 sq. ft. storage building at the southeast corner of the property. The new building will be Spanish-Pueblo Revival Style with a portal similar to the existing studio. The building will have a low slope, flat roof and raised parapet. Portal will have round wood posts and squared wood beams that will be medium brown stained to be similar to the Studio’s exposed wood. Fenestration is a double wood plank wood door on west side under the portal will be bull-nosed without trim. The doors will be finished in medium brown stain to match posts and beams, color Sherwin Williams Chestnut Transparent Stain.

No other changes to existing buildings and yard walls are proposed.

FAÇADE DIAGRAM CIDER PRESS & STUDIO





BUILDING FAÇADE DIAGRAM



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

May 2, 2022

For HPD Office use only:			
HCPI No.	District No.	NRHP	SRCP
Criteria		A	B
		C	D
1. Name of property: Caldwell Property The Cider Press and Studio		2. Location: 127 and 127½ East De Vargas Street <i>Downtown and Eastside Historic District</i>	
		3. Local Reference Number: Santa Fe ID #: H-1583-1	
		4. County: Santa Fe Parcel # 99310857	
5. Property Type: ☒ Buildings: 2 ☒ Structures: Walls, multiple ☐ Site ☐ Object			
6. Date of Survey: May 27, 2022			
7. Previous Survey Date(s): ☒ Yes: July 8, 1993 ☐ No:			
8. Name of Project: HDRB status review			
9. Lat/Long: 35.684265,-105.9394696			
10. Photo Information: Robyn Powell, photographer. View of Cider Press (left) and Studio (right), facing northeast.			
11. Brief Description of the Property: A small 0.25-acre, roughly square-shaped property fronting the Santa Fe River and below the "Roque Tudesqui House" is the subject of this form. The two buildings on the parcel are a c.1910 brick garage with additions (later reworked into the Cider Press), and a c.1960s, mostly windowless storage building with a <i>portal</i> . The property is no longer associated with the Tudesqui tract. It historically links with James "Jimmie" Caldwell, a Texan and part-time Santa Fe resident who revamped the garage and erected the second building. The property includes several stone walls, with the one fronting its north side the most significant			
Continued on Page 5.			
12. Who uses the property? Residence and storage			
13. Construction Date: Date: Cider Press, c.1910, with 1950s additions; Studio, 1960s Known ☒ Estimated ☐ Source: aerial photographs, newspaper accounts, city directories, property records			
14. Setting: Suburban ☐ Rural ☐ ☒ Village ☐ Urban ☐ If Urban: Commercial ☐ Industrial ☒ Residential ☐ Public			
15. Relationship to Surroundings: ☒ Similar ☐ Dissimilar Comments: N/A			

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



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

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Robyn Powell

For: Dale F. Zinn, Architect

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

Owner: Betty R. Caldwell
Revocable Trust

Source: Office of the Santa Fe County Assessor, 2022

19. Is Property Endangered? ☒ Unknown ☐ No ☐ Yes How?

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

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

22. National or State Register:

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

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

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes
If yes: ☐ Significant ☐ Contributing ☒ Non-contributing: Cider Press and Studio ☒ No Status: walls
Per City of Santa Fe official designation map: reviewed June 10, 2022.

If 'yes', what is the name of the district? ☐ State ☐ National ☒ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																																	
6. Visible Construction Material: ☒ Adobe ☒ Brick ☐ Composition ☐ Concrete: Block ☐ Concrete: Cast Stone ☐ Concrete: Poured ☐ Earth Plaster ☐ Masonry: Simulated ☐ Metal: Corrugated ☐ Metal: Structural Siding ☐ Metal: V-Crimp ☐ Stone: Random Ashlar ☐ Stone: ☒ Random Coursed ☒ Stone: River Rock ☐ Stone: Rusticated ☐ Stone: Tabular ☒ Stucco: ☐ Tile: Clay ☐ Vinyl Siding ☐ Wood: Board and Batten ☐ Wood: Horizontal Siding ☐ Wood: Jacal ☐ Wood: Log ☐ Wood: Shingle ☐ Wood: Tongue and Groove ☐ Other: 7. Number of Stories: ☐ N/A Number: ☒ 1 ☐ 1½ ☐ 2 ☐ 2½ ☐ Other:				8. Foundation: ☐ N/A ☒ Not visible ☐ None ☐ At Grade ☐ Raised Materials: ☐ Concrete: ☐ Stone Other: Notes																																													
				9. Roof: ☐ N/A Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: Pitch: ☐ None ☐ Low ☐ Medium ☐ Steep Features: ☐ Eave: ☒ Parapets Materials: ☒ Asphalt ☐ Earth ☐ Composition shingle ☐ Metal: Pressed ☐ Composition Roll ☐ Metal: Corrugated ☐ Metal: Standing Seam ☐ Metal: V- Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle Other:																																													
10. Windows ☐ N/A		11. Doors ☐ N/A																																															
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Casement: paired</td> <td>Wood</td> <td>1</td> <td>1</td> </tr> <tr> <td>Casement: paired</td> <td>Wood</td> <td>6</td> <td>4</td> </tr> <tr> <td>Combination: casement & fixed</td> <td>Wood</td> <td>6-1</td> <td>1</td> </tr> <tr> <td>Single-Hung</td> <td>Wood</td> <td>2/1</td> <td>1</td> </tr> <tr> <td>Fixed</td> <td>Wood</td> <td>1</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Wood</td> <td>1-1</td> <td>1</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement: paired	Wood	1	1	Casement: paired	Wood	6	4	Combination: casement & fixed	Wood	6-1	1	Single-Hung	Wood	2/1	1	Fixed	Wood	1	1	Sliding	Wood	1-1	1	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Plank</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>Plank w/Light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Double</td> <td>Outswing Garage</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>				Type	Style	Material	Number	Single-Leaf	Plank	Wood	1	Single-Leaf	Plank w/Light	Wood	1	Double	Outswing Garage	Wood	1
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12. Chimneys One: at wall, south elevation, Cider Press		13. Porches ☐ N/A Type: ☐ Entry ☐ Partial-Width ☒ Full-Width ☐ Wrap																																															
14. Other Significant Features N/A																																																	
15. Modifications: ☒ ☐ No known modifications																																																	
#1 Date: c.1950s; additions to garage and removal of frame add-on; Sanborn maps and aerial photographs #2 Date: 1985; alterations to Cider Press; extent unknown; building permit #3 Date: Post-1988; addition of multiple walls; property survey and aerial photographs																																																	

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style

Not Applicable

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

Notes:

Other: Vernacular

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

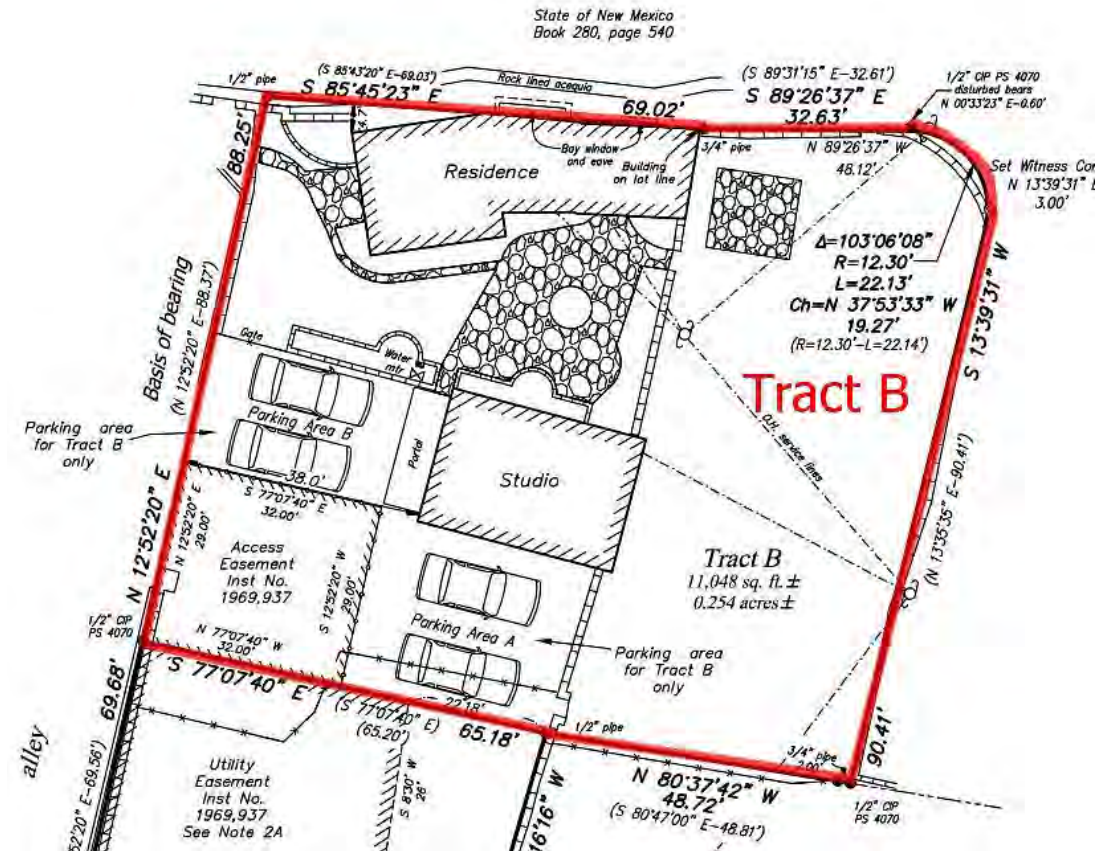
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19. Site Plan: Portion of 2021 boundary survey. Red lines added by author. Courtesy Sierra Land Surveying, Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property:		2. Location:		3. Local Reference Number:	
Caldwell Property The Cider Press and Studio		127 and 127½ East De Vargas Street Downtown and Eastside Historic District		Santa Fe ID #: H-1583-1	
				4. County: Santa Fe	
				5. Date of Survey: May 27, 2022	

Architectural Description Continued

Setting

The subject tract sits along the Santa Fe River, fronting a linear park constructed by the Civilian Conservation Corps between 1933 and 1940 and revamped by the state in the 1950s (Photo 1 & 2). The park's walkway, passing right in front of the property, inspired Caldwell to convert an old garage into a commercial venture.

The 1964 addition to the New Mexico Supreme Court Building, designed by W. C. Kruger & Associates, forms the west view. On the east is the parking lot of the State Land Office Building (1960), designed by the same firm. South and up a slope is the "Roque Tudesqui House." The two study buildings sit on sandy, level land enclosed by low stone walls.

Cider Press¹

Garage

At roughly 1,083 square feet, the riverside building was constructed in c.1910 as a one-car garage. Its then owner, Samuel G. Cartwright, was one of the first in Santa Fe to own an automobile. He promoted good roads as the president of the Santa Fe Chamber of Commerce. Two adobe rooms were added to the building by Caldwell in the c.1950s to create an apartment.

The garage, roughly a square, is constructed of brick laid in an English pattern of alternating courses of headers and stretchers. Its north, south, and west walls are topped with a high parapet, obscuring a wire-glass skylight. Capping the walls is a simple coping made of a course of rowlock bricks, topped with another row of headers. This construction is exposed along the west and south elevations (Photos 3 & 4).

Historically, a pair of swinging wood doors on the west side opened to admit an automobile (Photo 4). Currently, they cover a bedroom window. The south elevation has one opening holding an older 2/1 wood sash window (Photo 3). A segmental brick header and sill frame the opening. The north (river-facing) elevation is faced with stucco, with a few relict paintings from the building's use as an antique shop (Photo 7).

¹ Current owner refers to this structure as the "Casita."

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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The Cider Press and Studio		Downtown and Eastside Historic District		4. County: Santa Fe	
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Addition

Attached to the garage's east wall are two small adobe rooms, constructed in the 1950s for Caldwell's gardener. The telescoping appendage has the appearance of antiquity, with its sculptural shape, rounded parapets, and rustic vigas (Photo 5). But from Sanborn Fire Insurance maps, it didn't exist before 1948 (Figure 3). The south elevation opens to a flagstone patio and contains a small window and the entry, which holds a wood plank door.

Its east side sits on a low stone wall (Photo 6). It includes one opening holding a combination casement and fixed unit. The main façade, facing the park walkway, also has a river stone base. This public façade has two projecting windows that — judging by their design — were likely used for display when the building worked as antique shop and art gallery (Photo 7). The larger unit is boxed, and holds four six-light casements. The smaller window has a single pane. The larger window appears on a 1973 aerial photograph (Figure 6).

The building currently contains an apartment consisting of a bedroom, living room, kitchen/dining area, and bathroom.

Studio

Situated behind the Cider Press building, to the south, is a rectangular, flat-roof structure called the Studio (Photo 8). Constructed after 1958, the rectangular-plan building is arranged on a roughly east-west axis (Figures 4 & 5). At 682 square feet, it encloses a single room once used to house a gun and doll collection.

The building faces west onto a parking court, with a minimal façade consisting of a single, centered opening fitted with a diagonal board door. Sheltering this is a heavy-looking portal. The structure rests on a continuous beam supported by end posts. Across its parapet are ghost markings of removed vigas. Its floor is made of poured concrete.

The north elevation has one window (Photo 9); the remaining elevations are without openings (Photo 10). The south elevation ties into a low stone wall. The Studio is finished with smooth cementitious stucco in the buckskin tone.

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

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Walls

Stone walls of various heights, mortar techniques, and vintages border the parcel on all four sides. All of the walls are made of river stone or rubble, arranged in irregular courses.

The roughly 40' long wall forming the west side of the Cider Press postdates 1988 (Photo 11). The stuccoed block wall edging the north side of the Studio additionally postdates 1988 (Photo 8). The east wall connecting the Studio to the Cider Press is older but likely postdates 1958 (Photo 10) (Figure 4). The stone wall at the northwest corner of the property is shown on a 1958 aerial, but appears to have been increased in height (Photo 12).

Of the most interest are sections of stone walls running along the north edge of the 1950's Cider Press addition.² These disparate sections maintain a roughly 5' height (Photo 7). They include pieces of sandstone bearing fossils and other anomalies, suggesting older construction.

Historical Overview

Introduction

As documented by local historian Corinne Sze in a report prepared in 1998 for the Historic Santa Fe Foundation, the supposed "Roque Tudesqui House," comprising 129-135 East De Vargas Street, is a myth-made attribution, disguising a complicated history of land transactions. The buildings under study have nothing to do with Tudesqui and are not even part of his posthumously named home. Instead, they are the handiwork of a Texan, James "Jimmie" Caldwell, who, in the 1950s, turned an old brick garage into a residence for his gardener and later an antique shop (the Cider Press). Nearby, he erected a building (the Studio) to jointly hold his gun collection and a collection of dolls held by his love interest, Lois Kennedy.

² The stone walls may have predated the addition.

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Caldwell Property The Cider Press and Studio		127 and 127½ East De Vargas Street Downtown and Eastside Historic District		Santa Fe ID #: H-1583-1	
				4. County: Santa Fe	
				5. Date of Survey: May 27, 2022	

Area Overview – Barrio Analco

The buildings, with a more of a river than street orientation, stand at the bottom of a residential lot that was once almost a separate city, historically comprised of homes of enslaved and allied Mexican Indians.

Typical of Mexican cities, Santa Fe, in its colonial period, had a separate neighborhood — a barrio — for its servants. Identified on Urrutia's 1766 map as *Pueblo ó Barrio de Analco*, the string-like community south of the Santa Fe River was believed to have been settled by Náhuatl-speaking Mexican Indian auxiliaries.

"Analco" itself is from the Náhuatl language, meaning "from the other side of the river." The specific ethnic makeup of Santa Fe's Indian barrio is unknown but assumed to have been indigenous allies originating near Mexico City.³

Puebla City, Mexico, had an earlier "barrio analco." In that colonial city, a priest had segregated Indians to a barrio with a separate parish church.⁴ Similar Indian barrios, each with the name "analco," were established in Guadalajara, Zacatecas, Durango, and Oaxaca. In Santa Fe, the barrio was one of the city's most unique features, and it became the target of both preservation and destruction. For the most part, it has been erased.

The best record of Santa Fe's Barrio de Analco comes from Alonso de Benavides, a Portuguese Franciscan missionary who visited the villa in the 1620s. Benavides estimated Santa Fe's population at 1,000, composed of 300 Spanish and Mestizo people, with 700 Indians "in their service."⁵

Benavides went on to describe a tribute system, in which Indians paid each house a manta or blanket of cotton cloth and a fanega of corn every year, with which the "needy Spaniards sustain themselves."⁶ The missionary observed that the Spanish used "great

³ Enrique R. Lamadrid, "Tlaxcalans in New Mexico: Fading Traces, Contested Legacies," *New Mexico Historical Review* (Vol. 91, No. 2, Spring 2016), 150.

⁴ Norma Leticia Ramírez Rosete, Nilsen Pamela Arana Somuhano, and María Lourdes Guevara Romero, "Participative Management Model for Humanize the Public Spaces: Analco Neighborhood, Historical Center of Puebla, Mexico," *Bitacora Urbano Territorial* (Vol. 29, No. 1, April 2019), 45.

⁵ Alonso de Benavides, Translated by Emma Augusta Ayers, *The Memorial of Fray Alonso de Benavides, 1630* (1916; reis., Albuquerque: Horn and Wallace, 1965), 23.

⁶ Ibid., 22.

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rigors” to keep the Indians in line. The barrio had its parish church — the present reconstructed San Miguel Chapel — and a ministry for the sick and needy.

A Steady Turnover

Following American Conquest, the area attracted foreign traders and others who found a built environment of homes and fertile fields, ready to improve. Roque Tudesqui, an Italian-born jeweler, watchmaker, and pawnbroker, acquired the subject property before the Americans arrived.⁷ He quickly sold it to Juan Nepomuceno López and his wife, María Rita Sandoval, who had other properties in the barrio.⁸

They held on to it for about ten years and sold it in 1851, leading to a steady turnover of owners, including investors in the Exchange Hotel (future La Fonda). The property continued to change hands — acquired and sold by an assortment of Anglos and Hispanics.

In 1895, one of the investors, William L. Jones, sold the land to Bertha L. Cartwright, wife of Samuel Cartwright.

Cartwright, an Iowa native, was the half-owner of Cartwright and Brothers, a successful wholesale grocery business. He made the first improvement to the subject property with a brick, one-bay garage constructed between 1908 and 1913, and likely in 1910 when newspaper accounts reported he owned one of the first automobiles in Santa Fe (Figures 1 & 2). At the time of his death in 1923, the house had grown to nine rooms, including two bathrooms, and been updated with modern conveniences: a tin bathtub, electric lights, and the brick garage.⁹

The 1920 federal census, recorded three years before his death, documented the home’s occupants. The household included Samuel and his brother and business partner, Hiram B. Cartwright, three of Samuel’s children, ranging in age from 21 to 27, a daughter-in-law, a grandchild, and a 28-year-old “servant,” Julia Vigil.¹⁰

⁷ Corinne P. Sze, “History of the ‘Roque Tudesqui’ House, 131 and 135 East De Vargas Street, Santa Fe, New Mexico,” Prepared for the Historic Santa Fe Foundation, 1998, [1](#).

⁸ Ibid., 7.

⁹ Ibid., 8.

¹⁰ United States Census, 1920, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 18A; Enumeration District: 127.

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The Cider Press and Studio		Downtown and Eastside Historic District		4. County: Santa Fe	
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James and Elizabeth Caldwell

In 1939, Bertha Cartwright deeded the property to James Caldwell, a Texas native. Caldwell would have the most impact on the subject parcel and two its buildings.

James Alonzo Caldwell, Jr., was born on July 21, 1894, in San Angelo, Texas, a railroad transportation hub along the Concho River in the western part of the state.¹¹ His father, James Alonzo, Sr., and mother, Alice Shearin, were both of Kentucky background and likely represented the mid-19th century settlement of Texas by Southerners. His father, as a farmhand, moved the family around West Texas.

His son was ambitious and, in 1912, was selected as a second alternative to attend the United States Naval Academy in Annapolis, Maryland.¹² Ultimately not selected, he started to race and sell motorcycles — remembered by the family as Harley-Davidsons — in Amarillo. Based on newspaper advertisements, he probably hawked Indian motorcycles for the Amarillo Motorcycle Company, owned by T. M. Caldwell, a probable relation.¹³

By the 1920s, Caldwell had moved on to selling tractors and implements. One family story holds that Caldwell sold a load of tractors to Pancho Villa.¹⁴ A Spanish-language biography of Villa confirms the story, saying that as a representative of the Kibbe Tractor and Implement Company, Amarillo, Caldwell had sold the former revolutionary ten heavy-duty tractors.¹⁵ In April 1992, Caldwell journeyed to Villa's farm, *Hacienda de la Limpia Concepción de Canutillo*, to train his laborers and sharecroppers.

With this adventure over, Caldwell returned to Amarillo, put his motorcycle up for auction¹⁶, and in 1923 married Mary Elizabeth Laird, a Dallas native. The couple lived in Dallas, where James worked as a salesman for the Dorsey Company, a printing company

¹¹ Biographical information on Caldwell was drawn from various sources, including public records, census enumerations, newspaper accounts, and contextual secondary sources.

¹² "Annapolis Appointments," *Fort Worth Record and Register*, August 16, 1912, 2.

¹³ The 1920 census recorded Caldwell living his uncle, L. Degenhardt, a German descendant who sold motorcycles; United States Federal Census, Year, 1920, Census Place: Amarillo, Potter, Texas; Roll: T625_1837; Page: 11B; Enumeration District: 203.

¹⁴ Sze, "History of the 'Roque Tudesqui' House," 9.

¹⁵ Paco Ignacio Taibo, III, *Pancho Villa: Una Biografía Narrativa* (Ciudad de México, Planeta, 2006), 777.

¹⁶ "Public Auction Sale," *Amarillo Daily*, April 12, 1922, 2. Auctioned occurred May 5-6, 1922.

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specializing in government work. Established in 1884 as the Dorsey Company Stationers, it was one of the largest printing businesses in Texas.

While still living in Dallas, where he would maintain a home until his death, Caldwell purchased the Santa Fe riverfront property. Based on a Sanborn map, at some point before 1948 he added a small frame dwelling to the south of the garage (Figure 3). Before moving to Santa Fe, Caldwell had split the old Cartwright home into three apartments.

As captured in the 1950 census, James, then going by “Jimmie,” 55, lived in Apartment #2, and in Apartment #3 lived his longtime mistress, Lois Kennedy, 32. Kennedy was a stenographer, originally from Putman, Texas.¹⁷

In Santa Fe, Caldwell continued to work for the Dorsey Company, representing a sales territory stretching from Texas to New Mexico. In 1956 in an attempt to gain local clients, he hosted an evening soiree at La Fonda for the New Mexico Association of County Officials, plying more than 200 guests with cocktails and live music.¹⁸

A Riverside Store

In the early 1950s, Caldwell converted the old Cartwright garage into a small commercial venture. Before that, he had added two adobe, cell-like additions to its east end as quarters for his gardener, Juanito.¹⁹

Through the work of the CCC in the 1930s, the downtown stretch of the Santa Fe River had developed into a linear urban state park — potentially the first of its type in the West. While no San Antonio River Walk, the paths on both sides of the river drew both locals and tourists. It was only natural that the former garage, fronting directly on the south walkway, would be seen as an asset. In 1946, Caldwell filed a quit claim to get back the land that had been donated in 1934 to create the park walkway.²⁰

¹⁷ United States of America, Bureau of the Census; Washington, D.C.; Seventeenth Census of the United States, 1950; Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Sheet Number: 2; Enumeration District: 26-22.

¹⁸ “Caldwell Fetes County Officers,” *Santa Fe New Mexican*, May 29, 1956, 3.

¹⁹ Sze, “History of the ‘Roque Tudesqui’ House,” 9.

²⁰ “Caldwell Claim Studied by AG,” *Santa Fe New Mexican*, May 4, 1946, 1.

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From the newspaper advertisements, the Cider Press, as it would be called, opened in the summer of 1952. Advertised as “On the River,” the small shop sold antiques: china, lamps, old glass, and iron and copper wares.²¹ Informally going by Lois’ Antiques, it was run by Lois Kennedy. Jointly, they operated the Cider Press for 18 years. The shop had a vague seasonal schedule and at times met controversy for flying the Texas state flag.²²

Based on aerial photographs and family memory, Caldwell added what is called today the Studio, south of the antique shop, in the 1950s. The small building was designed as a museum for his antique gun collections and Lois’ vintage dolls.

After retiring in 1967, Caldwell moved to Santa Fe, living there on a more regular basis. He closed the Cider Press and put it up for sale. He only lived in the De Vargas Street apartment for two years before his death in 1969.

The riverside store continued to operate, now as the Cider Press Antiques. Running the business were Jack and Helen Bennett. Jack Bennett, a Kansas native, had once played for the New York Yankees farm team.²³ In the mid-1970s, the store expanded, taking on a new role as an art gallery.

It went by the hyphenated name, Gene Pacheco-Cider Press Gallery, reflecting its dual use as an art gallery for Santa Fe painter Gene Pacheco. Pacheco used the space as both his studio and gallery.²⁴

Remodeled in 1985, the Cider Press continued operating until the late 1980s, when Jack Bennett retired. For years after, the building sat idle, with its mural of a cider press worker slowly fading.

1964, Jimmie Caldwell deeded the property to his daughter Betty Caldwell. Born in Dallas in 1931, Betty Ruth Caldwell graduated from Louisiana State University as a French major and later attended the University of Grenoble (Université Grenoble Alpes) under a Fulbright scholarship. She taught French in New Orleans at Loyola University and St. Mary’s Dominican College. In New Orleans, she met Norma Kearby, a doctor. The life partners were married in 2004.

²¹ Advertisement, *Santa Fe New Mexican*, July 27, 1952, 8.

²² “New Mexico is Not Under Texas Flag,” *Santa Fe New Mexican*, November 5, 1958, 10.

²³ “Jack Bennett,” *Santa Fe New Mexican*, June 6, 1996, B-3.

²⁴ “Gene Pacheco,” *Santa Fe New Mexican*, November 12, 1996, B-2.

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Betty Caldwell managed the property until her death in 2014. During this period, the lower half of the property (Tract B), containing the Cider Press and Studio, was separated from the upper half (Tract A), comprising the old “Roque Tudesqui House.” Tract B is currently under the ownership of the Betty R. Caldwell Revocable Trust.

Evaluation of Historical Status

At over 50 years of age, both the Cider Press and Studio meet the minimum threshold for Contributing Structure status.

The Cider Press holds additional significance as an example of an early garage converted to commercial use. With its whimsical façade, the business was a mainstay along the Santa Fe River parkway for nearly 50 years. Its addition, on the south elevation, communicates admirable elements of the Pueblo Revival style. The Studio is not much of a building, consisting of a rigid stuccoed box with two openings — still, it associates with Caldwell’s modification of the property. The collection of walls varies in age and craftsmanship. The presumed oldest section, fronting the Cider Press addition, has the most significance.

Following this reasoning, the Cider Press is recommended for an upgrade in status to Contributing Structure. Its north, west, and south elevations are suggested as primary facades in that they communicate either architectural interest or historical association.

The Studio is additionally recommended for Contributing Structure status, with its west elevation — its only façade — suggested as primary.

The stone wall framing the north side of the Cider Press addition is also recommended for Contributing Structure status.

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Illustrations



Figure 1: 1908 Sanborn Fire Insurance Map.
No buildings indicated.

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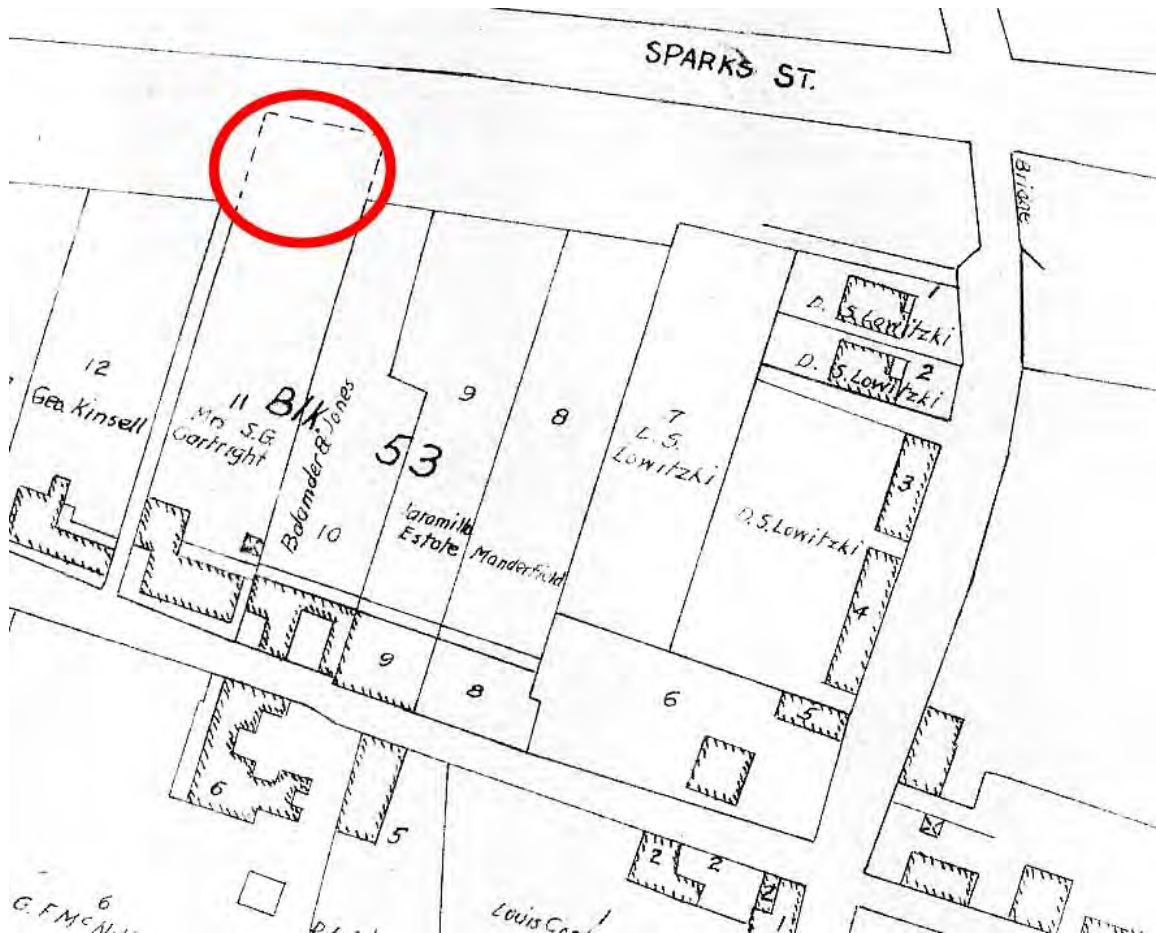


Figure 2: 1912 N. L. King, "Map of the City of Santa Fe."
No buildings indicated.

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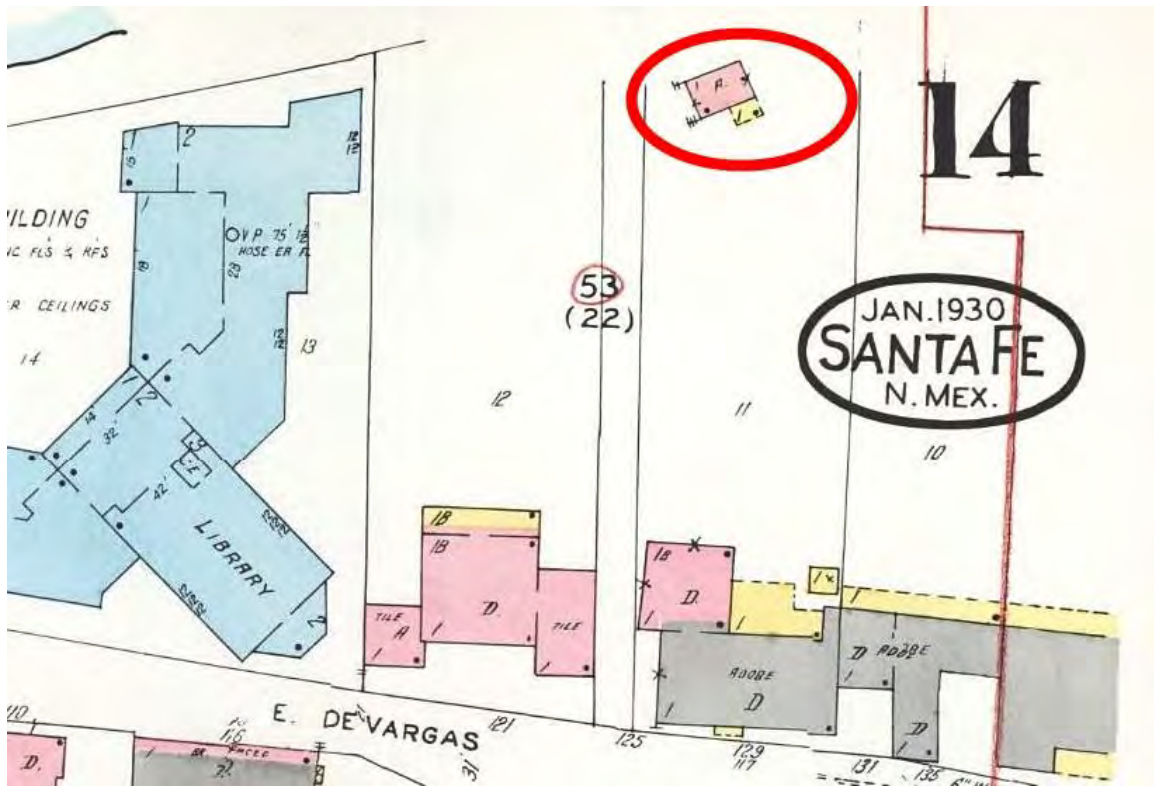


Figure 3: 1930/1948 Sanborn Fire Insurance Map.
Garage with frame addition.

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Figure 4: November 10, 1958, aerial photograph.
Cider Press with additions; Studio not present.

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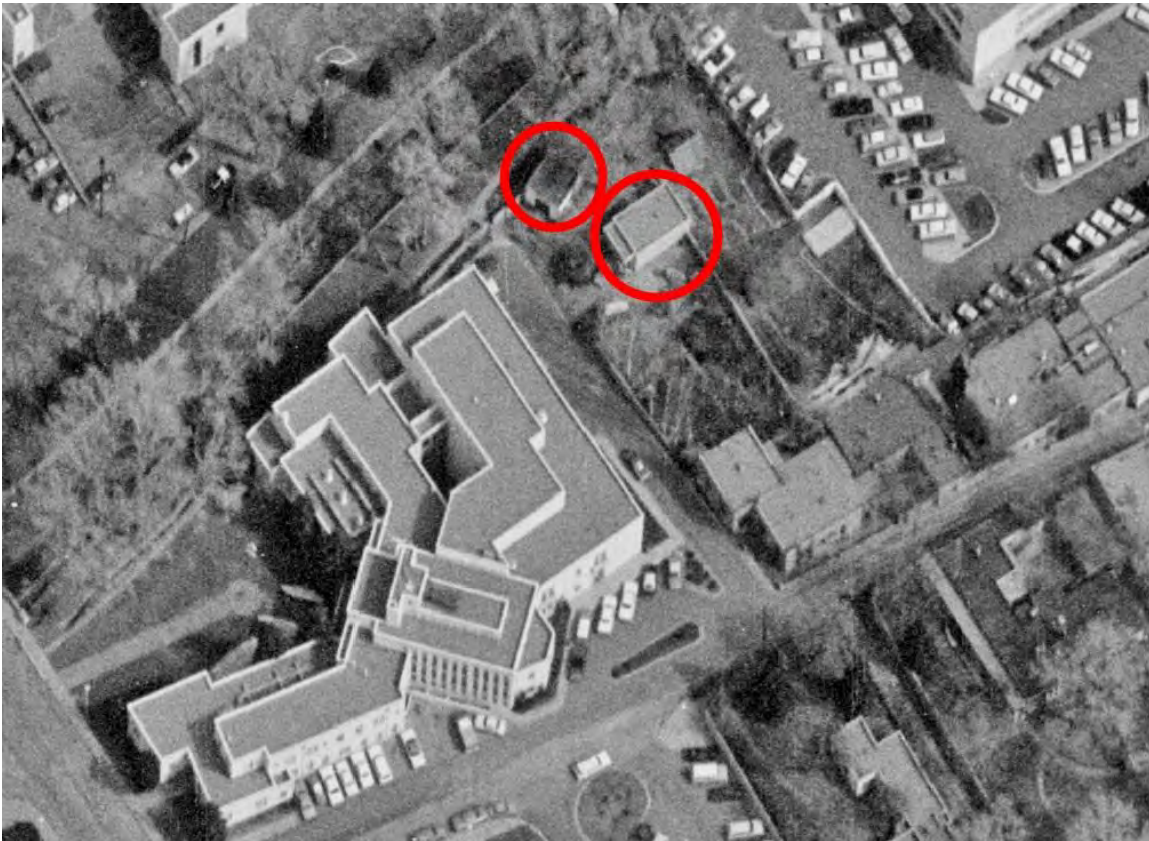


Figure 5: February 2, 1968 aerial photograph.
Cider Press and Studio circled.

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Figure 6: May 11, 1973, aerial photograph.
Close view of Cider Press and Studio.

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Survey Photographs

(All images taken by Robyn Powell on, May 27, 2022, unless otherwise noted)



Photo 1: View of property from Alameda.
Camera facing southeast.



Photo 2: View of property from state park.
Camera facing southeast.

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**Photo 3: View of Cider Press, south elevation, original garage portion.
Camera facing north.**



**Photo 4: View of Cider Press, west and south elevations, original garage portion.
Camera facing northeast.**

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Photo 5: Cider Press, south elevation, c.1950s addition.
Camera facing north.



Photo 6: Cider Press, east elevation, c.1950s addition.
Camera facing west.

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Photo 7: Cider Press, north elevation, full façade.
Camera facing southwest.



Photo 8: Studio, west (front) elevation.
Camera facing east.

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Photo 9: Studio, north elevation
Camera facing southeast.



Photo 10: Studio, south and east elevations.
Camera facing southwest.

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Photo 11: Post-1988 stone wall in front of Cider Press.
Camera facing east.



Photo 12: Potentially older stone wall at northwest corner.
Camera facing south.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 5/23/2022
Property Owner of Record: BEITH CALDWELL TRUST
Applicant/Agent Name: DALE F. ZINN
Contact Person Phone Number: 505 - 920-5573

Site Address:

127 EAST DE VARGAS

Proposed Construction Description:

STORAGE SHED

TOTAL ROOF AREA:

Zoning District: BCD BAR

Lot Coverage: 16.4 %

☐ Open Space Required: _____

Overlay: ☐ Escarpment

☐ Flood Zone*

☒ Other: HISTORIC DOWNTOWN

Setbacks:

Proposed Front: 70 Minimum: 20

2nd Front?

Proposed Rear: 18 Minimum: 15

Proposed Sides: 82 R 5 Minimum: 5

Height: Proposed 14 MAX

Maximum Height: 24 or

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

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 NA

Parking Spaces:

Proposed 5 Accessible 0

Minimum: 4

Bicycle Parking**:

Proposed: _____ Minimum: _____

** Commercial Requirement

* Requires an additional review conducted by Technical Review Division.

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

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

DALE F. ZINN

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.

SIGNATURE

DATE

5/23/2022

To Be Completed By City Staff:

Additional Agency Review if Applicable:

2022-005388-PAR

☐ Escarpment Approval by _____ Date: ____/____/____

☐ Flood Plain Approval by _____ Date: ____/____/____

☐ Traffic Engineering Approval by _____ Date: ____/____/____

Notes: _____

Zoning Approval:

☒ Preliminary Approval ☐ with conditions ☐ Rejected

Comments/Conditions: _____

REVIEWER: Lani J McCulley

DATE: 05/24/2022

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

June 15,2022

Angela Shackle, Senior Planner
City of Santa Fe
Building Historic Preservation Division

200 Lincoln Ave
Santa Fe, Nm 87501

Re: Proposed Storage Building at 127 East de Vargas. (Formerly 129 Agua Fria)

Dear Angela,

Please let this stand as the application letter for a free-standing Storage structure on the above site.

My firm has been retained to represent the Betty Caldwell Irrevocable Trust , in matters pertaining to the design and construction that is proposed for property at 127 East De Vargas . This application pertains solely to the construction of a small new storage building detached and distances from Existing potential Historic Structures and features on that property .

The building is no more than 13-0" high and will separated from other structures by at least 10-0"

No potential historic stone walls are affected in this proposal.

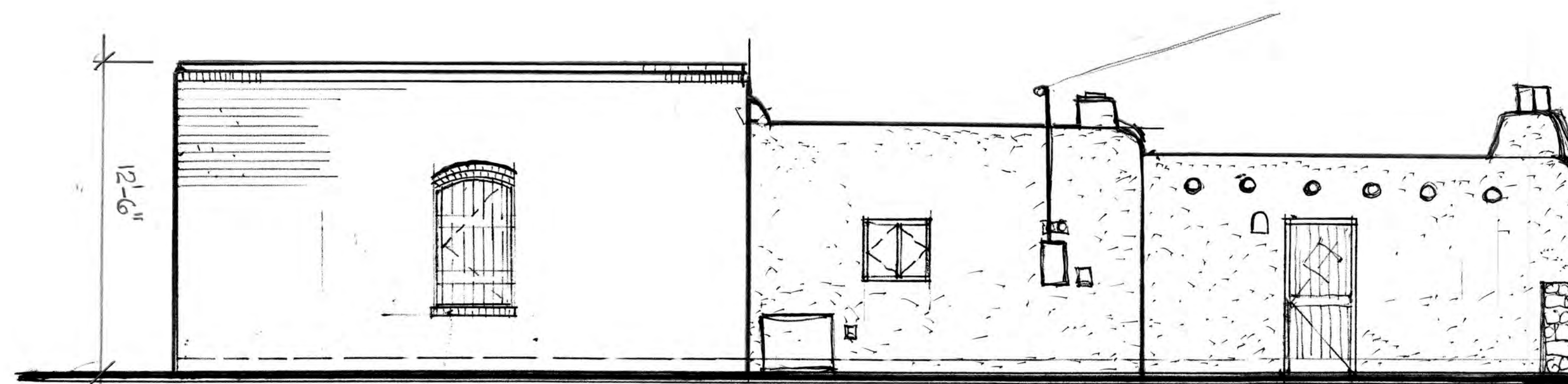
- The building wil be a 6" frame constructed pueblo revival design with a small porch with details that echo those on the existing studio structure. There is a wood shutter " window" on the north elevation to break up the blank wall effect on that side.
- Colors are as shown in the submitted photo color key.
stucco to match existing, turquoise blue to match existing .
- Medium brown stain to match existing on storage structure.

JI have developed a separate set of floor plans and elevations and site photos to be considered for this project alone . Sorry for the confusion , there was a scanning error. that gave you the wrong application letter.

Sincerely Yours

Dale F Zinn Dale F Zinn and Associates Architects NM # 940

For Betty Caldwell Irrevocable trust, Owner.



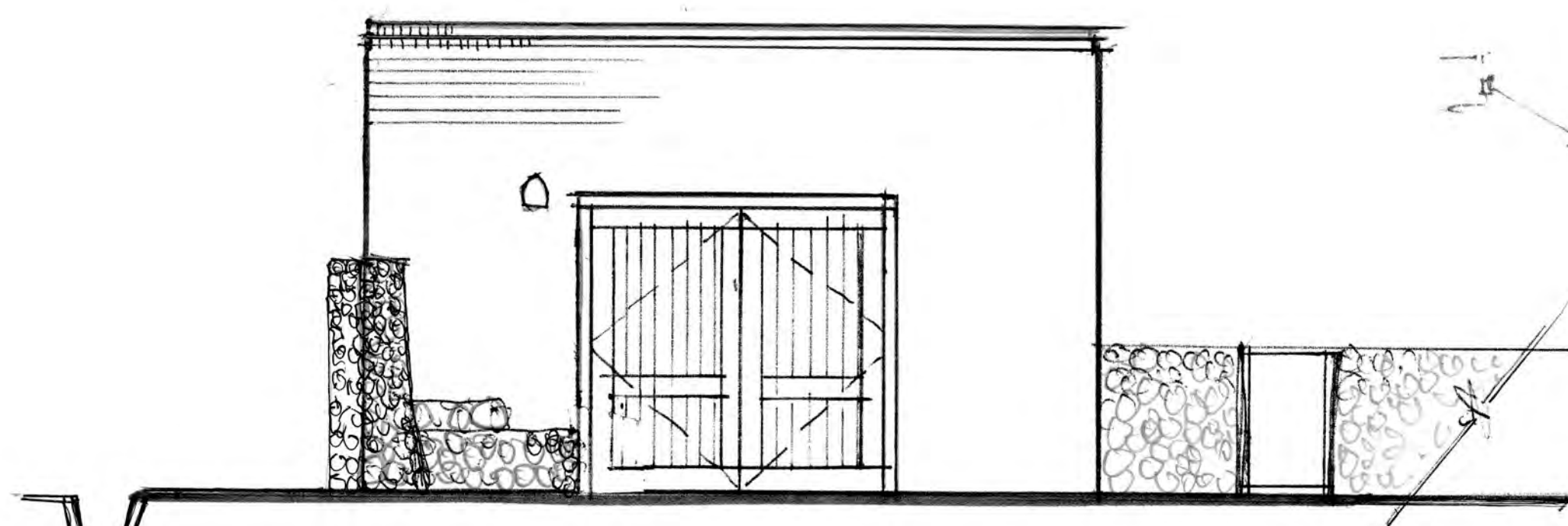
South Elevation

1/4" = 1'-0"



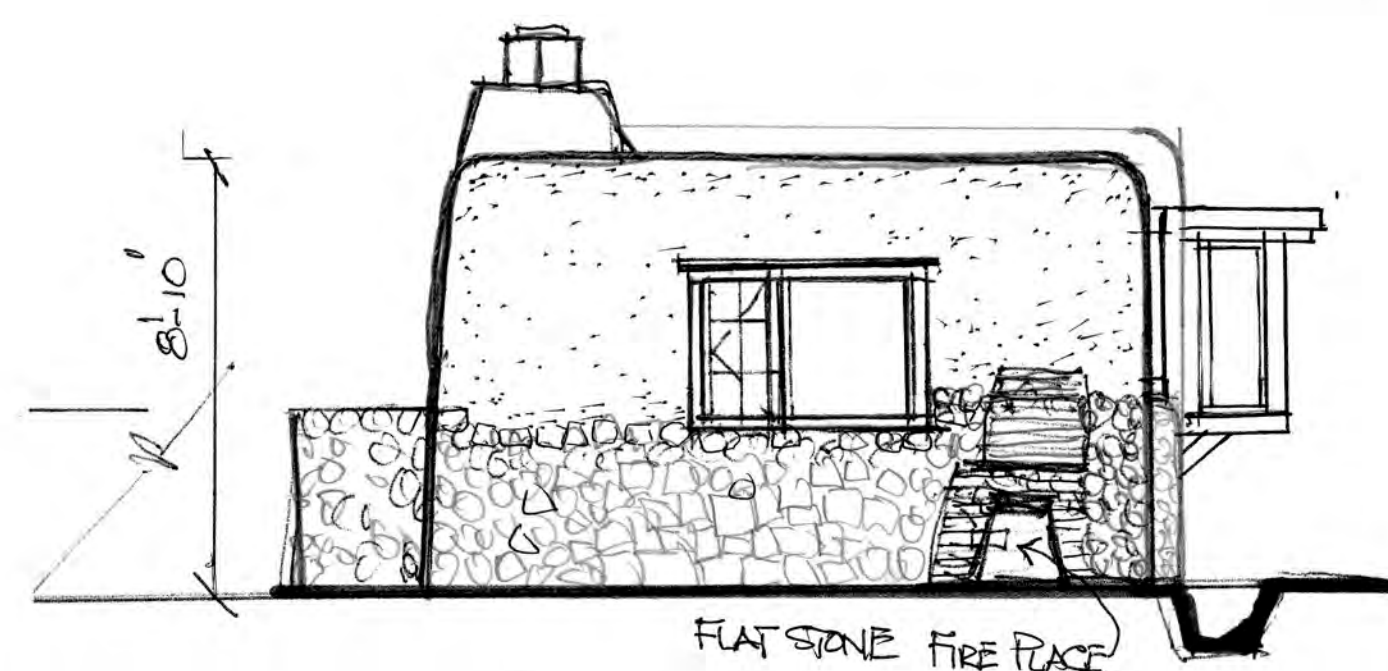
North Elevation

1/4" = 1'-0"



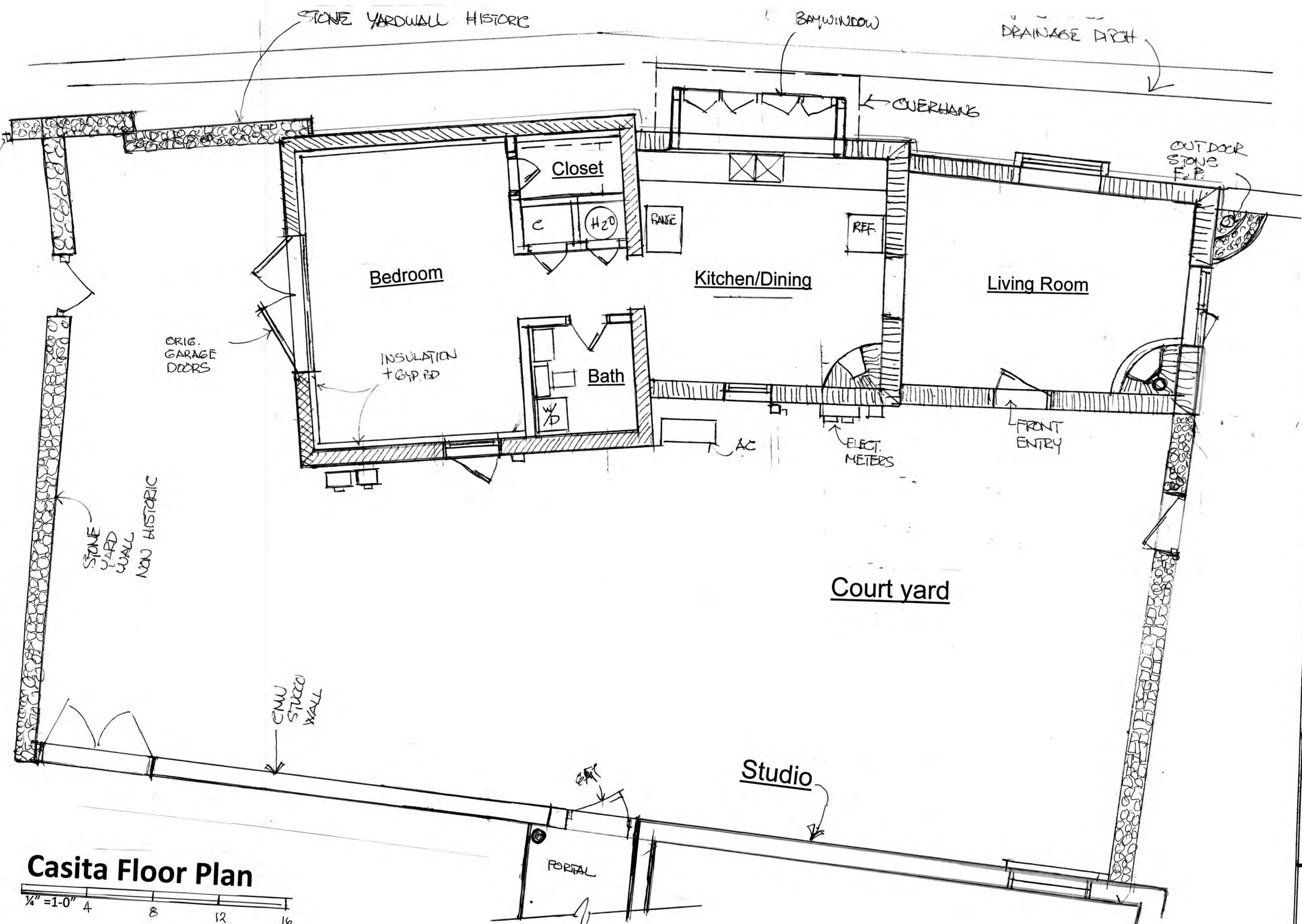
West Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"



Casita Floor Plan

1/4" = 1'-0" 4 8 12 16

Dale F. Zinn and Associates, Architects

P.O. Box 756
Santa Fe, New Mexico 87504
(505) 982-8690
DFZinn@aol.com

Cider Press Compound

RESIDENCE
127 EAST DEVARGAS
SANTA FE COUNTY
SANTA FE, NEW MEXICO

Cider Press Casita
Drawings as Built

DATE: 05/05/2021

LA

DZ

DRAWN BY:

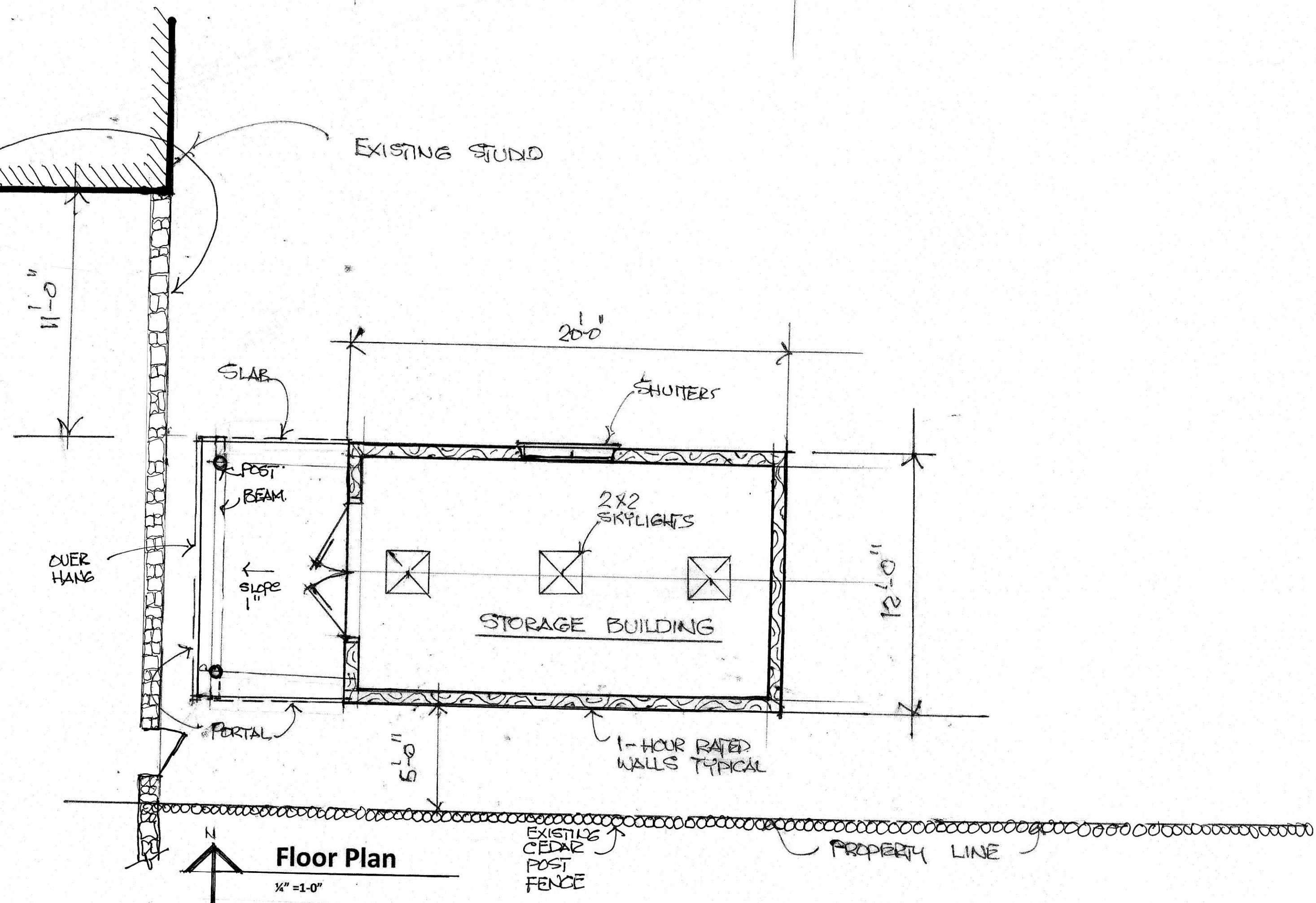
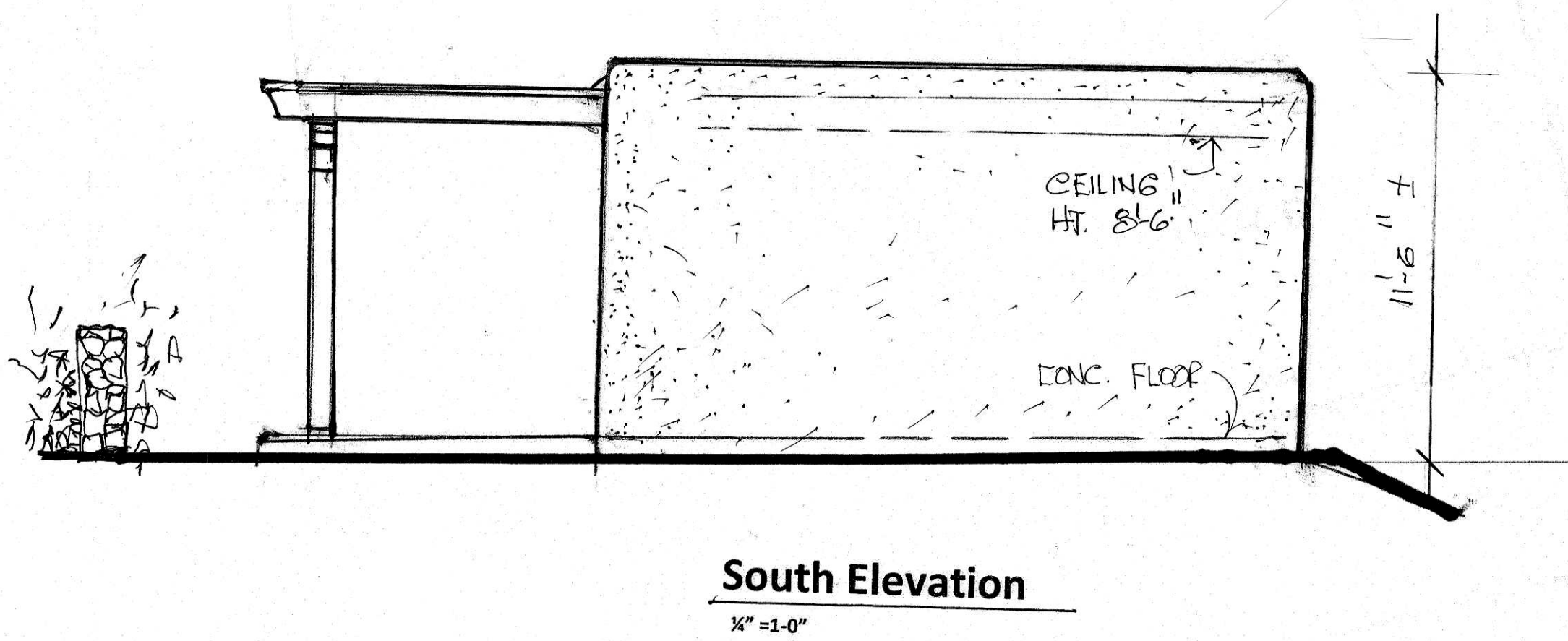
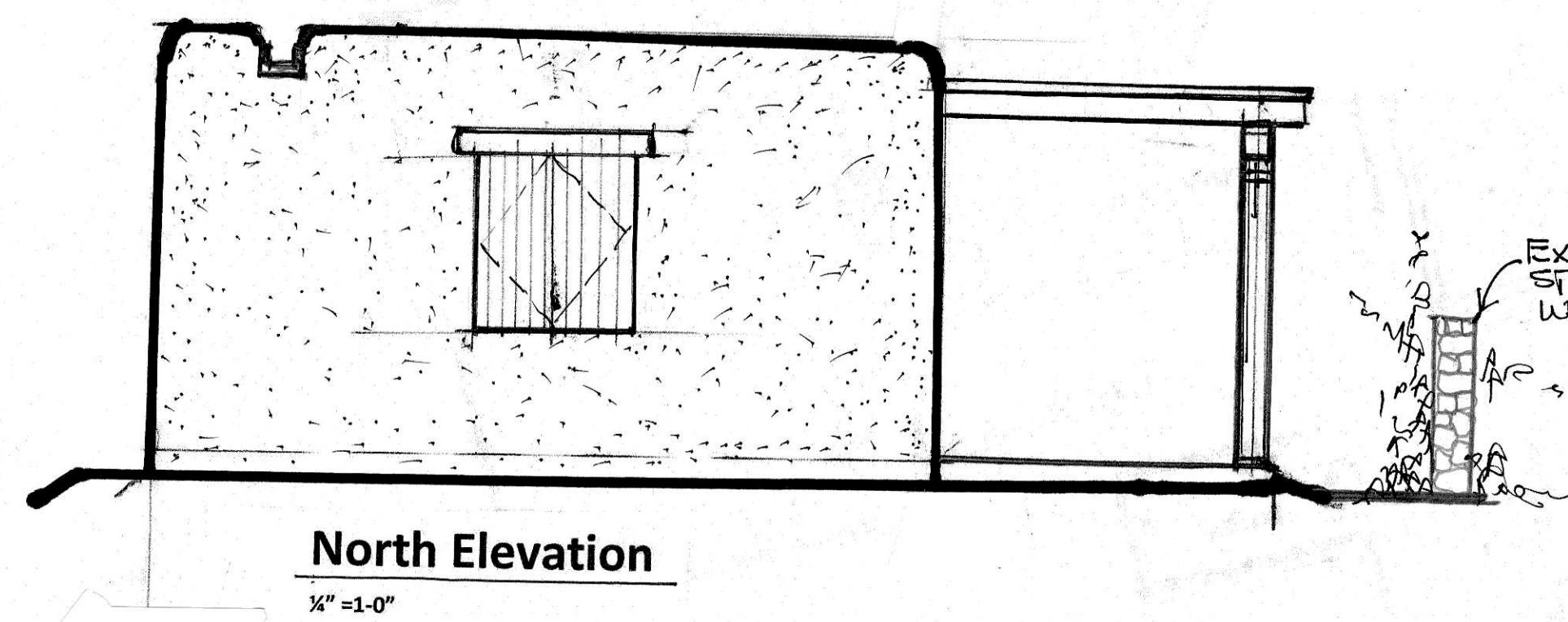
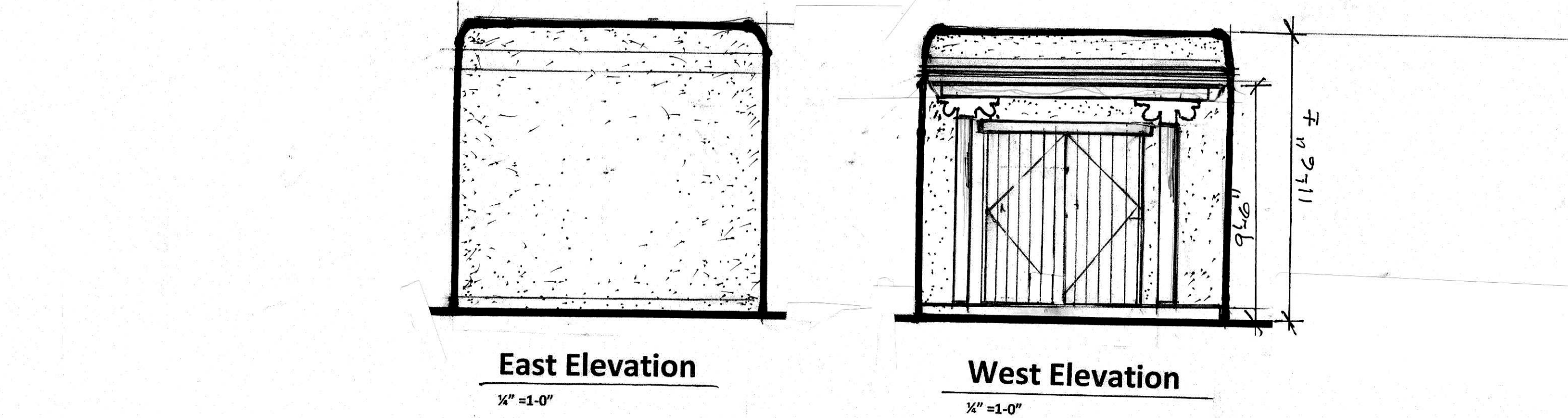
CHECKED:

129 E DEVARGAS-01.DWG

REVISIONS:	DATE
ID	DESC.

SHEET

H-1



Storage Structure		Proposed Storage Structure		Dale F. Zinn and Associates, Architects P.O. Box 756 Santa Fe, New Mexico 87504 (505) 982-8690 DFZinn@aol.com	
		127 EAST DeVARGAS SANTA FE COUNTY SANTA FE, NEW MEXICO			
DATE: 4/20/22 DRAWN BY: LA CHECKED: DZ		REVISIONS:			
ID	DESC.	DATE			
DZ	HRED	6/10/22			
SHEET			A1		



Cider Press proposed storage building

View to West from Project Site



View to South East to Roque Tudeque House on East De Vargas



View to Santa Fe River Park from Project Site



View from Project site to Cider Press Compound



View toward east from Supreme Court Parking Lot





City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2022-005473-HDRB. 127 and 127 ½ E. DeVargas St. Downtown and Eastside Historic District. Dale Zinn, agent for Robin and Mary Catherine Casey, proposes to construct a 240 sq. ft. free-standing storage building to height of 13'-0" (maximum allowable height: 18'-3") on a noncontributing property.

CASE NUMBER: 2022-005473--HDRB

PROJECT TYPE: New Construction

LOCATION: 127 E DE VARGAS ST
Santa Fe, NM 87501

CONTACTS: Appellant

DALE F ZINN

P.O BOX. 756
SANTA FE , NM 87504

Property Owner

Betty Caldwell

129 E. Devargas Units 1, 2, and 3
Santa Fe, NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Aug 09, 2022. The decision of the Board was to approve Item #1 as set forth in the Application, as recommended by Staff, with the following additional conditions:

- That the building height be reduced to 10' – 6"; and
- That the applicant submit revised plans to staff before submitting for building permit.

For further information please call 505-955-6605.

Sincerely,

Angela Bordegaray

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**