

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: **Ranchitos Rd 215**

LOCAL REFERENCE NUMBER: **2005083**

LOCATION OF PROPERTY: **215 RANCHITOS**

UTM ZONE:

CITY OR TOWN: **Taos**

UTM EASTING:

COUNTY: **Taos**

UTM NORTHING:

DATE OF SURVEY:

3/13/2005

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: **south**

DESCRIPTION OF PROPERTY:

215 Ranchitos Road is a Spanish Pueblo Revival style stuccoed residential structure with a partial second story and flat parapets. Windows visible from the street include fixed arched units on the second floor, including on the area of the building with the pitched roof. There is a partial-width portal with rough hewn timber posts and lintel on the south elevation. An exterior chimney extends through the second floor roof at the southwest corner of the building. There are exposed viga ends across the façade of the second floor south elevation. An attached garage on the east has 3 wooden overhead doors. The site is enclosed by an undulating stucco yard wall at the street with a decorative iron vehicular gate.

CONSTRUCTION DATE KNOWN? **Yes** SOURCE FOR CONSTRUCTION DATE: **Yaxche Learning Center**

CONSTRUCTION DATE: **Unknown** to **1939**

SIGNIFICANT MODIFICATIONS? **post-57 addition on west/front, southwest, and north elevations**

NOTES ON CONDITION: **Good**

WHO USES THE PROPERTY?: **historically used for single family residence, today structure appears to be part of the Yaxche Learning Center**

SETTING: **Urban**

RELATIONSHIP TO SURROUNDINGS **Dissimilar**

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:

Yaxche Learning Center

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**

SURVEYOR EMAIL:

The 1915 Joy Survey reflects an "L-shaped" building at this site owned by Jose F. Chavez. The 1939 Sanborn Map reflects a rectangular structure on this site which sets at a 45 degree angle to the street. It is likely the central section of the existing building. The 1952 aerials of Taos reflects the second story in place and a

SIGNIFICANCE TO CURRENT COMMUNITY: **Low**

DESCRIPTION OF COMMUNITY SIGNIFICANCE: **historic residence enveloped with modern additions**

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

The 1915 Joy Survey reflects an "L-shaped" building at this site owned by Jose F. Chavez. The 1939 Sanborn Map reflects a rectangular structure on this site which sets at a 45 degree angle to the street. It is likely the central section of the existing building. The 1952 aerials of Taos reflects the second story in place and a substantial shed roof over the western-most section of the building. The building was surveyed in 1981 as #022502029. It stands on Tract 253, No. 1-074-148-228-472.

Construction Date From: Sanborn Map

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: 2005083
NAME OF PROPERTY: Ranchitos Rd 215 LOCATION OF PROPERTY: 215 RANCHITOS
COUNTY: Taos CITY OR TOWN: Taos DATE OF SURVEY: 3/13/2005

ARCHITECTURAL AND CONSTRUCTION DETAILS

STORIES ABOVE GRADE? 2.0

CONSTRUCTION MATERIAL:

PRIMARY VISIBLE CONSTRUCTION MATERIAL: General

NOTES ON VISIBLE CONSTRUCTION MATERIAL: 2nd floor. attached garage on the east has 3 wooden overhead doors.

FOUNDATION:

DOES A FOUNDATION EXIST?:

TYPE OF FOUNDATION:

FOUNDATION MATERIALS

FOUNDATION NOTES:

GENERAL: Notes

Details

Partial second story, no obvious maintenance needs.

EXTERIOR: Notes

Details

2nd floor. attached garage on the east has 3 wooden overhead doors.

Viga Tails
Garage

east elevation

ROOF: Notes

Details

Flat
Gabled
Medium

DOORS: Notes

Details

Not Available

WINDOWS: Notes

Details

fixed arched units on the second floor, including on the area of the building with the pitched roof.

PORCHES/PORTALES: Notes

Details

Partial
Round Posts
Exposed Lintels

rough-hewn timber

CHIMNEYS: Notes

Details

EXTERIOR WALLS : Notes

Details

undulating stucco yard wall at the street with a decorative iron vehicular gate.

Stucco

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.

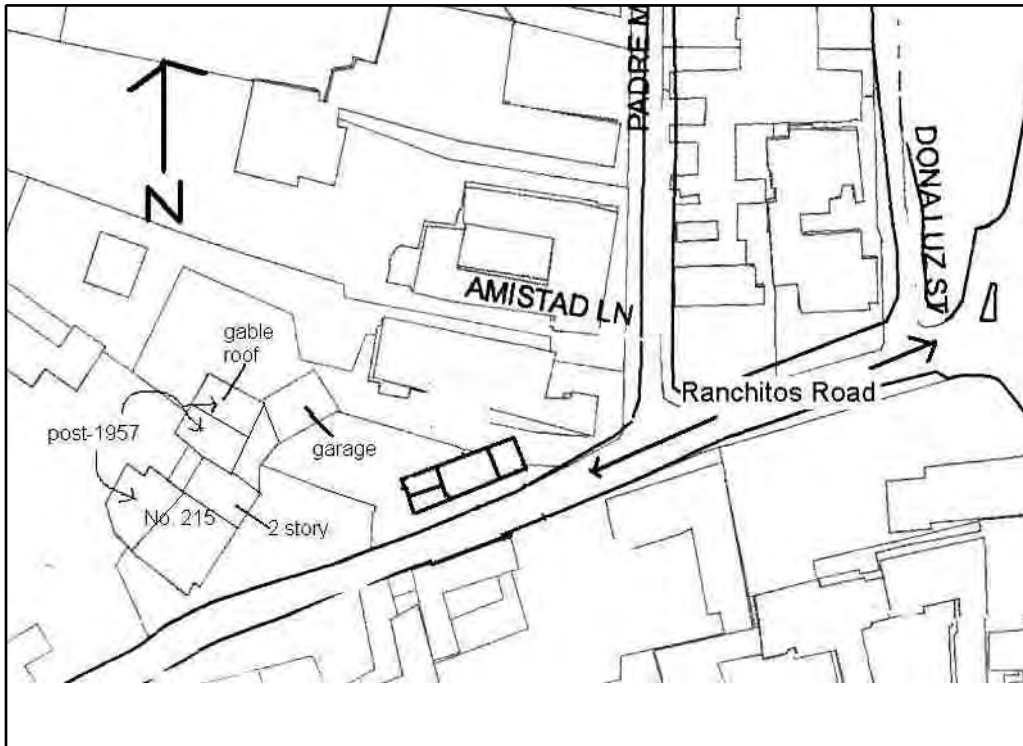
PRIMARY ARCHITECTURAL STYLE:

Partial second story, no obvious maintenance needs.

Spanish-Pueblo Revival

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

The 1915 Joy Survey reflects an "L-shaped" building at this site owned by Jose F. Chavez. The 1939 Sanborn Map reflects a rectangular structure on this site which sets at a 45 degree angle to the street. It is likely the central section of the existing building. The 1952 aerials of Taos reflects

IF SO, ARE THEY ELIGIBLE FOR LISTING?: None

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: **Ranchitos Rd 215**

LOCAL REFERENCE NUMBER: **022502029**

LOCATION OF PROPERTY: **215 RANCHITOS**

UTM ZONE:

CITY OR TOWN: **Taos**

UTM EASTING:

COUNTY: **Taos**

UTM NORTHING:

DATE OF SURVEY:

8/14/1996

PREVIOUS SURVEY?

Not Available

PREVIOUS SURVEY DATE:

Not Available

NAME OF PROJECT:

PHOTOGRAPH:

ROLL NUMBER:

FRAME NUMBER:

NEGATIVE LOCATION:



PROPERTY TYPE: **Primary**

PHOTOGRAPH VIEW: **older**

DESCRIPTION OF PROPERTY:

215 Ranchitos Road is a Spanish Pueblo Revival style stuccoed residential structure with a partial second story and flat parapets. Windows visible from the street include fixed arched units on the second floor, including on the area of the building with the pitched roof. There is a partial-width portal with rough hewn timber posts and lintel on the south elevation. An exterior chimney extends through the second floor roof at the southwest corner of the building. There are exposed viga ends across the façade of the second floor south elevation. An attached garage on the east has 3 wooden overhead doors. The site is enclosed by an undulating stucco yard wall at the street with a decorative iron vehicular gate.

CONSTRUCTION DATE KNOWN? **Yes**

SOURCE FOR CONSTRUCTION DATE:

Yaxche Learning Center

CONSTRUCTION DATE: **Unknown**

to

1939

SIGNIFICANT MODIFICATIONS?

NOTES ON CONDITION:

Excellent

WHO USES THE PROPERTY?:

historically used for single family residence, today structure appears to be part of the Yaxche Learning Center

SETTING:

RELATIONSHIP TO SURROUNDINGS:

Similar

IF URBAN SETTING, NATURE OF IT: **Residential**

COMMENTS ON SURROUNDINGS:



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

SURVEYOR BUSINESS NAME: **Vicente Martinez**
 SURVEYOR FIRST NAME: **Vicente**
 SURVEYOR LAST NAME: **Martinez**
 SURVEYOR STREET ADDRESS: **PO Box 4053**
 SURVEYOR CITY: **Taos**

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:
Yaxche Learning Center

SURVEYOR ZIP CODE: **87571**
 SURVEYOR TELEPHONE: **575.758.8330**
 SURVEYOR EMAIL:

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

The 1915 Joy Survey reflects an "L-shaped" building at this site owned by Jose F. Chavez. The 1939 Sanborn Map reflects a rectangular structure on this site which sets at a 45 degree angle to the street. It is likely the central section of the existing building. The 1952 aeriels of Taos reflects the second story in place and a

SIGNIFICANCE TO CURRENT COMMUNITY: **Low**

DESCRIPTION OF COMMUNITY SIGNIFICANCE: **historic residence enveloped with modern additions**

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

The 1915 Joy Survey reflects an "L-shaped" building at this site owned by Jose F. Chavez. The 1939 Sanborn Map reflects a rectangular structure on this site which sets at a 45 degree angle to the street. It is likely the central section of the existing building. The 1952 aeriels of Taos reflects the second story in place and a substantial shed roof over the western-most section of the building. The building was surveyed in 1981 as #022502029. It stands on Tract 253, No. 1-074-148-228-472.

Construction Date From: Sanborn Map

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<<

ARCHITECTURAL AND CONSTRUCTION DETAILS

STORIES ABOVE GRADE? 2.0

CONSTRUCTION MATERIAL:

PRIMARY VISIBLE CONSTRUCTION MATERIAL: Adobe

NOTES ON VISIBLE CONSTRUCTION MATERIAL:

FOUNDATION:

DOES A FOUNDATION EXIST?:

TYPE OF FOUNDATION:

FOUNDATION MATERIALS

FOUNDATION NOTES:

GENERAL: Notes

Details

Hispanic Vernacular; parapets arched; buttress

EXTERIOR: Notes

Details

Viga Tails

projecting on top on second story

ROOF: Notes

Details

skylights on single story

Flat Parapet
Flat

DOORS: Notes

Details

10 lite pane

WINDOWS: Notes

Details

not visible

Double Hung

PORCHES/PORTALES: Notes

Details

4" round beams with zapata brackel corbels

Entry

CHIMNEYS: Notes

Details

Not Available

EXTERIOR WALLS : Notes

Details

Not Available

LANDSCAPING: Notes

Details

courtyard: enclosed front & back portions of house

OTHER SIGNIFICANT FEATURES *Describe unique features.)*

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

major remodeling - second story portals northwest wing

PRIMARY ARCHITECTURAL STYLE:

Hispanic Vernacular; parapets arched; buttress

Spanish-Pueblo Revival

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.)

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

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IF SO, ARE THEY ELIGIBLE FOR LISTING?:

Eligible



1996 Survey Photo 3



1996 Survey Photo 4

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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: **Ranchitos Rd 215**

LOCAL REFERENCE NUMBER: **022502029**

LOCATION OF PROPERTY: **215 RANCHITOS**

UTM ZONE:

CITY OR TOWN: **Taos**

UTM EASTING:

COUNTY: **Taos**

UTM NORTHING:

DATE OF SURVEY:

8/1/1981

PREVIOUS SURVEY?

Not Available

PREVIOUS SURVEY DATE:

Not Available

NAME OF PROJECT:

1981 CLG Survey

PHOTOGRAPH:

ROLL NUMBER:

FRAME NUMBER:

NEGATIVE LOCATION:



PROPERTY TYPE: **Primary**

PHOTOGRAPH VIEW: **older**

DESCRIPTION OF PROPERTY:

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CONSTRUCTION DATE KNOWN? **Yes** SOURCE FOR CONSTRUCTION DATE: **Yaxche Learning Center**

CONSTRUCTION DATE: **Unknown** to **1939**

SIGNIFICANT MODIFICATIONS?

NOTES ON CONDITION:

Good

WHO USES THE PROPERTY?:

historically used for single family residence, today structure appears to be part of the Yaxche Learning Center

SETTING:

HCPI Base Form (FORM 1)

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Historic Preservation Division, New Mexico Office of Cultural Affairs

LOCAL REFERENCE NUMBER: **022502029**

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



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

SURVEYOR BUSINESS NAME: **Garner/Hicks Architects**

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:

SURVEYOR FIRST NAME: **Various**

Yaxche Learning Center

SURVEYOR LAST NAME: **Various**

SURVEYOR STREET ADDRESS: **PO Box 1158**

IS THE PROPERTY ENDANGERED?: **NO**

SURVEYOR CITY: **Albuquerque**

HOW IS THE PROPERTY ENDANGERED?:

SURVEYOR ZIP CODE: **87102**

SURVEYOR TELEPHONE: **575.243.7492**

SURVEYOR EMAIL:

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

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Construction Date From: Sanborn Map

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: **022502029**NAME OF PROPERTY: **Ranchitos Rd 215**LOCATION OF PROPERTY: **215 RANCHITOS**COUNTY: **Taos**CITY OR TOWN: **Taos**DATE OF SURVEY: **8/1/1981****ARCHITECTURAL AND CONSTRUCTION DETAILS**STORIES ABOVE GRADE? **2.0****CONSTRUCTION MATERIAL:**

PRIMARY VISIBLE CONSTRUCTION MATERIAL:

NOTES ON VISIBLE CONSTRUCTION MATERIAL:

FOUNDATION:

" Not Available"

GENERAL: Notes*Details*

walled forecourt with auto gate, carport; buttress

EXTERIOR: Notes*Details***Viga Tails****exposed ends****ROOF: Notes***Details*

Not Available

DOORS: Notes*Details*

Not Available

WINDOWS: Notes*Details*

arched window openings

PORCHES/PORTALES: Notes*Details*

rusticated porch beams & posts

Entry**CHIMNEYS: Notes***Details*

Not Available

EXTERIOR WALLS : Notes

Details

Not Available

LANDSCAPING: Notes

Details

Not Available

HCPI Detail Form (FORM 2)

(Continued)

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Historic Preservation Division, New Mexico Office of Cultural Affairs

LOCAL REFERENCE NUMBER:

OTHER SIGNIFICANT FEATURES *Describe unique features.)*

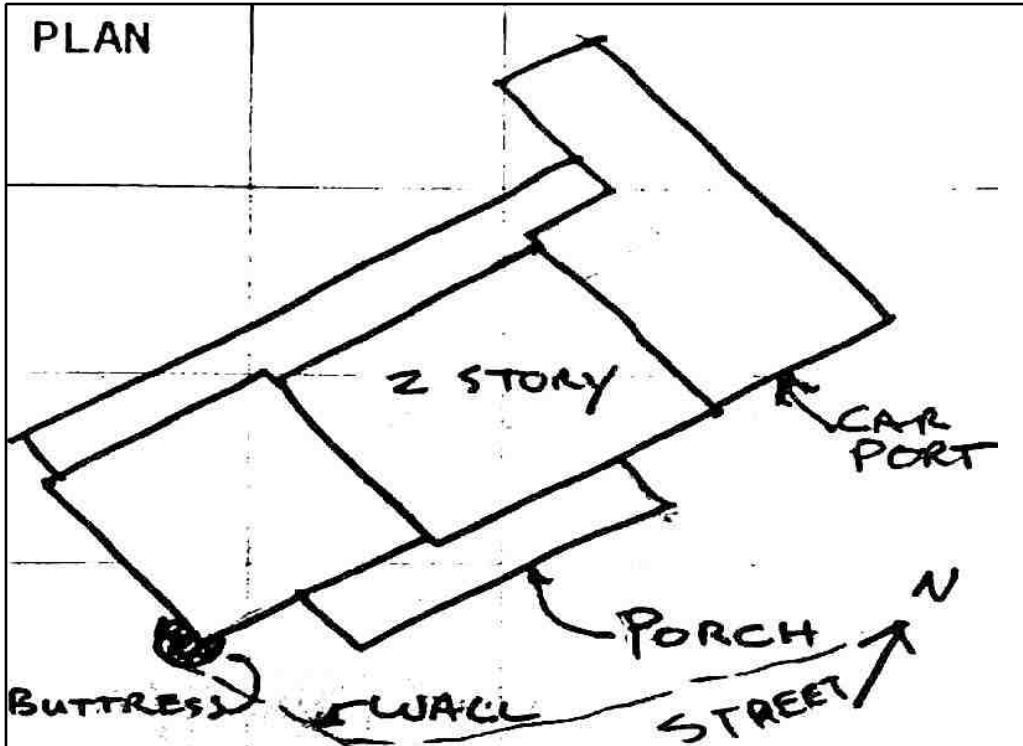
MODIFICATIONS: *(For each entry, indicate source of the date. Enter "surveyor" if it is your own. If prior survey, give date.)*

PRIMARY ARCHITECTURAL STYLE:

Spanish-Pueblo Revival

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.)

SITE PLAN NOTES:

Attached/Associated Properties Information Not Available