

# 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: **Manzanares St 117 - Joseph Sanchez House**  
LOCATION OF PROPERTY: **117 MANZANARES**  
CITY OR TOWN: **Taos**  
COUNTY: **Taos**

LOCAL REFERENCE NUMBER: **2005080**  
UTM ZONE:  
UTM EASTING:  
UTM NORTHING:

DATE OF SURVEY: **4/22/2005**  
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: **west**

## DESCRIPTION OF PROPERTY:

117 Manzanares Street is a single story stuccoed residential building with a flat parapet. Windows in the structure are large lite modern casement units. There is a large lite fixed unit on the south elevation. There are two partial-width portales with simple round posts and plat parapets on the west elevation. A similarly-designed portal stands at the southeast corner of the building. The entrance is on the west elevation under a portal; the door is a single leaf wooden unit with a decorative window. The residence stands at a substantial setback from the street where a low stucco yard wall with end piers encloses the yard and marks the driveway entrance, respectively. A secondary low stucco wall encloses the driveway at a closer location to the house. A detached garage stands to the south and west of the residence. It is documented on a separate survey form.

CONSTRUCTION DATE KNOWN? **Yes** SOURCE FOR CONSTRUCTION DATE: **JOE A. & MARY L. TRUSTEES SANCHEZ**

CONSTRUCTION DATE: **Unknown** to **1952**

SIGNIFICANT MODIFICATIONS? **post-1957 addition on northwest corner, new windows**

NOTES ON CONDITION: **Good**

WHO USES THE PROPERTY?: **single family residential**

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:  
 SURVEYOR FIRST NAME:  
 SURVEYOR LAST NAME: **Ragins**  
 SURVEYOR STREET ADDRESS: **9 Stone ridge Road**  
 SURVEYOR CITY: **Santa Fe**

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:  
**JOE A. & MARY L. TRUSTEES SANCHEZ**

SURVEYOR ZIP CODE: **87505**  
 SURVEYOR TELEPHONE: **575.995.0852**  
 SURVEYOR EMAIL:

IS THE PROPERTY ENDANGERED?: **NO**  
 HOW IS THE PROPERTY ENDANGERED?:

Tract 252, no. 1-074-148-201-476. The 1915 Joy survey reflects that the property [vacant] belonged to Virginia Quintana Hartt at the time.  
**The garage was surveyed separately as # 2005081.**

SIGNIFICANCE TO CURRENT COMMUNITY: **Low**  
 DESCRIPTION OF COMMUNITY SIGNIFICANCE: **substantial modern remodel impacts historic architectural integrity**  
 OTHER INFORMATION OF INTEREST: (Such as historical, legendary, structural, former ownership, etc.)

Tract 252, no. 1-074-148-201-476. The 1915 Joy survey reflects that the property [vacant] belonged to Virginia Quintana Hartt at the time.  
 The garage was surveyed separately as # 2005081.  
 Construction Date From: 1952 Taos aerial photo

**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? **YES**  
 DISTRICT NAME AND STATUS:  
 Taos Downtown Historic District - SRCP **YES**  
 La Loma Plaza Historic District - SRCP **NO**  
 Taos Historic Overlay Zone - Taos Only **YES**

# 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: 2005080  
NAME OF PROPERTY: Manzanares St 117 - Joseph Sanchez House LOCATION OF PROPERTY: 117 MANZANARES  
COUNTY: Taos CITY OR TOWN: Taos DATE OF SURVEY: 4/22/2005

## ARCHITECTURAL AND CONSTRUCTION DETAILS

STORIES ABOVE GRADE? 1.0

### CONSTRUCTION MATERIAL:

PRIMARY VISIBLE CONSTRUCTION MATERIAL:

NOTES ON VISIBLE CONSTRUCTION MATERIAL: A detached garage stands to the south and west of the residence. It is documen

### FOUNDATION:

DOES A FOUNDATION EXIST?:

TYPE OF FOUNDATION:

FOUNDATION MATERIALS

FOUNDATION NOTES:

#### GENERAL: Notes

Details

Stands at a substantial setback from the street. No obvious maintenance needs.

#### EXTERIOR: Notes

Details

A detached garage stands to the south and west of the residence. It is documented on a separate survey form.

#### ROOF: Notes

Details

#### DOORS: Notes

Details

single leaf wooden unit with a decorative window.

#### WINDOWS: Notes

Details

large lite modern casement units. There is a large lite fixed unit on the south elevation.

Casement  
Fixed

#### PORCHES/PORTALES: Notes

Details

two partial-width portales with simple round posts and plat parapets on the west elevation. A similarly-designed portal stands at the southeast corner of the building.

Round Posts  
Flat Parapet  
Partial

#### CHIMNEYS: Notes

Details

Not Available

#### EXTERIOR WALLS : Notes

Details

a low stucco yard wall with end piers encloses the yard and marks the driveway entrance, respectively. A secondary low stucco wall encloses the driveway at a closer location to the house.

#### LANDSCAPING: Notes

Details

Not Available

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]

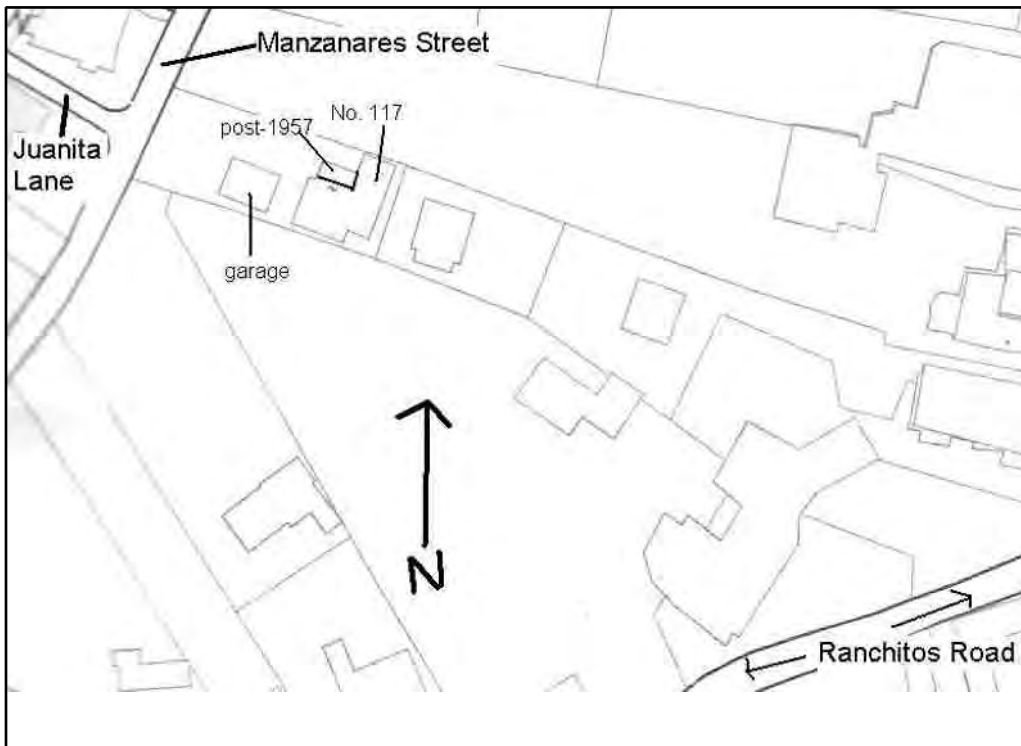
PRIMARY ARCHITECTURAL STYLE:

Spanish-Pueblo Revival

Stands at a substantial setback from the street. No obvious maintenance needs.

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.

[Empty box for site plan notes]

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

Tract 252, no. 1-074-148-201-476. The 1915 Joy survey reflects that the property [vacant] belonged to Virginia Quintana Hartt at the time.

IF SO, ARE THEY ELIGIBLE FOR LISTING?: None