

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 15, 2026; Revised September 2, 2026

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> A </u> <u> B </u> <u> C </u> <u> D </u>		
1. Name of property: Juanita Compound Apartments – Parcel A: Units A & B* <i>Letter designations were assigned as part of this survey</i>	2. Location: 405 A & B Juanita Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: 2507 4. County: Santa Fe Parcel # 19100777
5. Property Type: ☒ Buildings: 2 dwellings ☒ Structures: walls ☐ Site ☐ Object		
6. Date of Survey: May 19, 2026		
7. Previous Survey Date(s): ☒ Yes: August 1985, Harry Weiss ☐ No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.684284,-105.9537654		
10. Photo Information: Jim Rodman, photographer. Photo 1: View of west (front) elevation. Camera facing east.		
11. Brief Description of the Property: Part of the Juanita Compound rental property, 405 Juanita Street contains two connected dwellings that are treated by Santa Fe County as a single residential unit. The front unit is a gabled dwelling constructed in the early 1970s and subsequently altered. It is connected to an older adobe structure that may have originated as an ancillary outbuilding. Together, the buildings contain approximately 1,263 square feet of heated living space and three bedrooms. Both buildings have undergone extensive alteration and are designated Non-Contributing to the Westside-Guadalupe Historic District. <i>Continued on Page 5.</i>		
12. Who uses the property? Apartments		
13. Construction Date: Front Unit: c.1974 Back Unit: pre-1948 ☐ Known ☒ Estimated Source: aerial photographs and city directories		
14. Setting: ☒ Suburban ☐ Rural ☐ Village ☐ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public		
15. Relationship to Surroundings: ☒ Similar ☐ Dissimilar Comments: N/A		

HCPI Base Form (FORM 1)

(Continued from other side)

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate



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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Jim Rodman

For: Current owner, via Christopher Purvis,
Architect

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

Current owner: Old Santa Fe, LLC

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: both units ☒ No Status: walls and fences
Per City of Santa Fe official designation map
If 'yes', what is the name of the district? ☐ State ☐ National ☒ City of Santa Fe: Westside-Guadalupe Historic District

24. Supplemental Forms:

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

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																			
6. Visible Construction Materials: Both Units Combined ☒ 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: Frame		7. Number of Stories: _____ N/A Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 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: Standing Seam ☐ Tile: Terra Cotta ☐ Wood: Shingle Other:																																	
10. Window Types <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Fixed</td> <td>Glass</td> <td>1</td> <td>2</td> </tr> <tr> <td>Fixed</td> <td>Glass Block</td> <td>Varies</td> <td>4</td> </tr> <tr> <td>Hung-Sash</td> <td>Vinyl</td> <td>1/1</td> <td>2</td> </tr> <tr> <td>Hung-Sash</td> <td>Aluminum</td> <td>8/8</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td>2</td> </tr> </tbody> </table> Note: Based on visibility and access during survey		Operation	Material	Glazing	Number	Fixed	Glass	1	2	Fixed	Glass Block	Varies	4	Hung-Sash	Vinyl	1/1	2	Hung-Sash	Aluminum	8/8	1	Sliding	Aluminum	1-1	2	11. Door Types <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>[?]</td> <td>[?]</td> <td>2 covered by security grille</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	[?]	[?]	2 covered by security grille
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Single-Leaf	[?]	[?]	2 covered by security grille																																
12. Chimneys ☒ N/A		13. Porches ☒ N/A Type: ☒ Entry ☐ Partial-Width ☐ Full-Width ☐ Wrap																																	
14. Other Significant Features N/A																																			
15. Modifications: ☒ No known modifications #1 Date: Post-1978; extension and later creation of roofed carport bays; aerial photographs. #2 Date: Post-1985; enclosure of front carport; replacement of window and change of door locations; construction of front walls; aerial photographs and 1985 HBI survey photo.																																			

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

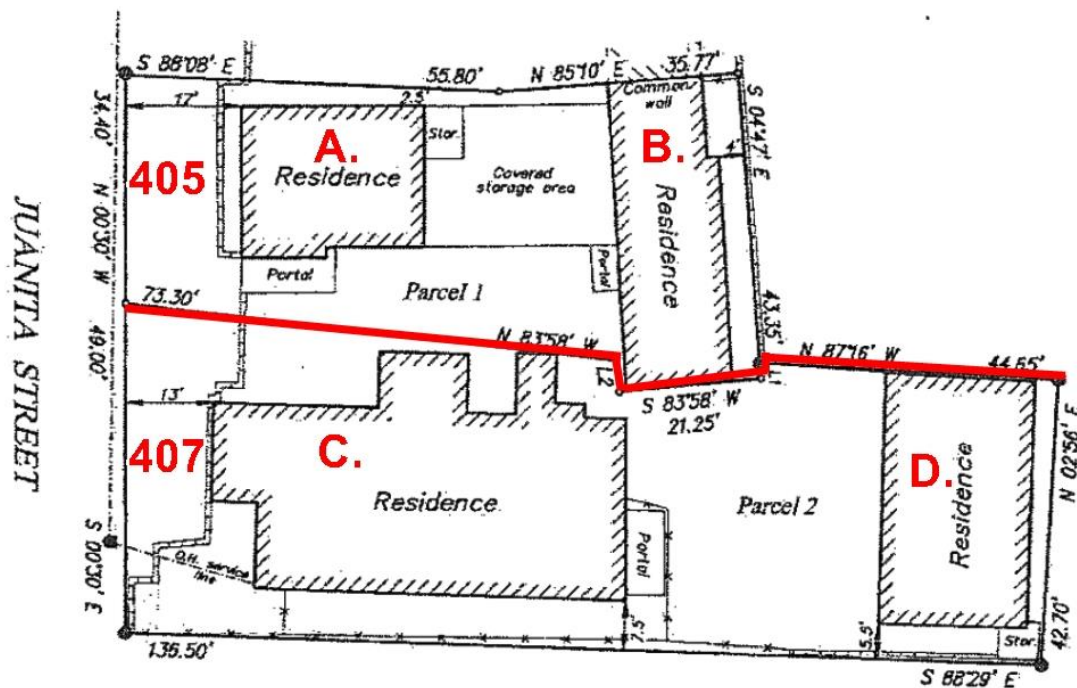
Historic Preservation Division	Archaeological Records Management Section
Land Use Department	Laboratory of Anthropology
City of Santa Fe	708 Camino Lejo
200 Lincoln Avenue	Santa Fe, NM 87501
Santa Fe, NM 87504	(505) 476-1320
(505) 955-6605	https://nmhistoricpreservation.org/arms.html
https://www.santafenm.gov/land-use/historic-preservation	

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion of undated survey plat. Courtesy of Sierra Land Surveying, Inc.



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Architectural Description Continued

Lot

The two dwellings occupy a level parcel of approximately 0.088 acres. Historically, the land formed part of a larger property associated with two dwellings fronting Agua Fria Street to the north. The parcel is enclosed along its frontage by a stuccoed concrete-block wall constructed after 1985. Existing landscaping consists primarily of tree of heaven (*Ailanthus altissima*). Earlier photographs indicate that the property was once more formally landscaped, with lawns, specimen trees, and concrete sidewalks.

Front Unit (A)

Facing Juanita Street behind a non-historic wall, the front dwelling was constructed in the early 1970s (Photo 1). It consists of a side-gabled residence with storage bays at the rear. The original design incorporated an integrated one-bay carport at the front façade, which was enclosed after 1985.

West (Front) Elevation

The west-facing façade retains the general form of the original dwelling while reflecting several post-construction modifications (Photo 2). The south portion of the façade contains a modern entry door and a large fixed-glass window (Photo 3). Prior to 1985, this portion of the façade functioned as an integrated carport (Fig. 8). The north side contains a vinyl sliding window that replaces an original aluminum unit.

South Elevation

The south elevation faces a courtyard and circulation area serving the various units of the rental complex. The enclosed former carport contains two tall fixed-glass windows and an aluminum hung-sash window. It is sheltered by a non-historic porch (Photo 4). East of this enclosure is an original aluminum sliding window. Beyond are two storage bays, or former carports, that originally featured open slatted roofs (Photo 5). These have been modified with a solid gabled roof structure. The east end of the building connects to the older adobe dwelling.

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North Elevation

The north elevation faces an adjoining property and contains a single aluminum sliding window (Photo 6).

Rear Unit (B)

Oriented on a north–south axis, the rear adobe dwelling predates the front house by at least four decades. The northern portion of the building, which was not included in the survey, extends onto the adjoining parcel at 824 Agua Fria Street. The building measures approximately 16 feet in width and retains an older roof structure composed of large, squared wood beams with exposed rafter tails across its east elevation.

West Elevation

Facing the interior courtyard, the west elevation has been substantially altered, based on comparison with the 1985 Historic Building Inventory photograph and surviving material evidence. The current entry occupies the location of a pair of wood double-hung sash windows visible in 1985 (Photo 7; Fig. 8). Elsewhere, the elevation contains few openings, several of which are filled in with glass block.

South Elevation

The short south elevation has a single vinyl one-over-one hung-sash window (Photo 8).

East Elevation

The east elevation is situated close to the east property wall. It is fenestrated with two openings infilled with glass block (Photos 9 and 10). To the north, the building extends across the property line onto a separately owned parcel.

Interior

As occupied residential units, the interiors were not accessible and were not surveyed.

Walls and Fences

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The stuccoed concrete-block wall enclosing the front of the property does not appear in the HBI survey photograph and, therefore, does not appear to be of historic age. The property also contains several minor board fences, low, stuccoed block garden walls, and a section of unstuccoed concrete-block wall extending along the east property line. The board fences and lower sections of block wall are not depicted on the most recent survey plat and are therefore considered non-historic landscape improvements.

Historical Overview

The front house at 405 Juanita Street is a relatively recent addition to the development history of the larger property, having been constructed in the early 1970s. The dwelling was subsequently expanded to the east and, sometime after 1985, its integrated carport at the front was enclosed (Fig. 9). Attached to the rear of the house is an older rectangular dwelling that, based on aerial photography, dates to at least the 1940s. It has long been used as an apartment. A portion of this building extends onto the adjoining parcel. By the early 2000s, both units were operating as a small apartment complex under the name Juanita Compound.

Lot History

405 Juanita Street and its neighbor to the south, 407 Juanita Street, were once part of a larger tract associated with the house standing at 826 Agua Fria Street. The King's Map shows this area as undeveloped in 1912 (Fig. 1). With the arrival of municipal sewer service during the 1920s, however, residential development began extending westward along Agua Fria Street.

The area had historically been agricultural, consisting of small farming operations and irrigated fields. This earlier agricultural landscape is best illustrated by the surviving Armado and Pablita Larragoite property at 803 Agua Fria Street, where remnants of the historic farmland remain visible.

By the 1930s, much of the area had been subdivided into residential tracts served by newly established streets, including Juanita Street, which connected Agua Fria Street to West Hickox Street (Fig. 2). Additional short residential streets extended westward,

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including Doroteo Place, which was later removed during construction of Saint Francis Drive.

The Ludi–Roybal Property

The parent house of the larger tract, now addressed as 826 Agua Fria Street, was likely constructed during the 1910s. It first appears in the available city directories in 1928, when it was owned and occupied by George F. Ludi. Ludi was a New Mexico native of Swiss heritage.¹ He resided in the residence with his wife Catalina; daughters Johnita and Guadalupita; and sons James and George F. Jr.

George F. Ludi Sr. was a veteran of World War I who had grown up in Las Vegas, New Mexico. He worked as a mining operator. In 1930, he owned the Agua Fria Street house, including the subject property, which was assessed at a value of \$300.² He died the same year at age 40.

The relationship between the Ludi and Roybal families appears to have stemmed from George Sr.'s death and the subsequent marriage of his widow, Catalina, to Lucio A. Roybal. By 1940, George F. Ludi Jr., and James Ludi were enumerated in the federal census as Roybal's stepsons.³ This blended family arrangement likely explains the continued association of the property with both the Ludi and Roybal names, as well as the subdivision pattern shown on later plats, which provided separate residences and parcels for members of the extended family. This, however, only included two of the now four buildings making up 405 and 407 Juanita Street.

The Family Property Divided

In 1954, the larger tract was divided into a series of smaller parcels. Ownership of the original Ludi house passed to Lucio A. and Catarina A. Roybal. The remaining land was distributed among their children—George F. Ludi Jr., James E. Ludi, and Cecilia Roybal

¹ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1928* (El Paso: Hudspeth Directory Company, 1928), 190 and 208.

² U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 13B; Enumeration District: 0006; FHL microfilm: 2341134.

³ Ibid., Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 10A; Enumeration District: 25-13A.

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Rodriguez—through separate deeds.⁴ A replat prepared in conjunction with the subdivision shows George F. Ludi Jr. assigned to a newer residence at 824 Agua Fria Street (Fig. 5). The plat also depicts a narrow rectangular dwelling, now forming the rear unit at 405 Juanita Street, identified as an apartment owned by James ("Jimmy") Ludi.

405 Juanita Street and the Juanita Compound Apartments

The front unit at 405 Juanita Street was constructed in the early 1970s as a modest gable-front dwelling. Originally, the south half of the front-gable volume was left open and used as a carport. The house was initially shorter in length, but by the 1980s it had been extended eastward, creating a connection to the earlier apartment building. City directories indicate that the dwelling was used as a rental property and, for a period, formed part of the Juanita Compound apartments, a collection of rental units that included both 405 and 407 Juanita Street.

The house was surveyed in 1985. The survey photograph depicts 405 Juanita Street in its original configuration, with the open carport approached by a concrete ribbon driveway (Fig. 9).

At some point after 1985, the carport was enclosed, a porch was added along the south elevation, and the original windows and doors were replaced. Although not acknowledged in the 1985 survey, a portion of the rear apartment building is visible in the background of the photograph. The visible section has a pair of double-hung sash windows at that time. Since then, the fenestration has been substantially altered, with openings modified, filled in, or replaced with glass block. The opening shown in the 1985 photograph was turned into a door.

⁴ Warranty Deed, Lucio A. and Catarina Ludi Roybal to James E. Ludi, recorded May 10, 1954, Book 74, Page, 161, Instrument # 118200 Santa Fe County, New Mexico; Warranty Deed, Lucio A. and Catarina Ludi Roybal to Cecilia Roybal Rodriguez, recorded May 10, 1954, Book 74, Page, 162, Instrument # 118201 Santa Fe County, New Mexico; and Warranty Deed, Lucio A. and Catarina Ludi Roybal to George F. Ludi [Jr.], recorded May 10, 1954, Book 74, Page, 163, Instrument # 118202 Santa Fe County, New Mexico.

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In 2016, the parcels holding 405 and 407 Juanita Street were conveyed from the Leonard R. and Teresa D. Martinez Trust to the current owner.⁵

Evaluation of Historical Status

The front dwelling (Unit A) has been substantially modified since 1985, most notably through the enclosure of its front-façade carport. Although the older of the two buildings, the rear dwelling (Unit B) has also undergone significant alterations since 1985, including changes to its fenestration and the replacement of a primary-façade window with a new entrance door. The various yard walls and fences throughout the property are non-historic or otherwise inconsequential to the property's historic character.

For these reasons, the recommendation is to maintain Non-Contributing status for 405 Juanita Street.

⁵ Warranty Deed, Leonard R. Martinez Trust; Teresa D. Martinez Trust; Teresa D. Martinez, Trustee; and Lorraine Salazar, Trustee to Gene Valencia, June 3, 2016, Instrument # 1795397, Santa Fe County, New Mexico.

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Illustrations

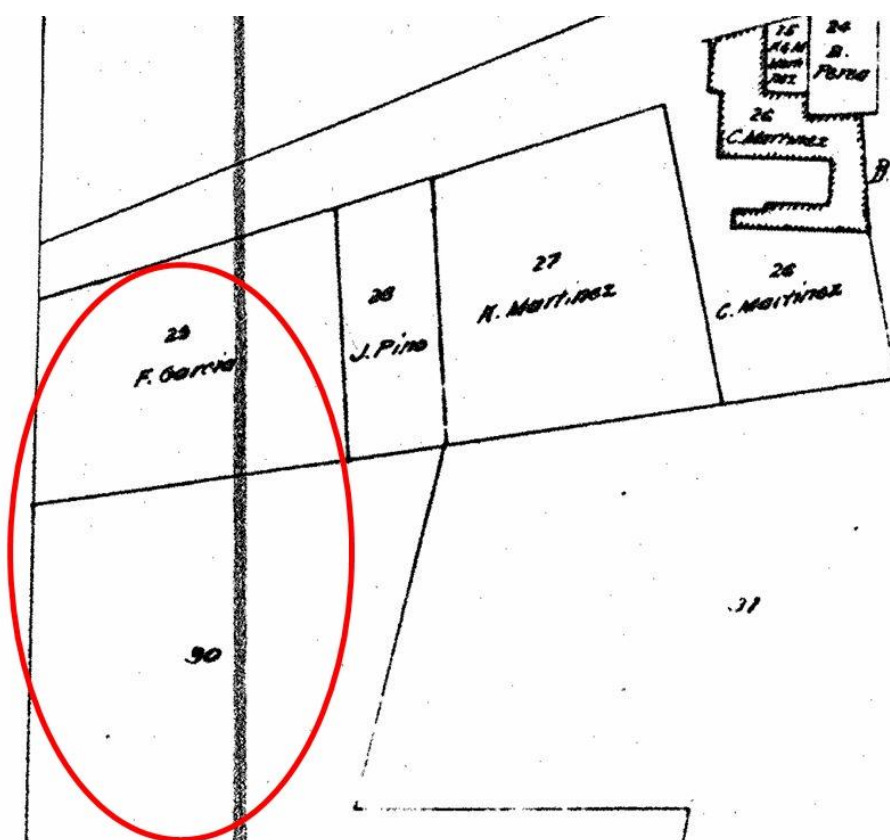


Figure 1: The original, larger landholding encompassed portions of Lots 29 and 30. Note that there are no buildings shown along Agua Fria Street frontage. Source: N. L. King, "Official Map of the City of Santa Fe," 1912.

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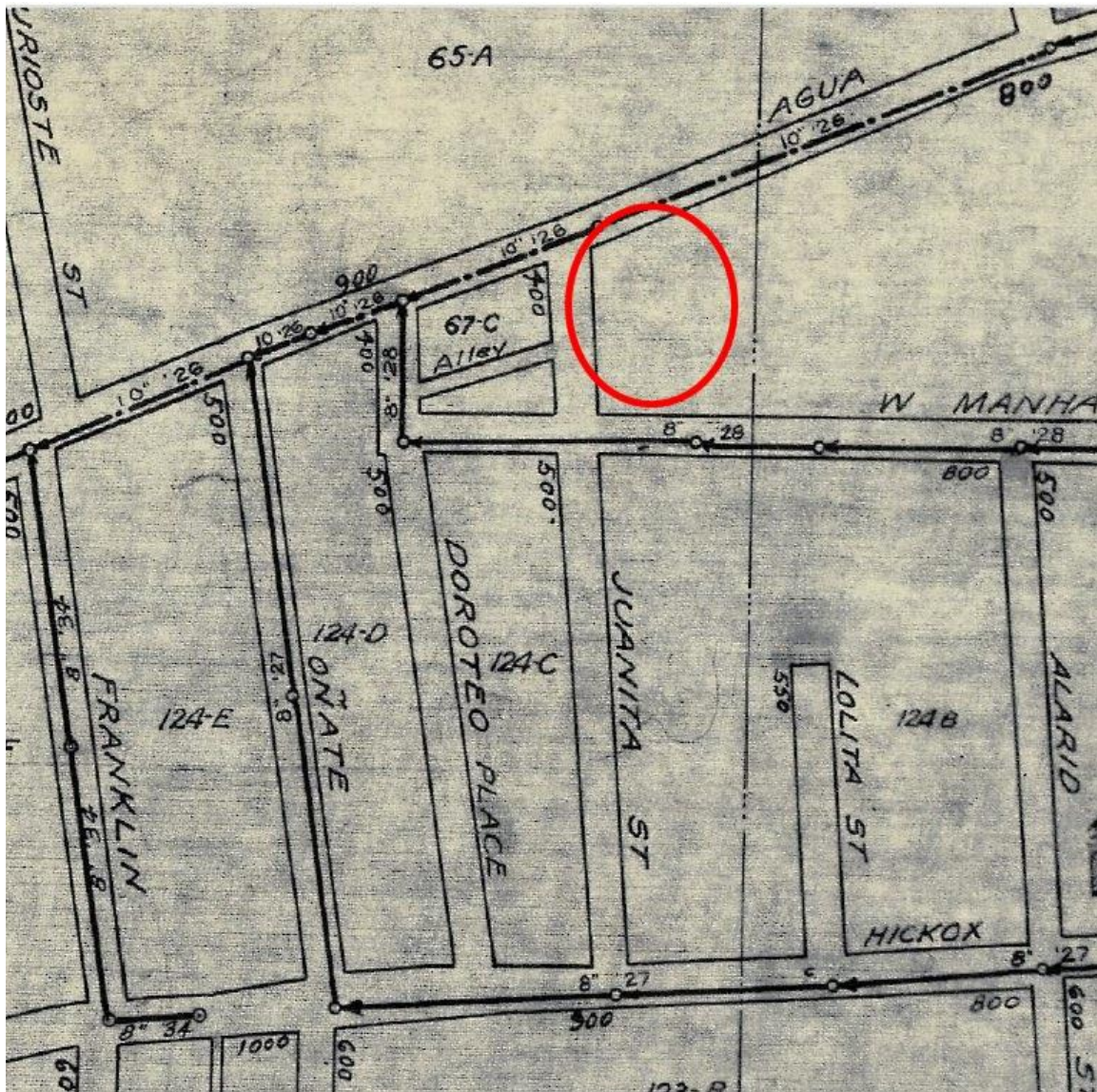


Figure 2: 1933 map. Side streets and lot boundaries had been established by this time. General location of larger property circled. Source: W. G. Turley, "1933 Map, City of Santa Fe, Santa Fe County, New Mexico, Showing Block and House Numbering, Street and Road Layout," July 12, 1933.

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Figure 3: 1935 aerial photograph showing primary dwelling at 826 Agua Fria Street.
 Source: 1935 aerial photograph, Image # 1261.

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Figure 4: 1948 aerial photograph showing Units B and C on the site. Source: October 25, 1948, aerial photograph.

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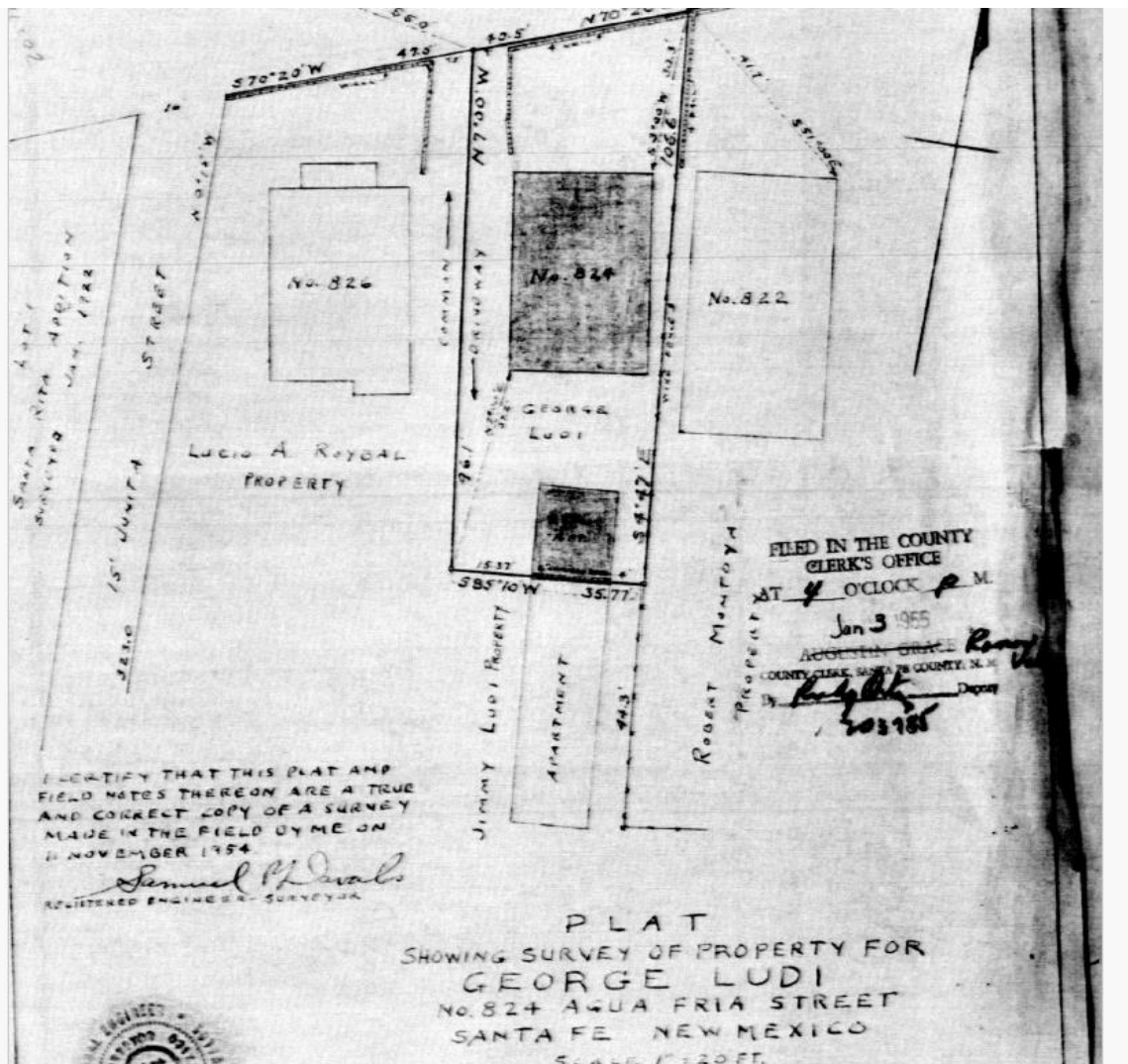


Figure 5: 1954 survey plat. Creator Samuel Davalos. Source: Santa Fe County Instrument # P-1190174.

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Figure 6: 1958 aerial photograph laid over current satellite image showing Units B, C, and D on the site. Source: November 10, 1958, aerial photograph.

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1. Name of property: Juanita Compound Apartments – Parcel A: Units A & B	2. Location: 405 A & B Juanita Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: 2507			
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Figure 7: 1969 aerial photograph showing Units B, C, and D on the site. Source: February 27, 1969, aerial photograph.

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Figure 8: 1975 aerial photograph showing Units A, B, C, and D on the site.
Source: April 19, 1975, aerial photograph.

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1. Name of property: Juanita Compound Apartments – Parcel A: Units A & B	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; vertical-align: top; padding: 5px;"> 2. Location: 405 A & B Juanita Street Westside-Guadalupe Historic District – Santa Fe </td> <td style="width: 40%; vertical-align: top; padding: 5px;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"> 3. Local Reference Number: Santa Fe ID: 2507 </td> </tr> <tr> <td style="padding: 5px;"> 4. County: Santa Fe </td> </tr> <tr> <td style="padding: 5px;"> 5. Date of Survey: May 19, 2026 </td> </tr> </table> </td> </tr> </table>	2. Location: 405 A & B Juanita Street Westside-Guadalupe Historic District – Santa Fe	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"> 3. Local Reference Number: Santa Fe ID: 2507 </td> </tr> <tr> <td style="padding: 5px;"> 4. County: Santa Fe </td> </tr> <tr> <td style="padding: 5px;"> 5. Date of Survey: May 19, 2026 </td> </tr> </table>	3. Local Reference Number: Santa Fe ID: 2507	4. County: Santa Fe	5. Date of Survey: May 19, 2026
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Figure 9: 1978 aerial photograph Units A, B, C, and D on the site. Source: September 11, 1978, aerial photograph.

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Figure 10: August 1985 HBI survey photograph showing original design to front and back buildings. Creator: Harry Weiss.

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Survey Photographs

(All images taken by Jim Rodman on May 19, 2026 unless otherwise noted)

Front Unit (A)



Photo 2: West (front) elevation. Non-historic infill of carport at right and non-historic wall at center. Camera facing Southeast.

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**Photo 3: West (front) elevation. Fenestration of non-historic infill of carport.
Camera facing southeast.**

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Photo 4: South elevation, west end. Non-historic infill of carport at right. Camera facing northwest.

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Photo 5: South elevation, east end. Nonfunctional carports, left; altered fenestration of earlier apartment, center. Camera facing east.

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Photo 6: North elevation. Camera facing southeast.

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Back Unit (B)



Photo 7: West elevation, south end. Camera facing east.

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Photo 8: South elevation. Camera facing north.

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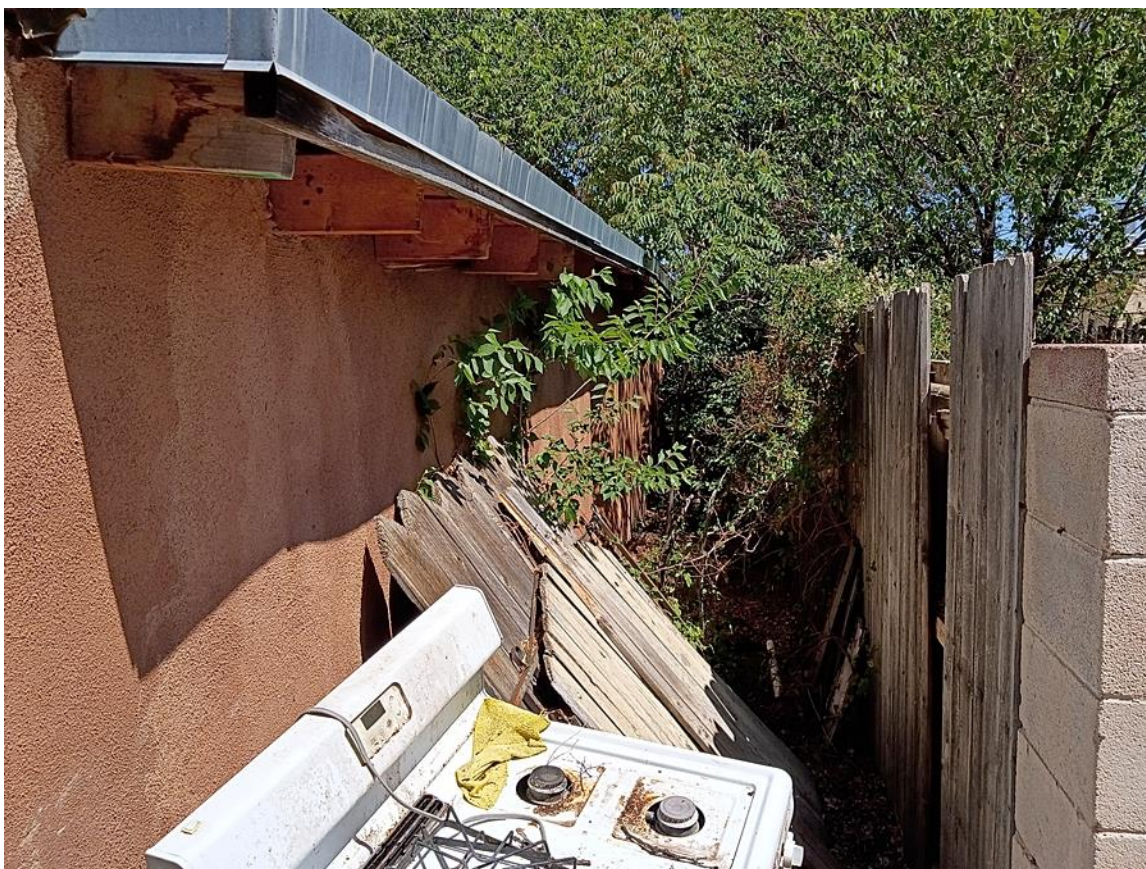


Photo 9: East elevation, south end. Camera facing north.

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Photo 10: East elevation opening infilled with glass block. Camera facing down.