

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: **San Antonio St 103 - Templeton Laundry, Larry Bell Studio** LOCAL REFERENCE NUMBER: **2005091**
LOCATION OF PROPERTY: **103 SAN ANTONIO** UTM ZONE:
CITY OR TOWN: **Taos** UTM EASTING:
COUNTY: **Taos** 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: **south and west**

DESCRIPTION OF PROPERTY:

103 San Antonio is a multi-story stuccoed Northern New Mexico style commercial/artist studio structure. Its roof form includes a gable surrounded by lower level sheds, finished with Propanel. Windows are wooden casement single lite units set in pairs and quadruple. Doors include single-leaf multi-panel wooden pedestrian units and double panel studio doors. There is a stucco courtyard wall with a gate at the southwestern corner of the site. Wooden plank and coyote fencing encloses the site on the west and north. The building sits close to its neighboring structure to the east and is separated only by a driveway court. The structures are functionally related and are commonly owned.

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

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

SIGNIFICANT MODIFICATIONS? **ca. 1975 renovation included addition of upper story and gable roofline, new windows, combining of formerly detached structures on site into this single building**

NOTES ON CONDITION: **Good**

WHO USES THE PROPERTY?: **Templeton Laundry [ca 1940s-1950s], Larry Bell Studio/Gus Foster residence [since ca. 1980]**

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:

LARRY BELL

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 identifies Manuel P. Manzanares as the owner of this property which was vacant at the time. The structure was surveyed in 1981 as #022502023. It stands on portions of Tract 256, No. 1-074-148-180-455 and No. 1-074-148-185-450. The 1957 NM DOT aerial photograph reflects this structure as a series of detached

SIGNIFICANCE TO CURRENT COMMUNITY: Low

DESCRIPTION OF COMMUNITY SIGNIFICANCE: historic associations though modern rehabilitation negatively impacts histori

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

The 1915 Joy survey identifies Manuel P. Manzanares as the owner of this property which was vacant at the time. The structure was surveyed in 1981 as #022502023. It stands on portions of Tract 256, No. 1-074-148-180-455 and No. 1-074-148-185-450. The 1957 NM DOT aerial photograph reflects this structure as a series of detached structures of various shapes and sizes. A remodel in the 1980s by the current owner combined the historic structures and added the pitched roofs to the building. It is out of keeping with its surrounding neighborhood due to its enormous massing.

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 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: 2005091

NAME OF PROPERTY: San Antonio St 103 - Templeton Laundry, Larry B LOCATION OF PROPERTY: 103 SAN ANTONIO

COUNTY: Taos

CITY OR TOWN: Taos

DATE OF SURVEY: 4/22/2005

ARCHITECTURAL AND CONSTRUCTION DETAILS

STORIES ABOVE GRADE? 3.0

CONSTRUCTION MATERIAL:

Not Available

FOUNDATION:

DOES A FOUNDATION EXIST?:

TYPE OF FOUNDATION:

FOUNDATION MATERIALS General

FOUNDATION NOTES:

GENERAL: Notes

Details

The building sits close to its neighboring structure to the east and is separated only by a driveway court. The structures are functionally related and are commonly owned. Recent remodel, no obvious maintenance needs

EXTERIOR: Notes

Details

Not Available

ROOF: Notes

Details

gable surrounded by lower level sheds.

DOORS: Notes

Details

single-leaf multi-panel wooden pedestrian units and double panel studio doors.

WINDOWS: Notes

Details

wooden casement single lite units set in pairs and quadruple.

Casement

PORCHES/PORTALES: Notes

Details

Not Available

CHIMNEYS: Notes

Details

Not Available

EXTERIOR WALLS : Notes

Details

courtyard wall with a gate.

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]

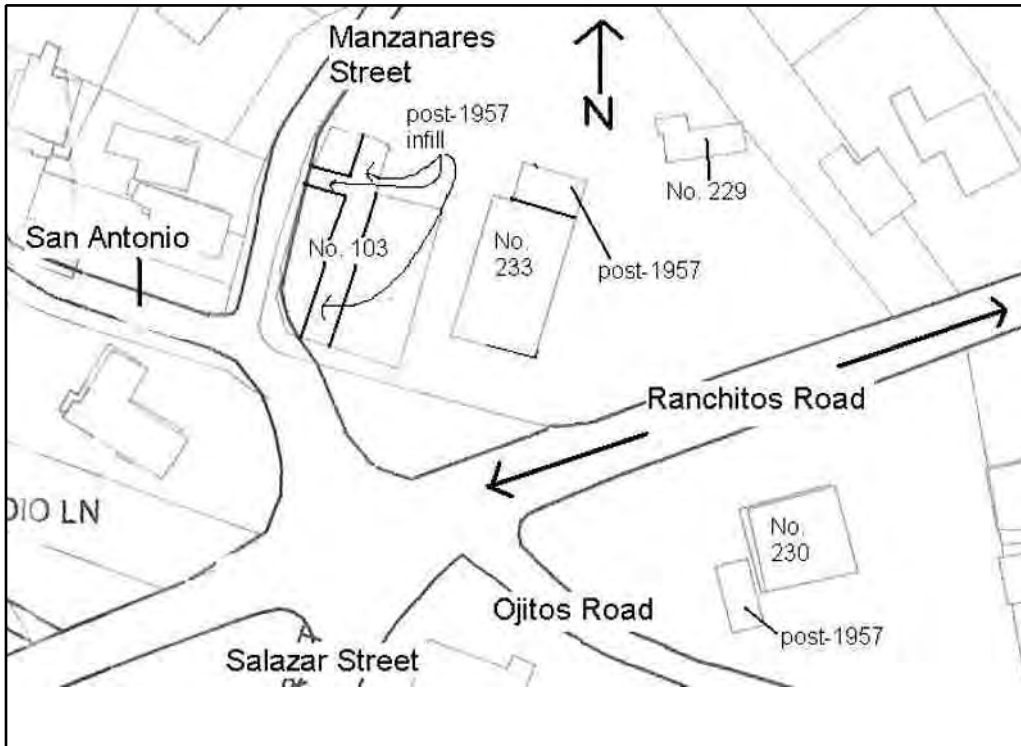
PRIMARY ARCHITECTURAL STYLE:

Northern New Mexico

The building sits close to its neighboring structure to the east and is separated only by a driveway court. The structures are functionally related and are commonly owned. Recent remodel, 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.

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 identifies Manuel P. Manzanares as the owner of this property which was vacant at the time. The structure was surveyed in 1981 as #022502023. It stands on portions of Tract 256, No. 1-074-148-180-455 and No. 1-074-148-185-450. The 1957 NM DOT aerial photograph

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: **San Antonio St 103 - Templeton Laundry,
Larry Bell Studio**

LOCAL REFERENCE NUMBER: **022502023**

LOCATION OF PROPERTY: **103 SAN ANTONIO**

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

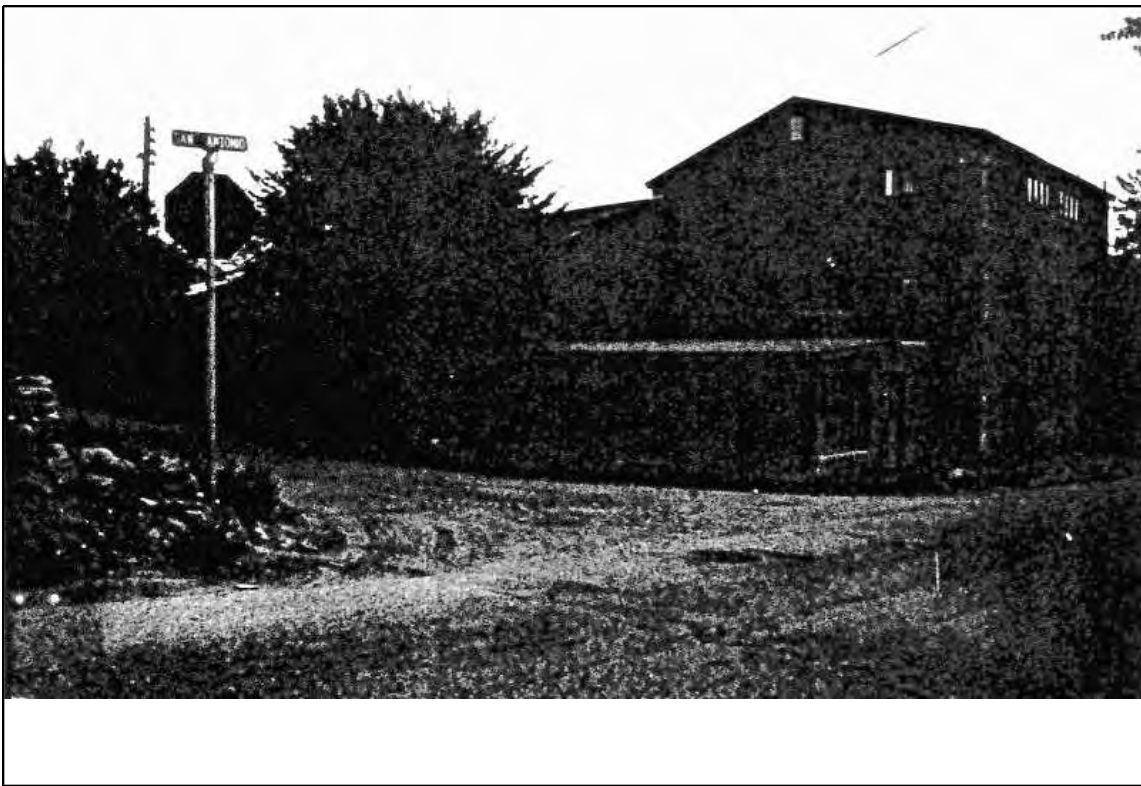
NAME OF
PROJECT:

PHOTOGRAPH:

ROLL NUMBER:

FRAME NUMBER:

NEGATIVE
LOCATION:



PROPERTY TYPE: **Primary**

PHOTOGRAPH VIEW: **older**

DESCRIPTION OF PROPERTY:

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CONSTRUCTION DATE KNOWN? **Yes**

SOURCE FOR CONSTRUCTION DATE: **LARRY BELL**

CONSTRUCTION DATE: **Unknown**

to

1952

SIGNIFICANT MODIFICATIONS?

NOTES ON CONDITION:

Good

WHO USES THE PROPERTY?:

Templeton Laundry [ca 1940s-1950s], Larry Bell Studio/Gus Foster residence [since ca. 1980]

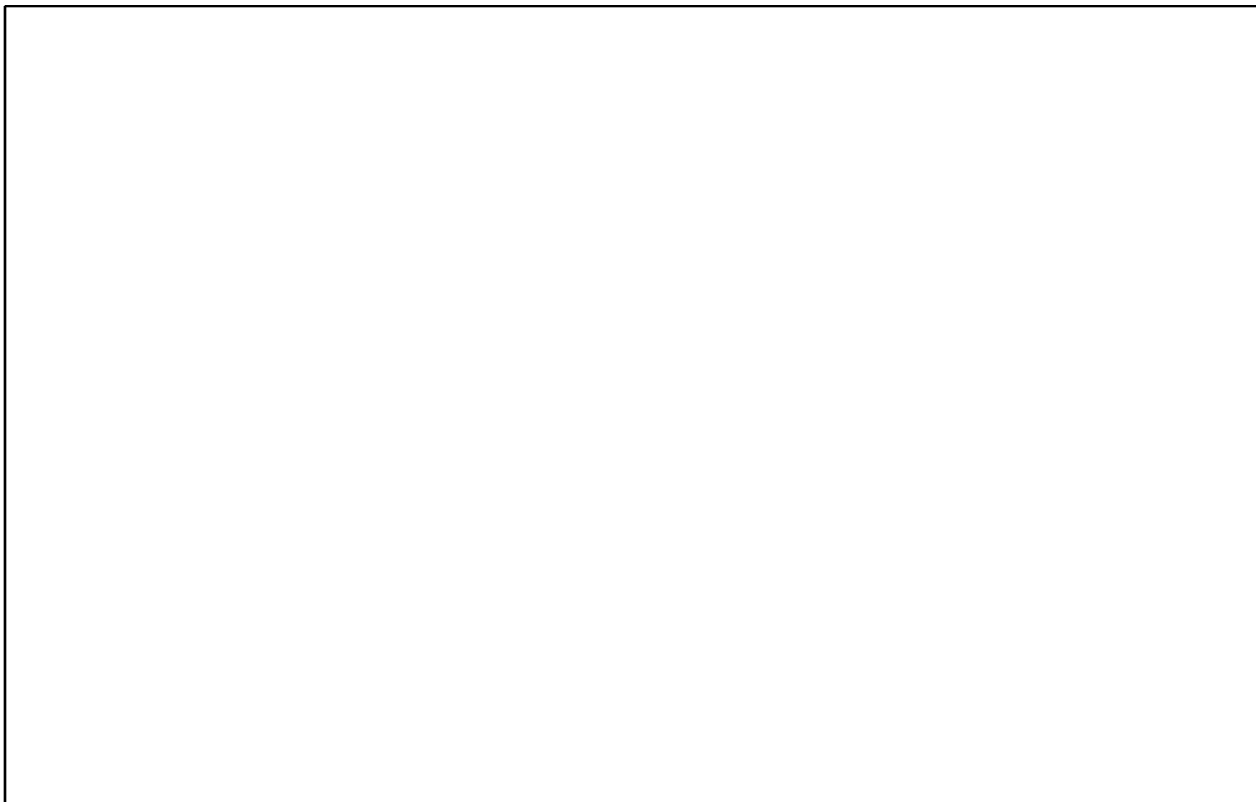
SETTING:

RELATIONSHIP TO SURROUNDINGS:

Dissimilar

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

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:

LARRY BELL

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

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SURVEYOR TELEPHONE: 575.243.7492

SURVEYOR EMAIL:

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DESCRIPTION OF COMMUNITY SIGNIFICANCE: historic associations though modern rehabilitation negatively impacts histori

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

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IF ELIGIBLE, WHY?:

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La Loma Plaza Historic District - SRCP NO

Taos Historic Overlay Zone - Taos Only YES

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ARCHITECTURAL AND CONSTRUCTION DETAILS

STORIES ABOVE GRADE? 2.0

CONSTRUCTION MATERIAL:

PRIMARY VISIBLE CONSTRUCTION MATERIAL: Adobe

NOTES ON VISIBLE CONSTRUCTION MATERIAL:

FOUNDATION:

" Not Available"

GENERAL: Notes

Details

EXTERIOR: Notes

Details

ROOF: Notes

Not Available

Details

DOORS: Notes

Not Available

Details

WINDOWS: Notes

Not Available

Details

PORCHES/PORTALES: Notes

Not Available

Details

CHIMNEYS: Notes

Not Available

Details

EXTERIOR WALLS : Notes

Not Available

Details

LANDSCAPING: Notes

Not Available

Details

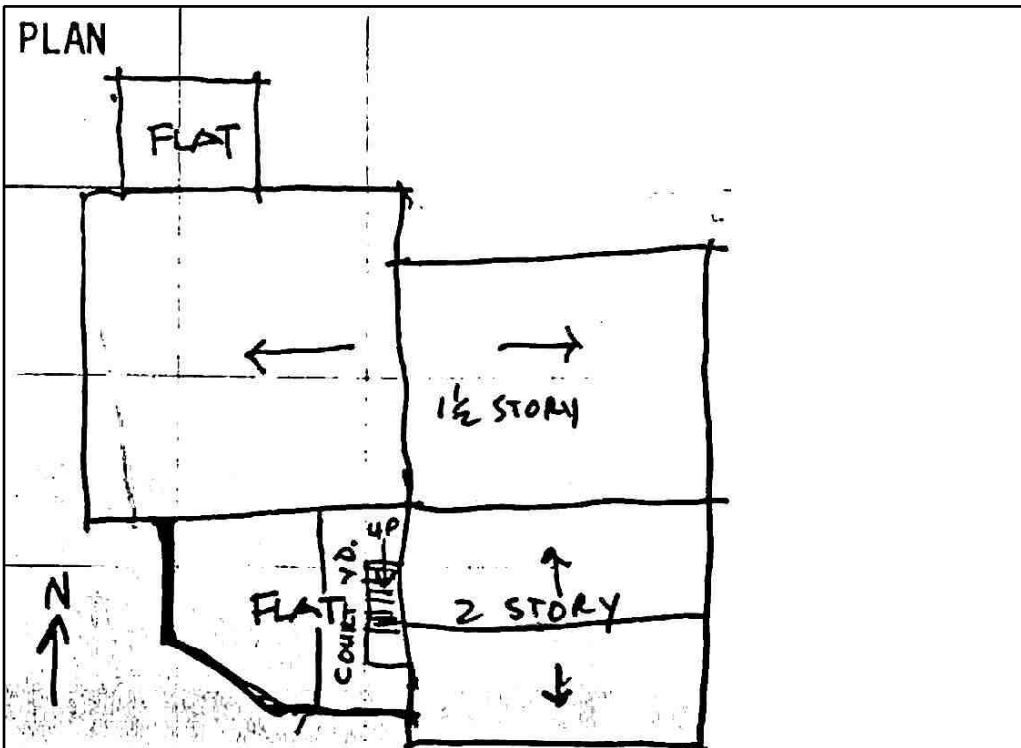
OTHER SIGNIFICANT FEATURES *Describe unique features.)*

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

PRIMARY ARCHITECTURAL STYLE:

Northern New Mexico

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