

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. District No. NRHP: SRCP: Criteria: A B C D

NAME OF PROPERTY: **Quesnel St 108 - Irving Couse House**

LOCAL REFERENCE NUMBER: **2005015**

LOCATION OF PROPERTY: **108 QUESNEL**

UTM ZONE:

CITY OR TOWN: **Taos**

UTM EASTING:

COUNTY: **Taos**

UTM NORTHING:

DATE OF SURVEY:

2/19/2005

PREVIOUS SURVEY?

Not Available

PREVIOUS SURVEY DATE:

Not Available

NAME OF PROJECT:

2005 CLG Survey

PHOTOGRAPH:

ROLL NUMBER:

FRAME NUMBER:

NEGATIVE LOCATION:



PROPERTY TYPE: **Primary**

PHOTOGRAPH VIEW: **north and east elevations**

DESCRIPTION OF PROPERTY:

108 Quesnel Street is a two-story residential duplex in the Spanish Pueblo Revival style of architecture. One unit is upstairs and the other is downstairs. It is a stuccoed adobe structure with a flat parapet. Window units include a mix of 6-lite wooden sliders [east], and 2-lite metal casements placed in triplicate on the west. Additionally, there are three sets of 9-lite fixed wooden units on the upper level of the north elevation. A stair on the north elevation provides access to the upper level unit. The first floor has a recessed portal that wraps around the north and east elevations of the structure and provides an open-air deck for the second story apartment. The portal is detailed with round posts with corbels, and a latilla and viga roof. There is a projecting overhang on the east elevation upper level. Massive exterior chimneys are found at the building's northwest corner and on the east elevation. Vigas project through the east and west elevations. The building sits below street grade and a low yard wall separates it from the street.

CONSTRUCTION DATE KNOWN? **Yes** SOURCE FOR CONSTRUCTION DATE: **Virginia Couse Leavitt**

CONSTRUCTION DATE: **1924** to **1924**

SIGNIFICANT MODIFICATIONS? **post-1957 addition at southeast corner [currently without a final color coat]**

NOTES ON CONDITION: **Good**

WHO USES THE PROPERTY?: **duplex rental [upstairs/downstairs]**

SETTING: **Urban**

RELATIONSHIP TO SURROUNDINGS: **Similar**

IF URBAN SETTING, NATURE OF IT:

COMMENTS ON SURROUNDINGS:

ADDITIONAL PERSPECTIVE: (Photo, drawing, footprint, etc.; indicate north arrow when possible)



NOTES ON ADDITIONAL PERSPECTIVE: (If photo, include photo info, as in #10)

SURVEYOR BUSINESS NAME:

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:

SURVEYOR FIRST NAME:

Virginia Couse Leavitt

SURVEYOR LAST NAME: Ragins

SURVEYOR STREET ADDRESS: 9 Stone ridge Road

IS THE PROPERTY ENDANGERED?: NO

SURVEYOR CITY: Santa Fe

HOW IS THE PROPERTY ENDANGERED?:

SURVEYOR ZIP CODE: 87505

SURVEYOR TELEPHONE: 575.995.0852

The building was built by Irving, Lucille, and Kibby Couse. This structure, if it were in the registered historic districts is eligible for designation as "contributing." RRP recommends expanding the historic district boundaries to include this property and that which stands to its immediate west. Additional research should be

SURVEYOR EMAIL:

SIGNIFICANCE TO CURRENT COMMUNITY: High

DESCRIPTION OF COMMUNITY SIGNIFICANCE: intact architectural integrity and strong historic associations with prominent I

OTHER INFORMATION OF INTEREST: (Such as historical, legendary, structural, former ownership, etc.)

The building was built by Irving, Lucille, and Kibby Couse. This structure, if it were in the registered historic districts is eligible for designation as "contributing." RRP recommends expanding the historic district boundaries to include this property and that which stands to its immediate west. Additional research should be undertaken to determine if it is otherwise eligible for individual listing on the State Register of Cultural Properties or National Register of Historic Places.

Construction Date From: Virginia Leavitt interview by Peter Mackaness

Individual Building Status

IS PROPERTY INDIVIDUALLY LISTED ON A REGISTER?:

INDIVIDUALLY LISTED ON SRCP?: NO

INDIVIDUALLY LISTED ON NRHP?: NO

IF NOT LISTED, IS IT ELIGIBLE?:

IF ELIGIBLE, WHY?:

Building Located In A Special Historic District?

IS PROPERTY IN SPECIAL HISTORIC DISTRICT? NO

DISTRICT NAME AND STATUS:

Taos Downtown Historic District - SRCP NO

La Loma Plaza Historic District - SRCP NO

Taos Historic Overlay Zone - Taos Only NO

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

Historic Preservation Division, New Mexico Office of Cultural Affairs >>Complete HCPI Form 1 before Form 2<<

For HPD Office use only: HCPI No. District No. LOCAL REFERENCE NUMBER:

NAME OF PROPERTY: LOCATION OF PROPERTY:

COUNTY: Taos

CITY OR TOWN:

DATE OF SURVEY: 1/1/1

ARCHITECTURAL AND CONSTRUCTION DETAILS

STORIES ABOVE GRADE? N/

CONSTRUCTION MATERIAL:

PRIMARY VISIBLE CONSTRUCTION MATERIAL: Log

NOTES ON VISIBLE CONSTRUCTION MATERIAL:

FOUNDATION:

DOES A FOUNDATION EXIST?:

TYPE OF FOUNDATION:

FOUNDATION MATERIALS

FOUNDATION NOTES:

GENERAL: Notes

Details

Residential duplex - one unit upstairs, one down. Stair on north elevation. Cosmetic upgrade needed - painting, re-roof on lower portal, stucco color coat.

EXTERIOR: Notes

Details

Viga Tails

east and west elevations.

ROOF: Notes

Details

Projecting overhang on east.

Flat

Flat Parapet

DOORS: Notes

Details

Not Available

WINDOWS: Notes

Details

3 sets, 9-lite, upper level.

Slider

Glazed

Casement

metal

Fixed

Divided Light

PORCHES/PORTALES: Notes

Details

Also deck for 2nd story apt.

Recessed

Wrap

Round Posts

Corbels

CHIMNEYS: Notes

Exposed Lintels

Massive chimneys on northwest and east.

EXTERIOR WALLS : Notes

Details

Not Available

LANDSCAPING: Notes

Details

LOCAL REFERENCE NUMBER:

OTHER SIGNIFICANT FEATURES *Describe unique features.*

[Empty box for other significant features]

MODIFICATIONS: *(For each entry, indicate source of the date. Enter "surveyor" if it is your own. If prior survey, give date.)*

[Empty box for modifications]

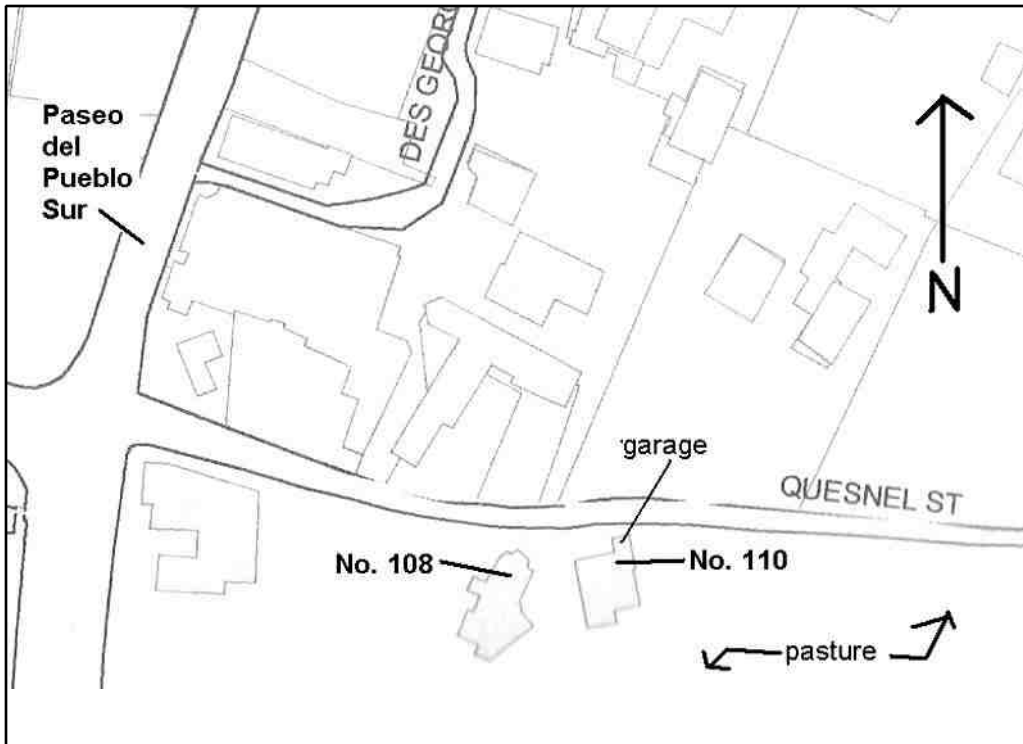
PRIMARY ARCHITECTURAL STYLE:

Spanish-Pueblo Revival

Residential duplex - one unit upstairs, one down. Stair on north elevation.
Cosmetic upgrade needed - painting, re-roof on lower portal, stucco color coat.

SITE PLAN:

(Include footprint of building, porches and balconies, major landscape features, associated properties, walls, fences, gates, nearby roads, driveways, and north arrow.)



LOCATION OF, AND AVAILABLE DOCUMENTS

(Plans, histories, oral histories, maps, aerial photos, bibliographic references, etc. and where they can be found.)

[Empty box for location of and available documents]

SITE PLAN NOTES:

Site. Base map provided by Taos GIS. NTS.

ATTACHED OR ASSOCIATED PROPERTIES: *(List and describe. Indicate whether surveys exist for these and provide survey numbers if known.)*

DESCRIPTION OF ATTACHED
OR ASSOCIATED PROPERTIES

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IF SO, ARE THEY ELIGIBLE FOR LISTING?: **None**
