

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 227 - Joseph Sanchez House** LOCAL REFERENCE NUMBER: **2005088**

LOCATION OF PROPERTY: **227 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 and west**

DESCRIPTION OF PROPERTY:

227 Ranchitos Road is a single story stuccoed gable roofed duplex residential building. The gable is covered with red Propanel. Windows are 1-over-1 double-hung wooden units on the south elevation and modern aluminum slider units on the remaining facades. Windows sit at the exterior building plane without recess. A partial-width portal with a shed roof and end parapets stands on the south elevation. It is elevated above grade with paired stucco columns. Entrances to the building are through single leaf wood panel doors with 9 lites. The site is raised above street grade with a crumbling rock retaining wall. There is a coyote and sheep wire fence about the site.

CONSTRUCTION DATE KNOWN? **Yes** SOURCE FOR CONSTRUCTION DATE:

CONSTRUCTION DATE: _____ to _____

SIGNIFICANT MODIFICATIONS?

NOTES ON CONDITION:

WHO USES THE PROPERTY?:

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)

[Large empty rectangular box for additional perspective]

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

SURVEYOR BUSINESS NAME:

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:

SURVEYOR FIRST NAME:

SURVEYOR LAST NAME:

SURVEYOR STREET ADDRESS:

IS THE PROPERTY ENDANGERED?: NO

SURVEYOR CITY:

HOW IS THE PROPERTY ENDANGERED?:

SURVEYOR ZIP CODE:

SURVEYOR TELEPHONE:

SURVEYOR EMAIL:

[Empty rectangular box for property endangerment details]

SIGNIFICANCE TO CURRENT COMMUNITY:

DESCRIPTION OF COMMUNITY SIGNIFICANCE:

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

[Large empty rectangular box for other information of interest]

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?:

[Empty rectangular box for eligibility reasons]

Building Located In A Special Historic District?

IS PROPERTY IN SPECIAL HISTORIC DISTRICT? YES

DISTRICT NAME AND STATUS:

Taos Downtown Historic District - SRCP NO

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: 2005088
NAME OF PROPERTY: Ranchitos Rd 227 - Joseph Sanchez House LOCATION OF PROPERTY: 227 RANCHITOS
COUNTY: Taos CITY OR TOWN: Taos DATE OF SURVEY: 3/13/2005

ARCHITECTURAL AND CONSTRUCTION DETAILS

STORIES ABOVE GRADE? 1.0

CONSTRUCTION MATERIAL:

Not Available

FOUNDATION:

DOES A FOUNDATION EXIST?:

TYPE OF FOUNDATION:

FOUNDATION MATERIALS

FOUNDATION NOTES:

GENERAL: Notes

Details

Site is raised above street grade with a crumbling rock retaining wall.
Deteriorated shed at rear/northwest, broken window panes.

EXTERIOR: Notes

Details

Not Available

ROOF: Notes

Details

red Propanel

DOORS: Notes

Details

WINDOWS: Notes

Details

1-over-1 double-hung wooden units on the south elevation and modern aluminum slider units on the remaining facades, not recessed.

Double Hung
Slider

PORCHES/PORTALES: Notes

Details

elevated above grade with paired stucco columns. shed roof, end parapets.

Partial

CHIMNEYS: Notes

Details

Not Available

EXTERIOR WALLS : Notes

Details

coyote and sheep wire fence about the site.

Coyote

LANDSCAPING: Notes

Details

Not Available

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.

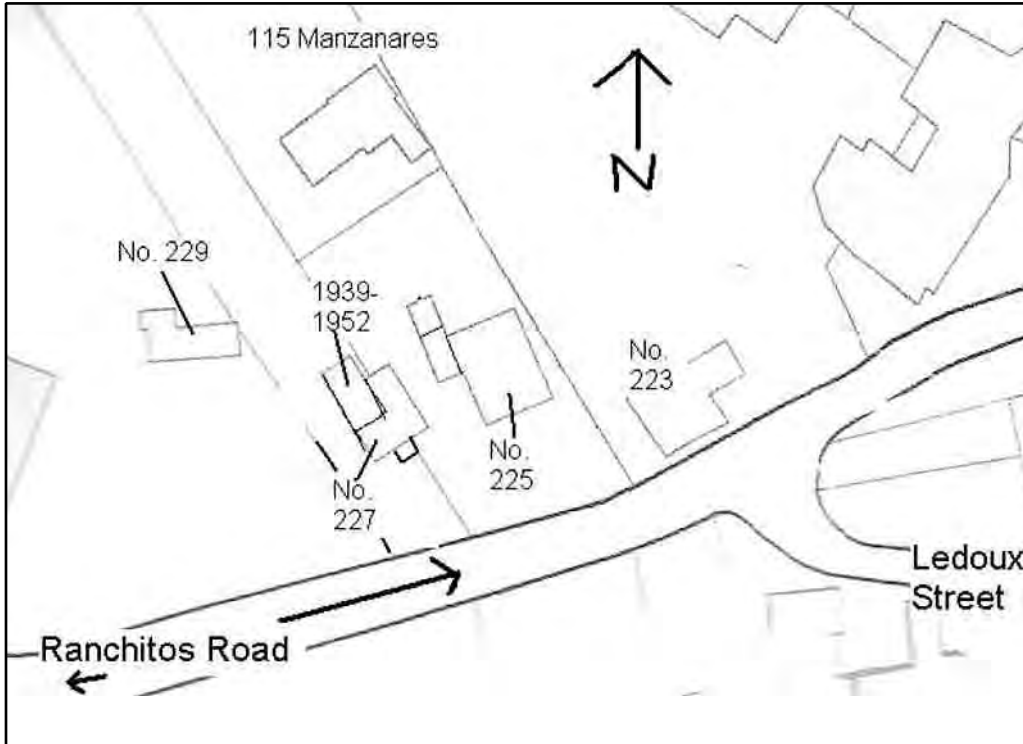
PRIMARY ARCHITECTURAL STYLE:

Hispanic Vernacular/Territorial

Site is raised above street grade with a crumbling rock retaining wall. Deteriorated shed at rear/northwest, broken window panes.

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.)

Endangered: exposure to elements, vacant

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 previous owner [Joseph Sanchez] began the renovation of the building in 2002. He added the pitched roof and replaced the windows before his death in 2003. The 1939 Sanborn Map reflects an "L"-shaped structure. Between 1939 and 1952, the "L" was infilled and the rear

IF SO, ARE THEY ELIGIBLE FOR LISTING?: None

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

NAME OF PROPERTY: **Ranchitos Rd 227 - Joseph Sanchez House** LOCAL REFERENCE NUMBER: **022502025**

LOCATION OF PROPERTY: **227 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

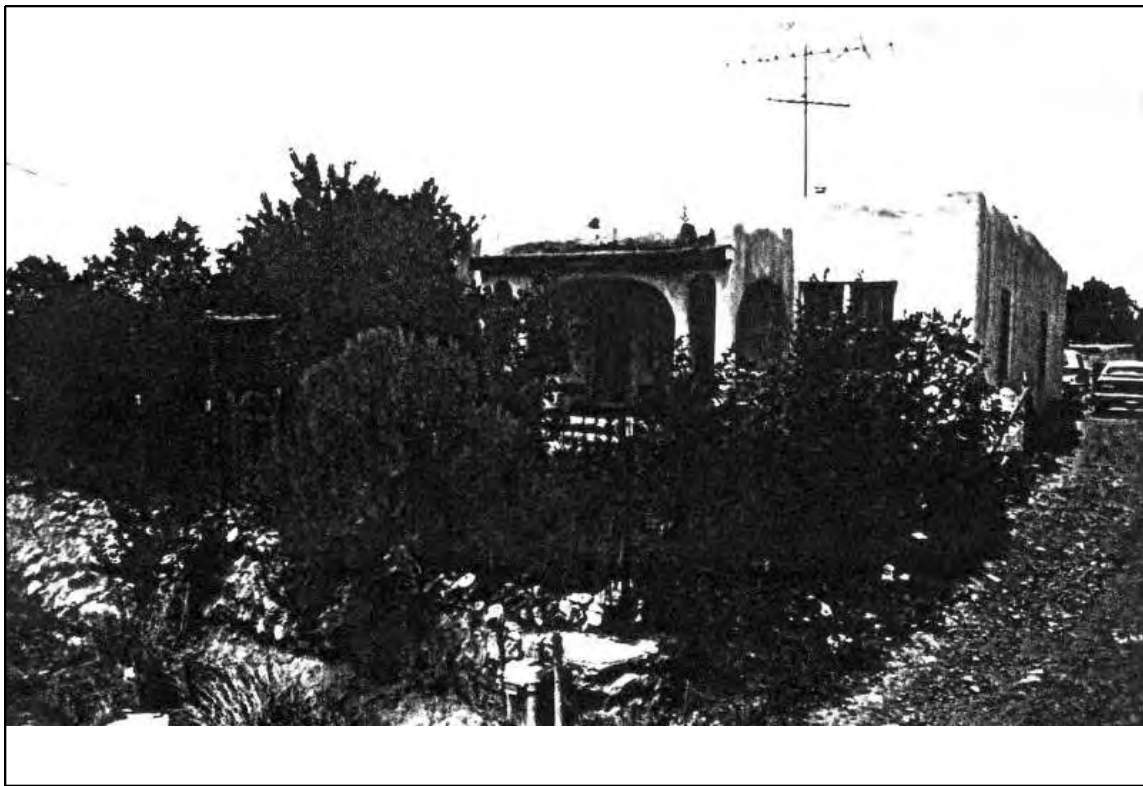
NAME OF PROJECT:

PHOTOGRAPH:

ROLL NUMBER:

FRAME NUMBER:

NEGATIVE
LOCATION:



PROPERTY TYPE: **Primary**

PHOTOGRAPH VIEW: **older**

DESCRIPTION OF PROPERTY:

227 Ranchitos Road is a single story stuccoed gable roofed duplex residential building. The gable is covered with red Propanel. Windows are 1-over-1 double-hung wooden units on the south elevation and modern aluminum slider units on the remaining facades. Windows sit at the exterior building plane without recess. A partial-width portal with a shed roof and end parapets stands on the south elevation. It is elevated above grade with paired stucco columns. Entrances to the building are through single leaf wood panel doors with 9 lites. The site is raised above street grade with a crumbling rock retaining wall. There is a coyote and sheep wire fence about the site.

CONSTRUCTION DATE KNOWN? **Yes** SOURCE FOR CONSTRUCTION DATE:

CONSTRUCTION DATE: to

SIGNIFICANT MODIFICATIONS?

NOTES ON CONDITION:

WHO USES THE PROPERTY?:

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

RELATIONSHIP TO SURROUNDINGS: **Similar**
COMMENTS ON SURROUNDINGS:

NOTES ON ADDITIONAL PERSPECTIVE:

(If photo, include photo info, as in #10)

SURVEYOR BUSINESS NAME:

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:

SURVEYOR FIRST NAME:

SURVEYOR LAST NAME:

SURVEYOR STREET ADDRESS:

IS THE PROPERTY ENDANGERED?: **NO**

SURVEYOR CITY:

HOW IS THE PROPERTY ENDANGERED?:

SURVEYOR ZIP CODE:

SURVEYOR TELEPHONE:

SURVEYOR EMAIL:

SIGNIFICANCE TO CURRENT COMMUNITY:

DESCRIPTION OF COMMUNITY SIGNIFICANCE:

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

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 **NO**

La Loma Plaza Historic District - SRCP **NO**

Taos Historic Overlay Zone - Taos Only **YES**

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

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ARCHITECTURAL AND CONSTRUCTION DETAILS

STORIES ABOVE GRADE? 1.0

CONSTRUCTION MATERIAL:

PRIMARY VISIBLE CONSTRUCTION MATERIAL: Adobe

NOTES ON VISIBLE CONSTRUCTION MATERIAL: adobe/stucco

FOUNDATION:

" Not Available"

GENERAL: Notes

Details

" Not Available"

EXTERIOR: Notes

Details

adobe/stucco

ROOF: Notes

Details

Not Available

DOORS: Notes

Details

Not Available

WINDOWS: Notes

Details

Not Available

PORCHES/PORTALES: Notes

Details

Entry

CHIMNEYS: Notes

Details

Not Available

EXTERIOR WALLS : Notes

Details

Not Available

LANDSCAPING: Notes

Details

Not Available

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.)*

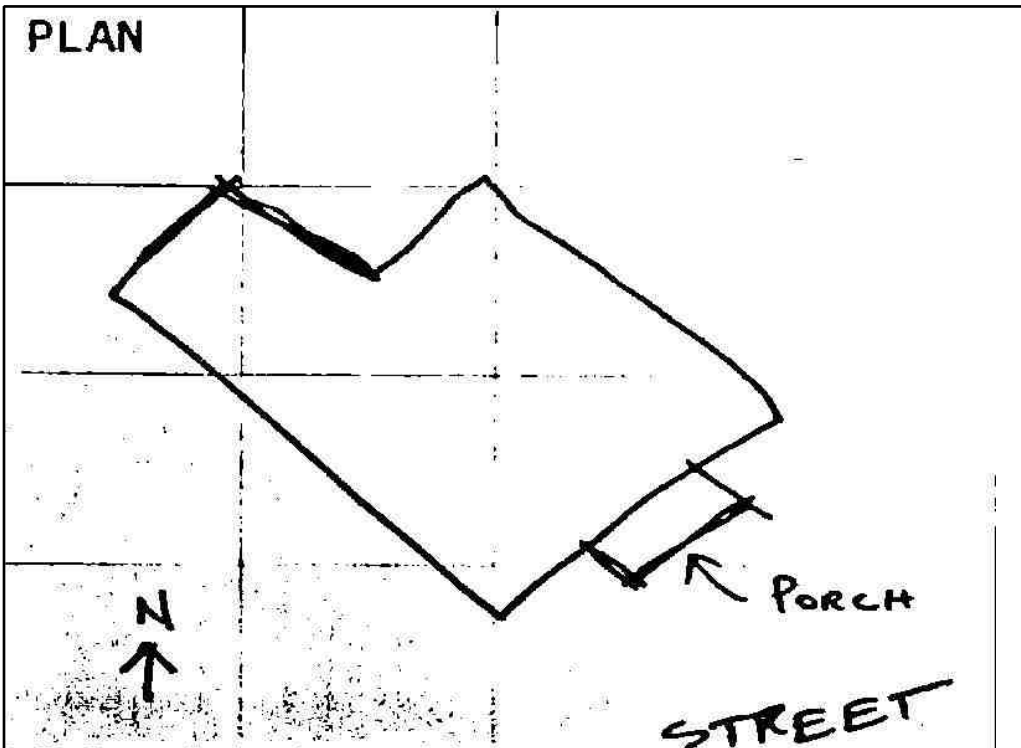
PRIMARY ARCHITECTURAL STYLE:

adobe/stucco

Hispanic Vernacular/Territorial

SITE PLAN:

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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.)

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IF SO, ARE THEY ELIGIBLE FOR LISTING?:

Eligible