H-2712Historic Cultural Properties Inventory (HCPI) Base Form
(FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 10, 2026

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

1. Name of property:

Former Apartment Building / Gildersleeve Street Residential Condominium

2. Location:

720 and 722 Gildersleeve Street
Don Gaspar Area Historic District
– Santa Fe

3. Local Reference Number:
Santa Fe ID: H-2712

4. County: Santa Fe
Parcel # 910012223; 910011703; 910011704

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

6. Date of Survey: September 10, 2026

7. Previous Survey Date(s):
_x Yes: July 1982, Ellen Threinen Ittlelsen; 44 years

__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.6771891,-105.9436409



10. Photo Information: Jim Rodman, photographer. **Photo 1: View of east (front) elevation. Camera facing west. September 10, 2026.**

11. Brief Description of the Property:

Likely erected in 1931, 720–722 Gildersleeve Street is a former two-unit apartment building constructed of hollow clay tile and finished in the Pueblo Revival style. The apartments were converted to condominiums in the 2000s. The front (east) façade exhibits the building's strongest architectural expression of the Pueblo Revival style, with a symmetrical composition organized around a recessed portal. The rear (west) elevation is similarly symmetrical but more utilitarian in character. The building incorporates two original garage openings, one of which is now used as a garage or storage area. There are no associated buildings or structures on the property. The building is listed as Contributing to the Don Gaspar Area Historic District.

See 11 Continued

12. Who uses the property? Condominium

13. Construction Date: 1931
Known _x_ Estimated Source: Sanborn Fire Insurance Company maps and city directories

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Office of the Santa Fe County Assessor
parcel lines may not be 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 owners

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

Current owner: 720: Kenneth E. Francis Revokable Trust; 722: S & P Trust; Common Area: Forest R. Thomas* as shown County Assessor website

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

20. Significance to Current Community: **_x_ Unknown __ None __ Low __ Moderate __ High**
Describe: Unknown

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing: primary house _: No Status
Per City of Santa Fe official designation map:

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Don Gaspar Area Historic District
Recommended City of Santa Fe Historical Designation (see 23 Continued).

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

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

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Former Apartment Building / Gildersleeve Street Residential Condominium	720 and 722 Gildersleeve Street Don Gaspar Area Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 10, 2026

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ _Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove _ _ Other:

7. Number of Stories: __ N/A
Number: __1 _x_1 1/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

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

10. Window Types Primary House and Guesthouse (Casita)

Operation	Material	Glazing	Number
Hung-Sash	Wood	1/1	2
Hung-Sash	Wood	2/2	23
Hung-Sash	Aluminum	?	1
Fixed	Glass Block	15	2

Note: Based on visibility and access during survey

11. Door Types Primary House and Guesthouse (Casita)

Type	Style	Material	Number
Single-Leaf	¾-light over panel	Wood	2
Single-Leaf	½-light over panels	Wood	2
Triple	French + 1 Fixed	Wood.	1
Overheard	Sectional	Wood	1

12. Chimneys _2, low stacks

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Removal of original garage doors; visual and material evidence.
#2 Date; post 1982; removal of front picket fence; 1982 HBI form.
#3 Date: 1990s-2000s; installation of glass block; reported by current property owner.
#4 Date: 2018; infill of garage door at Unit 720 with French Doors; 2018 administrative approval.

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

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

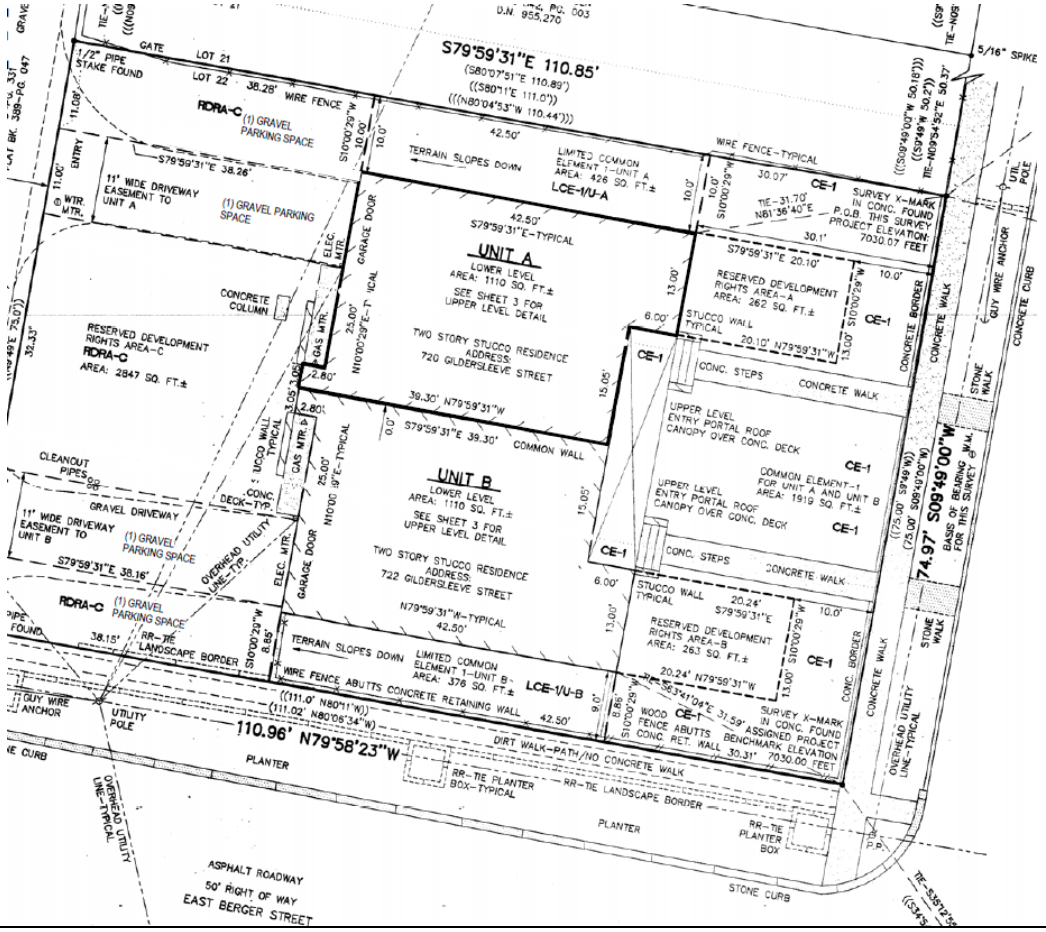
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Survey Plat; source unknown.



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11. Brief Description of the Property, Continued

Setting, Site, and Construction

The former apartment building stands at the northwest corner of Gildersleeve and Berger streets in the Don Gaspar Area Historic District. It occupies three lots established with the platting of the Buena Vista Addition, on a site that slopes gently to the south.

The property was formerly landscaped with paired concrete entrance walks from Gildersleeve Street and adjoining panels of lawn (Figs. 5 & 6). While the sidewalks survive, much of this landscaping has been replaced with gravel and newer trees and shrubs which are now overgrown (Photo 1). A combination of board and chain-link fencing extends along the south side of the building, enclosing a shallow side yard (Photo 9). The rear of the property opens onto an alley and is informally landscaped.

The Gildersleeve and Berger street frontages are lined with rectangular stone curbs that appear to lie within the City of Santa Fe right-of-way (Photo 8). Despite previous claims, no archival evidence was found linking these curbstones to a New Deal employment program. In fact, the curbstones do not appear in the 1982 HBI survey photograph (Photo 7), indicating that they were installed sometime thereafter (Fig. 7).

The roughly 42-by-54-foot building occupies the center of the property. It is constructed of hollow clay tile, known locally as “Pen-Tile,” and finished with several layers of stucco.

East (Front) Elevation

The east elevation faces Gildersleeve Street and presents a residential-scale façade with a strongly symmetrical composition (Photo 2). Although partially obscured by mature trees and shrubs, the elevation consists of two small cubic volumes bookending a recessed portal. The stuccoed portal parapet is supported by round wood posts topped with sawn wood *zapatas* of a standard design (Photo 4). Near the center of the parapet, a half-round *canal* projects through the wall. Localized stucco loss around the *canal* exposes at least two generations of stucco. The projecting volumes at either end of the façade each contain a single two-over-two, double-hung wood-sash window.

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Portal

The portal is elevated approximately 12 inches above grade and paved with a mixture of square and rectangular units. Its rear wall is painted white and symmetrically fenestrated with doors and windows serving the two former apartments (Photo 5). Each apartment is entered through a single-leaf wood door near the end of the portal. The entrance to Unit 720 contains a three-quarter-light wood door with older hardware. Its glazed upper portion is divided into four panes, while the lower panel appears to be stained plywood (Photo 6). The entrance to Unit 722 has a similar door (Photo 7).

Paired two-over-two, double-hung wood sash illuminate the living room of each unit (Photo 8). The sash are painted dark green and recessed several inches within the wall openings, which lack projecting sills. Similar single and paired wood-sash windows occur elsewhere on the building. Most of the ground-floor windows examined have flat exterior muntin profiles but retain molded interior profiles and older hardware.

South Elevation

The south elevation overlooks Berger Street and has a two-story profile created by the sloping grade and exposed basement level (Photo 9). The basement contains a mixture of window and door openings, including a non-historic glass-block window with a wood head that is anomalous to the other fenestration on the elevation (Photo 10). Several basement windows have sills at or near grade (Photo 11). The basement fenestration provides light to spaces that historically included a one-car garage.

The upper-story windows match those on the front elevation, consisting of two-over-two, double-hung wood sash recessed several inches within the wall openings and lacking projecting sills (Photo 12). The parapet is penetrated by two drainage openings fitted with more recent wood trough *canales* (Photo 9).

West Elevation

The west elevation, historically the rear and working side of the building, faces an alley established with the late nineteenth-century platting of the Buena Vista Addition. Like the front façade, the elevation has a strongly symmetrical composition, although its fenestration reflects the historically more utilitarian functions of the two apartments (Photo 13).

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At the south end, Unit 722 retains its original garage opening, currently fitted with a wood-panel overhead door (Photo 14). Moving north is a pedestrian entrance that historically provided access to the maid's room, advertised as a single room with a half bath (Fig. 4). The opening contains a half-light wood door with four panes above three recessed panels (Photo 15). To the north is a pair of two-over-two, double-hung wood sash separated by a wood mullion.

Upper-story fenestration consists of single and paired wood sash in one-over-one and two-over-two configurations. Viewed from the ground, these appear similar in type, materials, and detailing to the windows of the front façade (Photo 16).

A massive exterior chimney divides the elevation near its center (Photo 17). The shouldered chimney rises from grade, narrowing above the shoulder before extending above the parapet. Four metal cleanout doors are located near its base.

The north half of the elevation generally mirrors the south, retaining a similar arrangement of older wood windows and openings (Photo 18). The principal alteration is the former garage opening, which has been filled in with a bank of three eight-light wood doors (Photo 19).

North Elevation

The north elevation occupies the shaded side of the building and faces a closely spaced retaining wall (Photo 20). Its fenestration generally mirrors that of the south elevation, although the wood sash are painted differently and exhibit greater weathering and deterioration (Photos 21–22). At ground level, the window near the southwest corner has been replaced.

Interior

The interior was not observed during the site visit.

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22. Other Significance or Information of Interest, Continued

Principal Historical Association: Apartment Building
Period of Significance: 1932-1976

Summary

Constructed around 1931, the duplex apartment at 720–722 Gildersleeve Street represents the gradual development of the Buena Vista Addition, a late-nineteenth-century subdivision that remained only sparsely built into the early twentieth century. Likely erected by local contractor Charles M. Campbell—possibly in association with real estate developer Carl A. Bishop—the building represented a relatively ambitious residential investment during the early years of the Great Depression. Its two unfurnished apartments attracted tenants who were primarily middle-class, including professionals, teachers, government employees, and businesspeople. Several of these tenants remained for extended periods. The property continued in rental use for much of the twentieth century before being placed under condominium ownership in 2005 as the Gildersleeve Street Residential Condominium.

"Modern Unfurnished Apartments"

The apartment building at 720–722 Gildersleeve Street was likely erected in 1931 by contractor Charles M. Campbell. In 1923, Campbell acquired nine lots on the west side of Gildersleeve Street between Berger and Buena Vista streets from the Gildersleeve family (Fig. 1).[1] The family was formerly headed by Charles H. Gildersleeve, a New York-born attorney and onetime major investor in the Buena Vista Addition. Newspaper accounts suggest that Campbell subsequently developed portions of this holding, constructing a house at 712 Gildersleeve Street around the same time as the apartment building.[2] Campbell, if indeed the builder of 720–722 Gildersleeve Street, likely worked in association with Carl A. Bishop, a real estate developer who owned multiple lots in the Buena Vista Addition.

[1] Warranty Deed, Olaf S. Gildersleeve Emblem to Charles M. Campbell, recorded December 3, 1923, Book S/Page 479, Instrument # 27662, Santa Fe County, New Mexico.
[2] "Old Santa Fe is Again Building; Permits for April Total $20,900," Santa Fe New Mexican, April 30, 1932, 5.

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Construction of a purpose-built rental property during the early years of the Great Depression represented a measured investment in Santa Fe's residential market. Such a project required access to capital or credit, suitable inexpensive land, and confidence that rents from middle-class tenants could support the investment. Campbell's experience as a contractor and Bishop's involvement in local real estate may have helped make the undertaking feasible.

The resulting building was unusual for its time. By taking advantage of the sloping site, Campbell created an apartment building that presented an almost house-scaled façade to Gildersleeve Street. At the rear, the lower level opened toward the alley and the building incorporated two one-car garages and additional living space later advertised as a basement bedroom with a half bath. The arrangement provided the conveniences of a detached residence—multiple bedrooms, garage parking, laundry facilities, and outdoor space—within a two-unit rental property.

Apartment Residents

720 Gildersleeve Street

City directories indicate that this apartment was occupied as early as 1932, when it was rented by Jose and Jane Armijo, a young married couple.[3] A 1934 rental advertisement described the apartment as having two bedrooms, a basement, garage, and laundry;[4] later advertisements identified the basement as containing an additional bedroom and half bath. The apartment rented for $45 per month, with dogs prohibited (Fig. 4).

By 1934, the apartment was occupied by Edward Kennedy, a Canadian-born widower who moved there from another rental on Gildersleeve Street with his daughters, Anne and Eleanor.[5] Eleanor Kennedy served as state supervisor of public health nurses for the Bureau of Public Health. She later married Dr. Victor Berchold, a physician with a private practice in Sena Plaza, and left the apartment.

[3] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1932* (El Paso: Hudspeth Directory Company, 1932), 37.
[4] "Apartments For Rent," *Santa Fe New Mexican*, December 22, 1934, 9.
[55] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1934* (El Paso: Hudspeth Directory Company, 1934), 104.

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Later tenants included Eugene and Cynthia Baca. A graduate of the New Mexico Military Institute, Eugene served as a captain and adjutant with the 111th Cavalry of the New Mexico National Guard and attained the rank of major during World War II.[6] Cynthia was a teacher at the New Mexico School for the Deaf. A 1937 advertisement indicates that the Bacas attempted to rent the basement bedroom separately.[7] Eugene later brought his widowed mother, Ethel Baca, into the household. She was previously a resident of the DeVargas Hotel.

The apartment continued to be occupied by families through 1948, when tenants Raymond and Waverly Reynolds entered into a contract with Charles M. Campbell to purchase the apartment building for $17,500.[8] The C. A. Bishop Company held the contract in escrow and received the monthly payments. Raymond, a New Mexico native, worked as a sales agent for the Magnolia Petroleum Company, while Waverly was a bookkeeper in the same office. Their household included three children, Wendell, Roy, and Reese. Campbell subsequently conveyed the property to the Reynolds by warranty deed.

722 Gildersleeve Street

The adjoining apartment had a similar succession of tenants. During the early 1930s, it was leased by Leroy and Julie Manuel. Born in Oklahoma, Leroy served as secretary-treasurer of the C. A. Bishop Company, the real estate firm that managed the property.[9] Julie, a Texas native, was not employed outside the home. The couple had no children. The Manuels were followed by other young couples, including Herbert and Florence Bailey during the 1940s. Originally from Texas, Herbert came to New Mexico during the 1920s and worked as an independent oil agent.

Like his neighbor Raymond Reynolds at 720 Gildersleeve Street, he later worked for the Magnolia Petroleum Company before becoming a field supervisor for the New Mexico Gasoline Tax Division. Florence, a Minnesota native, was employed as a clerk at Bruns

[6] Ibid., 1936, 38.
[7] "9. For Rent," Santa Fe New Mexican, October 2, 1937, 7.
[8] Warranty Deed, Charles M. Campbell to Raymond C. and Waverly N. Reynolds, recorded June 29, 1953, Book 7/Page 370, Instrument # 113799, Santa Fe County, New Mexico.
[9] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1934* (El Paso: Hudspeth Directory Company, 1934), 117.

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Army Hospital, located off Cerrillos Road. Their household also included their daughter Mary, who worked at a local dress shop.

During the 1950s, the apartment was rented by Robert Edward Lockart, formerly of Oklahoma, and his wife, Patricia. Robert attended Southern Methodist University's Southwest School of Banking and would later work as an assistant cashier at the Santa Fe National Bank on the Plaza.

Later Developments

The property continued to operate as a rental complex through the mid-1990s. In 1998, Bradley Morris Thomas III, developer of St. Michael's Village, and his daughters, Sylvia Thomas Walter and Barbara Thomas Bryant, conveyed the property to Forrest Thomas, Bradley's youngest child.[10] In 2005, under Forrest Thomas's ownership, a Condominium Declaration was recorded establishing the former apartment complex as the Gildersleeve Street Residential Condominium. The current owners acquired and occupied their respective units following the condominium conversion.

23. Recommended City of Santa Fe Historical Designation, Continued

The recommendation is to maintain Contributing status for the building, recognizing its significance as an early purpose-built apartment building that integrated car parking—an innovation for Santa Fe at the time. The suggested primary façade is the east (front) elevation, for its architectural detail and expression.

[10] Warranty Deed, Thomas Walter Bradley III et al. to Forrest R. Thomas recorded July 31, 198, Book 1522/Page 330, Instrument # 1034957, Santa Fe County, New Mexico.

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Illustrations

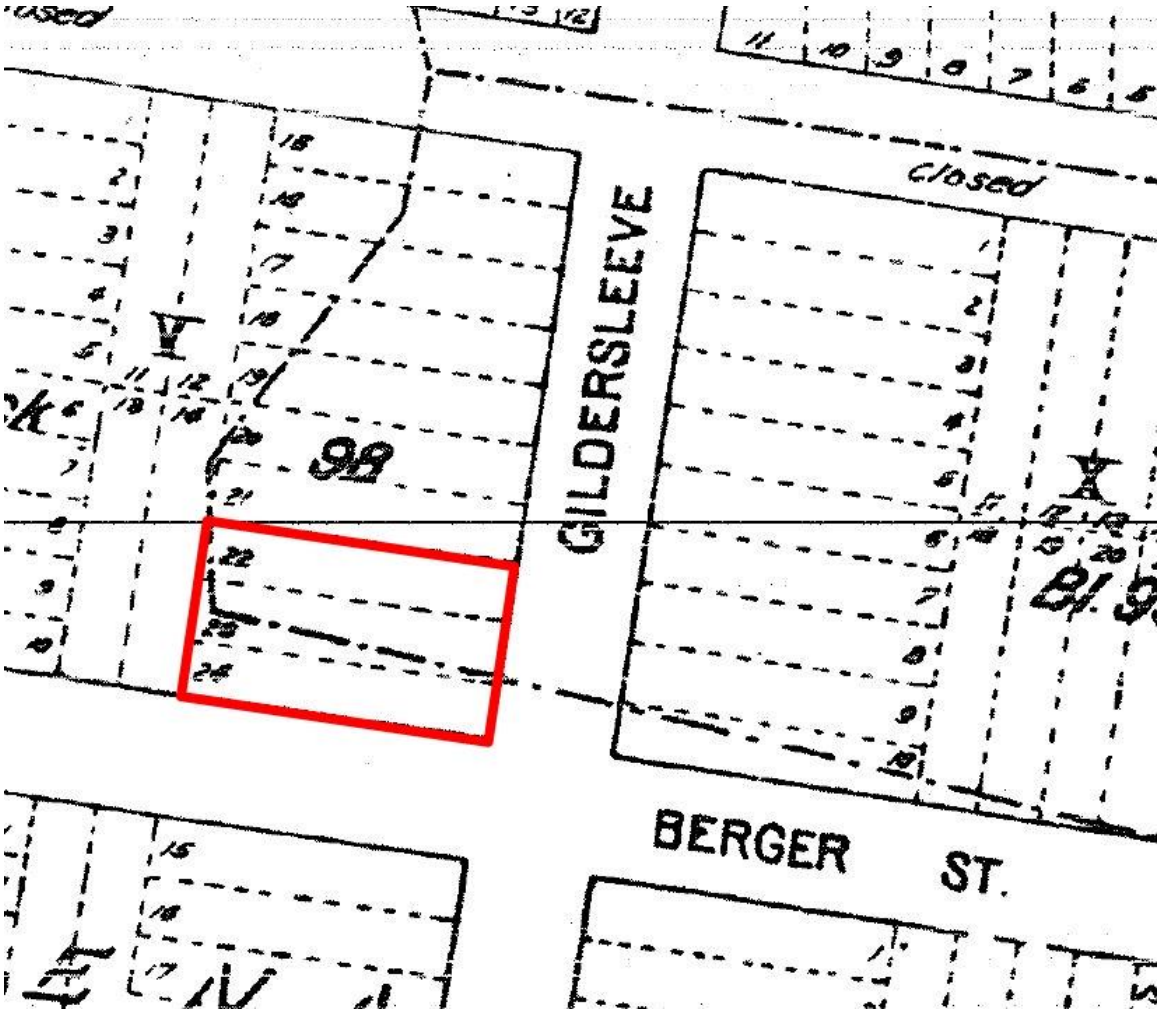


Figure 1. N. L. King, "Official Map of the City of Santa Fe," 1912. The three lots later used for construction of the apartment building are indicated.

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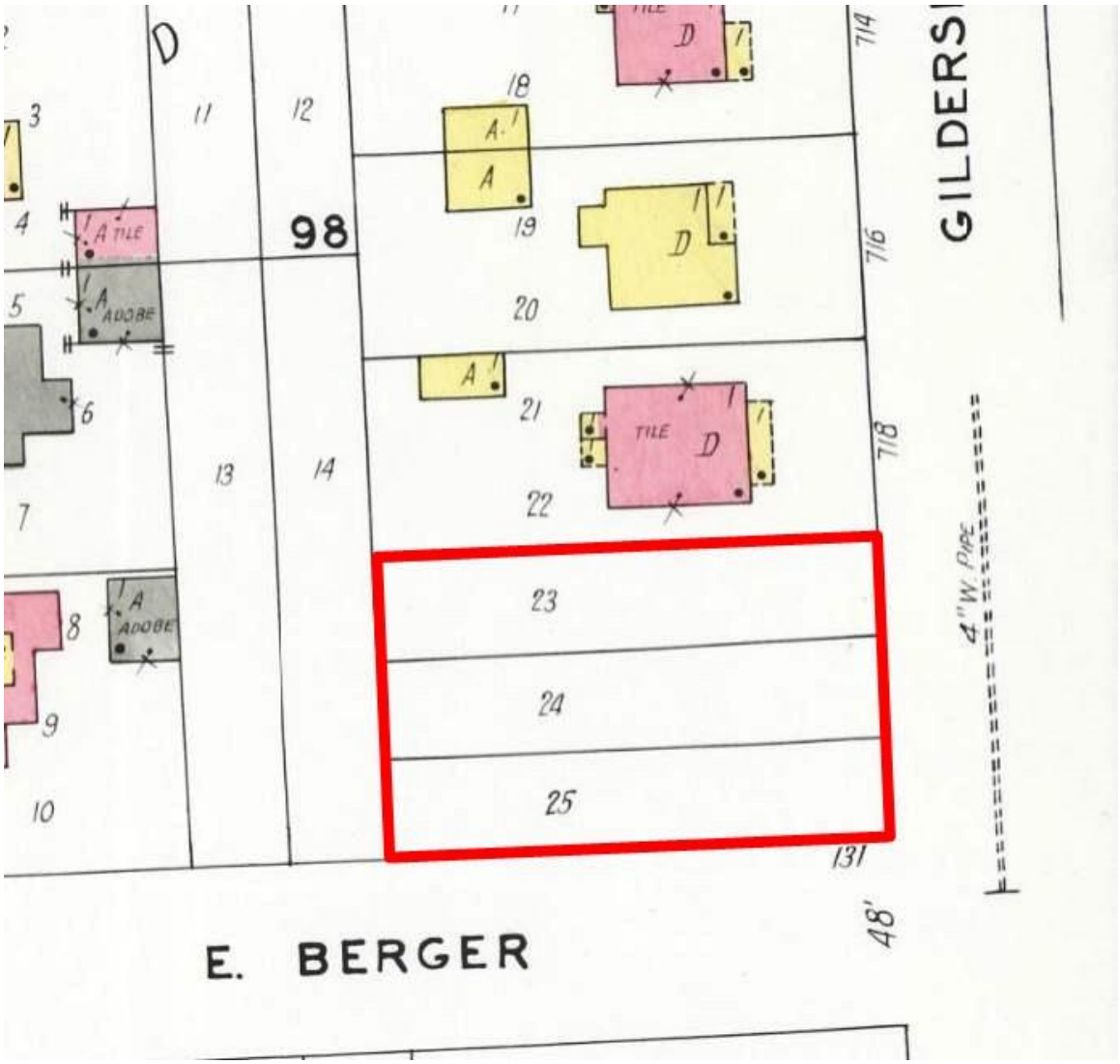


Figure 2. 1930 Sanborn Fire Insurance Company Map. The three lots later used for construction of the apartment building are indicated.

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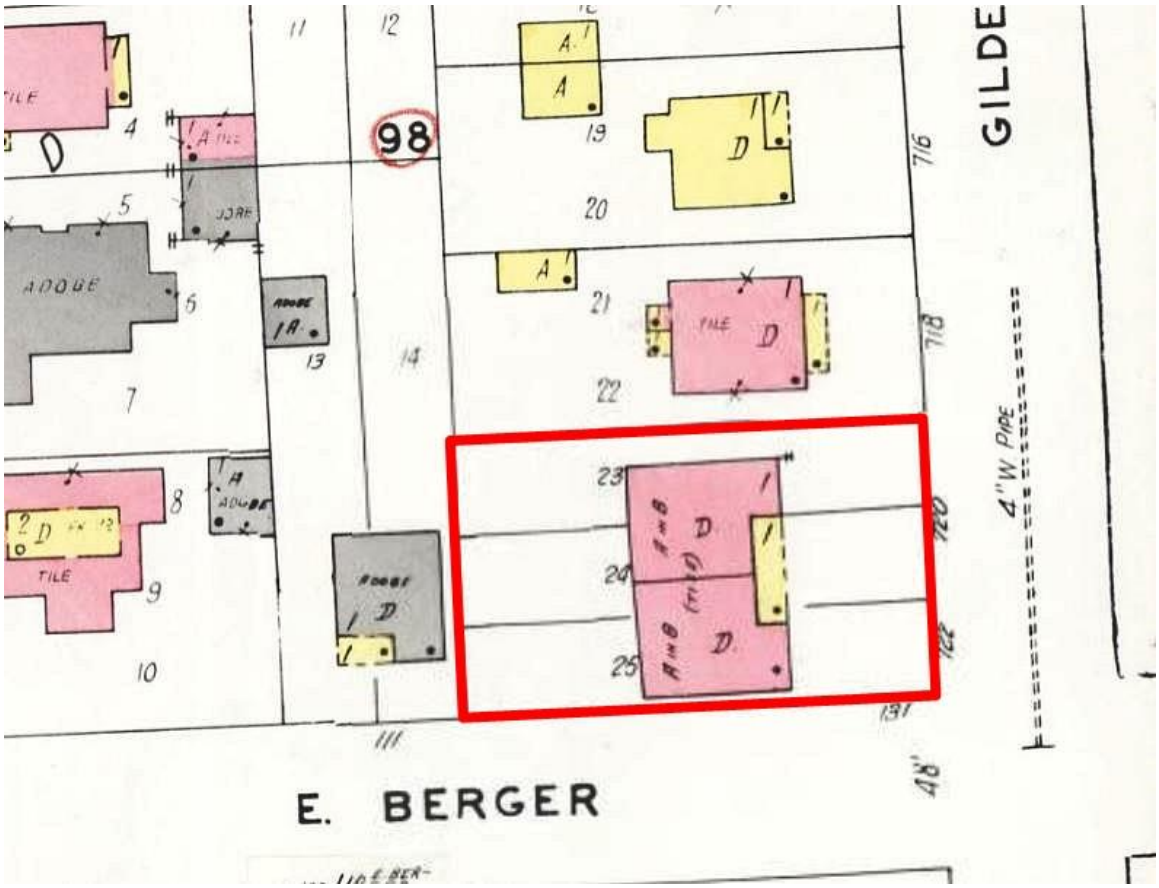


Figure 3. 1948 Sanborn Fire Insurance Company Map.

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APARTMENTS FOR RENT

MODERN furnished apartment, $45 month. Two bedrooms, basement, garage and laundry. Adults only. No dogs. 720 Gildersleeve. C. A. Bishop & Co. Phone 707.

12-31

5 ROOMS. 2 bedrooms, maid's room and laundry in basement. Garage. 720 Gildersleeve. C. A. Bishop. Phone 707.

19utf

Figure 4. Apartment rental advertisements, December 1934 (top) and January 1940 (bottom). Source: *Santa Fe New Mexican*.

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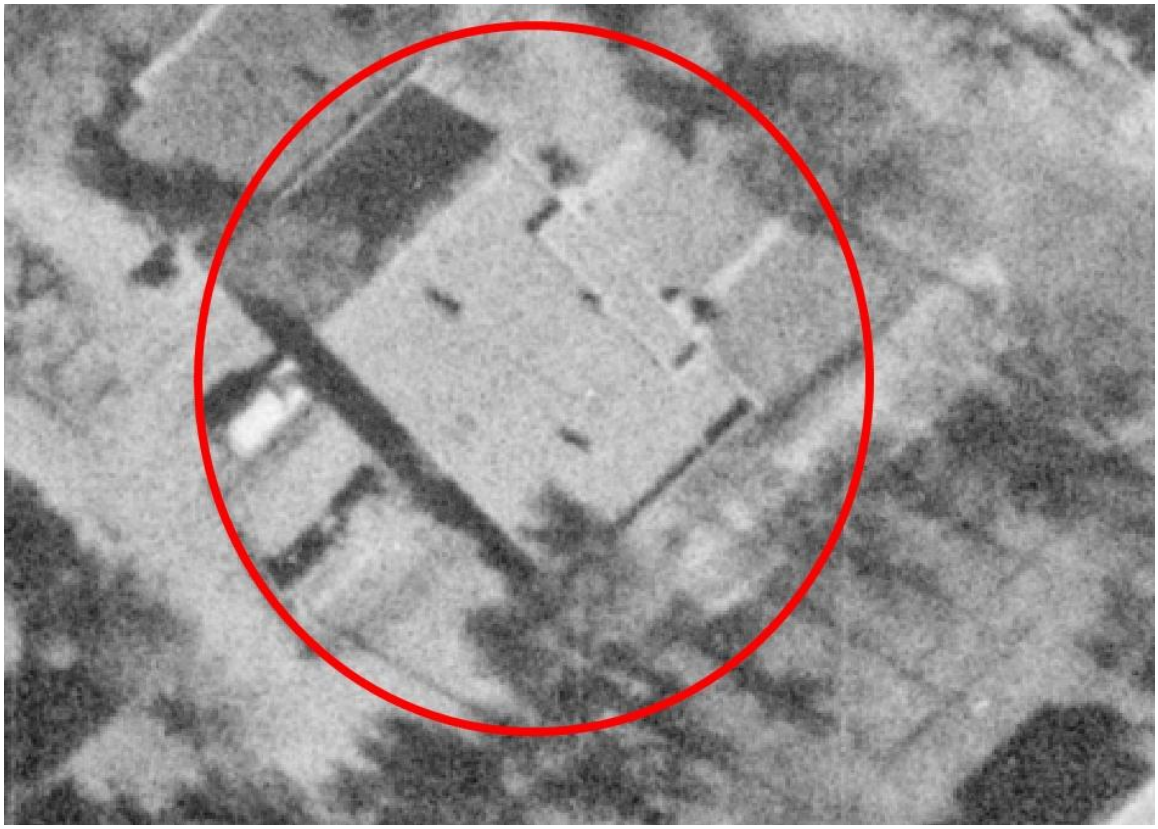


Figure 5. November 10, 1958, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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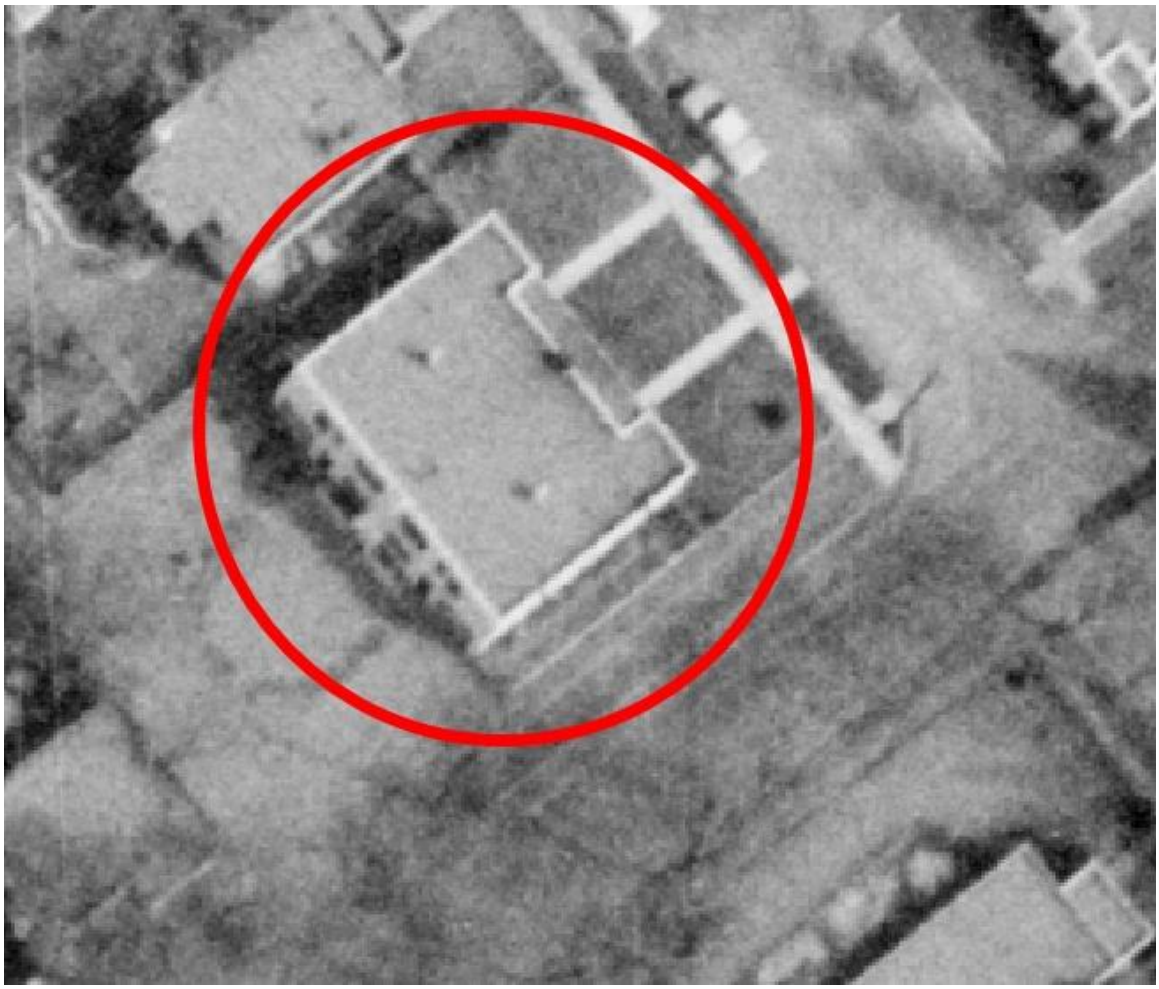


Figure 6. September 11, 1978, aerial photograph.

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Figure 7. August 1982 HBI survey photo. Ellen Threinen Ittlelsen. Note picket fence and absence of curbstones.

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Survey Photographs

(All images taken by Jim Rodman on September 10, 2026, unless otherwise noted)





Photo 2. Setting and east (front) elevation. Camera facing west. Lower image courtesy of Google Street View, 2007.

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Photo 3. Curbstones. Camera facing southwest.

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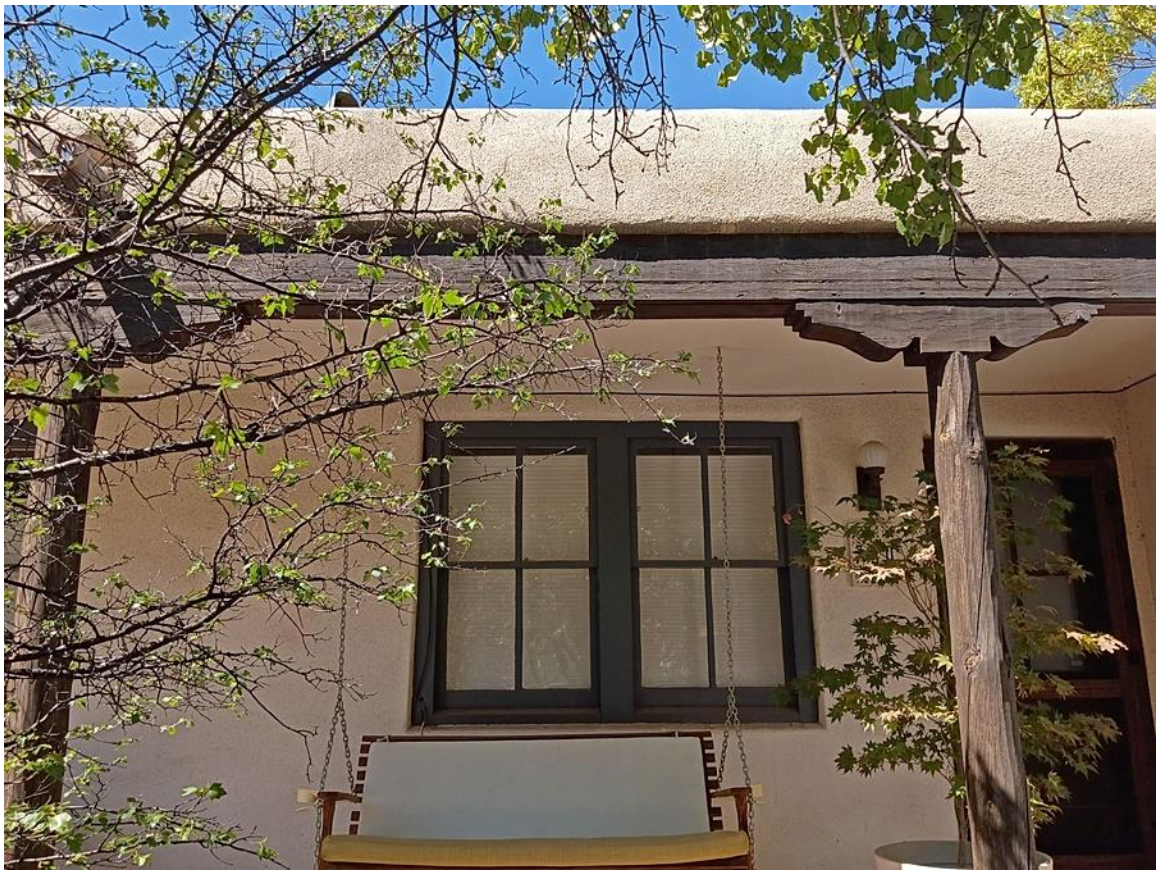


Photo 4. East elevation, portal detail. Camera facing up.

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Photo 5. East elevation, portal. Camera facing southwest.

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Photo 6. East elevation, entry door to Unit 720. Camera facing west.

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Photo 7. East elevation, entry door to Unit 722. Camera facing west.

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

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Photo 8. East elevation, window detail. Camera facing west

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Photo 9. South elevation. Camera facing northeast.

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Photo 10. South elevation, detail of basement window. Camera facing down.

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Photo 11. South elevation, detail of basement window. Camera facing down.

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Photo 12. South elevation, detail of upper-story window. Camera facing up.

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Photo 13. Southeast corner. Camera facing northeast.

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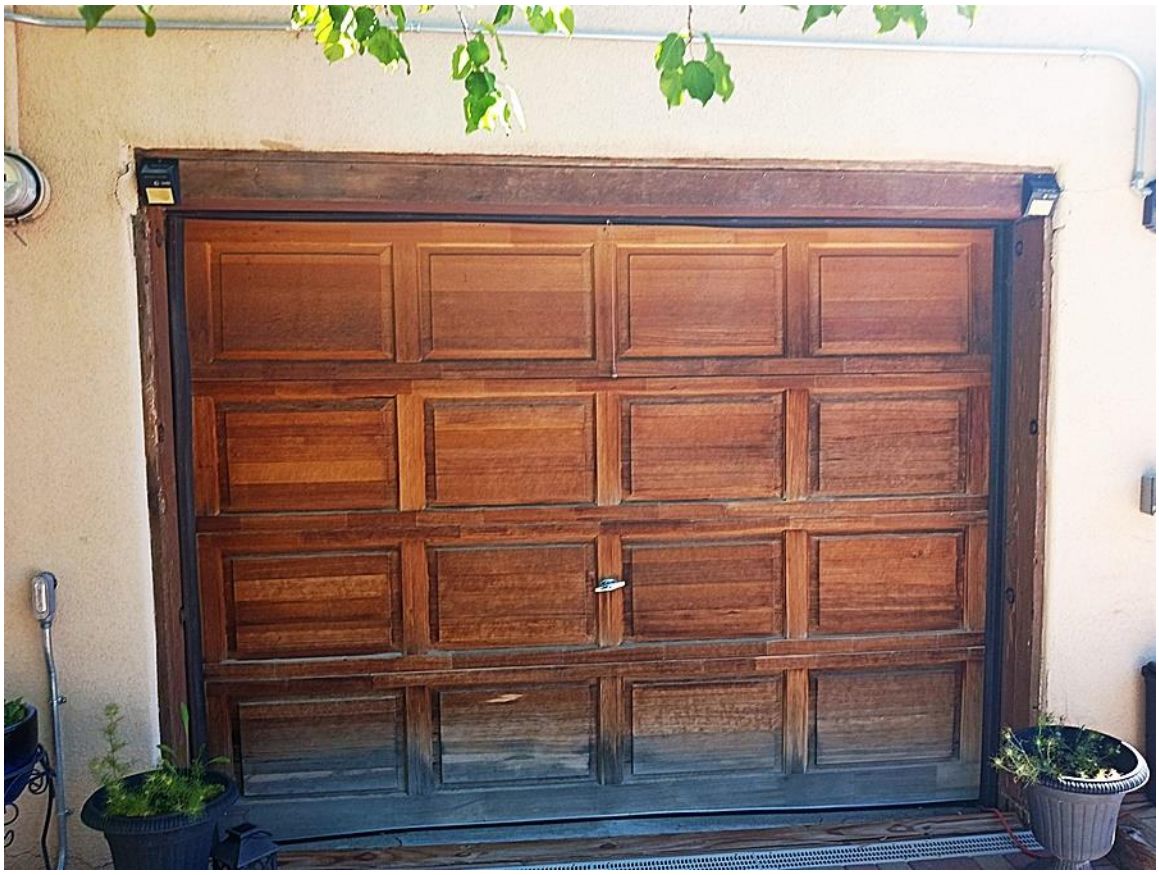


Photo 14. West elevation, detail of Unit 722 garage door. Camera facing down.

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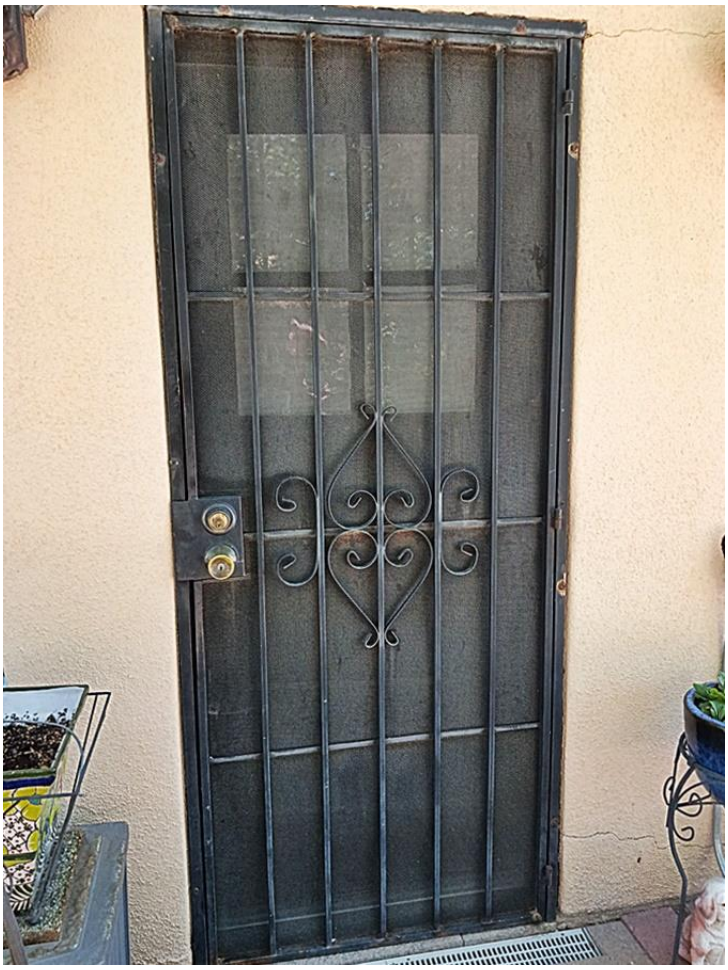


Photo 15. West elevation, detail of Unit 722 pedestrian door. Camera facing down.

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Photo 16. West elevation, detail of upper-story window. Camera facing up.

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Photo 17. West elevation, central fireplace. Camera facing down.

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Photo 18. West, upper-story fenestration. Camera facing northeast.

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Photo 19. West elevation, infill at garage door at Unit 720. Camera facing northwest.

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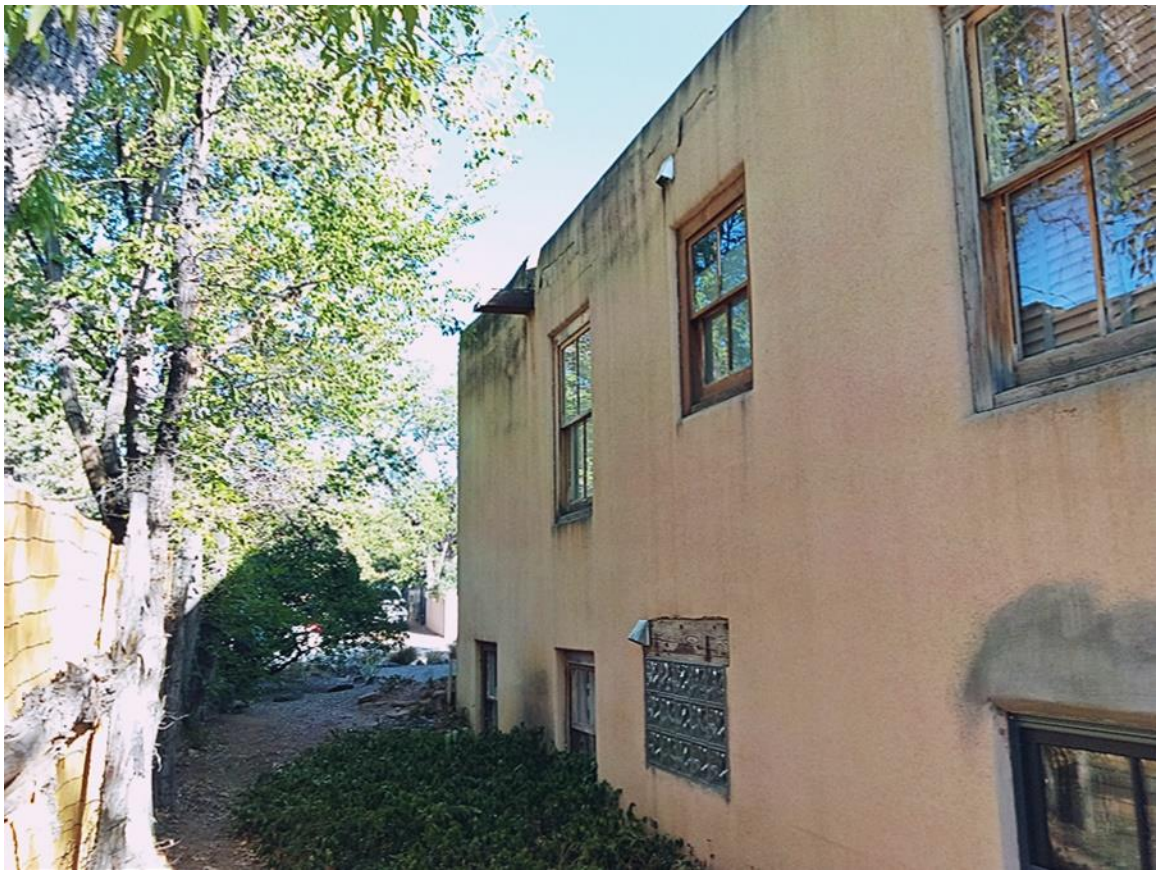


Photo 20. North elevation. Camera facing down.

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Photo 21. North elevation, detail of basement window. Camera facing down.

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Photo 22. North elevation, detail of upper-story window. Camera facing up.