

# HISTORIC SANTA FE FOUNDATION

## WINTER 2020 Newsletter



*Roque Tudesqui House from the HSNFF Archives, 1994*

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Roque Tudesqui House and Felipe B. Delgado House





## HSFF MISSION

Our mission is to preserve, protect, and promote the historic properties and diverse cultural heritage of the Santa Fe area, and to educate the public about Santa Fe's history and the importance of preservation.

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## A LETTER FROM OUR EXECUTIVE DIRECTOR

2019 was a momentous year for the Historic Santa Fe Foundation as we implemented significant stages of our Long-Range Plan, and instituted new programs accordingly. The results are stability in our financial condition and a true path to sustainability for the Foundation. That is something to build upon in 2020.

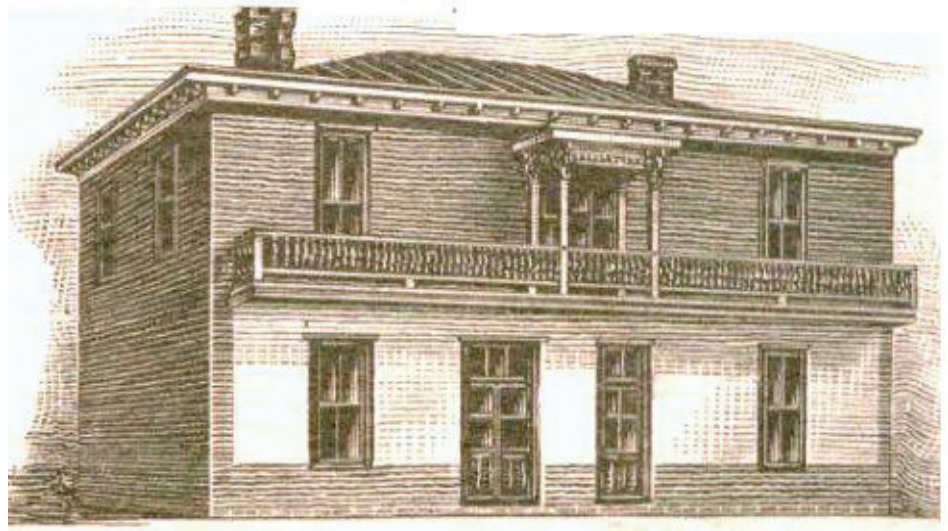
And the key to our renewed vigor is relevancy, a word I first used here over five years ago upon filling the role of executive director. We, staff, Board of Directors, volunteers, and hopefully members and donors, believe we are fulfilling a role of relevancy for the city of Santa Fe, its visitors, and the folks everywhere committed to the preservation of architecture, history, and the diversity of cultural history in this unique and special city.

I trust you all have seen the delineation of our accomplishments in the 2019 year-end mailing, and although just the high points of a full calendar of endeavors for the year, they give, I believe, a fair look at what we are doing at the Foundation. Two of the milestones achieved were in fact sales of properties – the Felipe B. Delgado House on Palace Avenue, just off the Plaza, and the Roque Tudesqui House on East DeVargas Street. This newsletter addresses the history of each building as to historical significance, its time under Foundation stewardship, and the new owners and their comfort with their respective preservation easements.

The preservation easements were and will continue to be key in making these sales work for the mission of the Foundation. We have found through the process of selling properties that some potential buyers we have worked with have no sense or affinity to the terms of an easement. Needless to say, these are not the new owners of these wonderful places. The buyers who now own the Garcia House, Charlotte White/Boris Gilbertson House, Oliver P. Hovey House, Felipe B. Delgado House, and Roque Tudesqui House are all committed to the preservation of these properties, understand the terms of the easements (specific to each), and are wonderful stewards of the buildings.

As we start a new year in Santa Fe and at the Foundation, I thank you all for your persistent support of our relevant nonprofit organization, and wish you all the best for 2020.

Pete Warzel



*Felipe B. Delgado House from HSFF Archives*



*Roque Tudesqui House from the HSFF Archives*

# *Two Historic Properties HSFF hands over Tudesqui and Delgado homes to new caretakers*

## ***The Roque Tudesqui House 135 East DeVargas Street Santa Fe***

The Roque Tudesqui House is actually in two portions and carries the street address of 129-135 E. DeVargas. The Historic Santa Fe Foundation owned the east portion at 135, and this is the property that was sold on August 13, 2019.

Records show that Roque Tudesqui was an Italian-born Santa Fe Trail trader who purchased the property in 1839, implying a building was already in place at the location. This is an ancient part of town – the Barrio de Analco – where the anchor of the area, San Miguel Chapel, dates to 1628, pre-Pueblo Revolt, and the current configuration of the chapel is primarily due to its reconstruction, post-revolt, in the early 1700s. In 1839, when Tudesqui bought the house, it was in Mexican territory and the Mexican government called this area the Barrio de San Miguel, not Analco.

Numerous owners held the property following Tudesqui and in 1895 the property was separated into the current configuration of addresses, with 129 being sold at that time. Inter-

estingly enough, the owner who split the property, William L. Jones, designated the HSFF portion, 135, as a life tenancy on one Elizabeth Bolander, with the provision that upon her death the property transfer to The Church of the Holy Faith, another wonderful property on the HSFF Register of Properties Worthy of Preservation.

The last owner of the property before HSFF acquisition by purchase was Marjorie Allen, an employee of Los Alamos Laboratory, who preserved the property and gardened the large piece of land in the back of the house that slopes down to the Santa Fe River. She maintained the exquisite wisteria vines on the street front gate that in May of each year, become one of the most photographed scenes by visitors to the city.

After Ms. Allen's death, the Historic Santa Fe Foundation looked into purchasing the property in 1987. At the July 23, 1987 Board of Directors meeting, Board Chair Don Van Soelen advised that he was in touch with Allen's heirs regarding a right of first refusal granted to the Foundation by Ms. Allen. He estimated the purchase price at that time at \$240,000. After appraisal by the Allen family heirs, the sales price was set at \$250,000, and the Board considered that if purchased, and "...if kept in the Foundation's name, that the State should decide to start to condemn property in that





*Roque Tudesqui House from the HSFF Archives*

area, and it will do so again, the Foundation would present a force in opposing such action....” “A special Board meeting and Field Trip was called for Monday, August 31, 1987 at the Marjorie Allen House and a decision will be rendered by the Board at that time.” By the next scheduled Foundation Board meeting in September, 1987, a purchase contract had been signed, down payment and loan details discussed.

Apparently, a purchase fund was established and a first gift received, with the stipulation that “...the Foundation always maintain an ownership interest and veto power over changes to the property.” The HSFF board chair responded to the donor that the Foundation “...would like an unconditional gift and that he would need to trust it to properly preserve the property either through an ownership interest, a partnership interest, or adequate restrictive covenants.” Those restrictive covenants would be our preservation easement, as in place on the property today. The property was purchased and at the December 3, 1987 Board meeting, it was suggested that “...any future reference and discussion about the Marjorie Allen property be referred to by its correct designation, the Roque Tudesqui House.”

Following the purchase, HSFF leased the house as residential space until its sale in 2019. In addition to annual ongoing maintenance and repair, two distinct projects were undertaken requiring considerable time, effort and capital:

- 1994 electrical and plumbing upgrades, fireplace work, plaster, painting, tile, and kitchen countertops, approx. \$25,000
- 2005-2006 renovation again electrical and plumbing, heating, window restoration, appliances and fixtures, plaster and painting, \$117,000

Before the sale, our Property Committee reviewed the status of the property for short-term needs and determined that roof repairs be done to extend the life of the roof. However, a new roof would be likely necessary within the next five years. Additionally, the stairs from the back porch to the yard and parking space below needed to be re-designed and rebuilt at a cost approximately of \$25,000. Also, the property is essentially land-locked, where parking in the yard below the house to the north only had access through the New Mexico State Land Office. The State cannot give an easement and a records search found no prior easement over the years prior to HSFF ownership. The State allowed access through a hand-shake agreement. They provided codes and remote controllers to HSFF and its tenants to open the land office’s parking access gate to gain entry to the HSFF parking pad adjacent to the house’s back garden. This would become problematic in any sale to private individual as having a home with no assured access to parking would be untenable.

The buyer of the Tudesqui House was Galisteo Street Inc., owner of the Inn of the Five Graces on E. DeVargas Street, the winner of several 2019 prestigious awards. “Having The Inn of the Five Graces recognized as the top city hotel in the entire country by Travel + Leisure readers is an incredible honor,” said Randy Randall, Executive Director of TOURISM Santa Fe. He continues, “As a destination we are fortunate to have this amazing and special property, which captures the spirit of Santa Fe in such a unique way, and its guests are obviously passionate about it. To have both our community, this one of a kind property and three of our incredible spas honored at this level in this important national survey underscores what an incredibly unique city Santa Fe is.” We agree.

The streetscape on E. DeVargas is extremely well-maintained by the Inn of the Five Graces and remains an important part of the Barrio de Analco. The Barrio itself, anchored by San Miguel Chapel, is not only a key component of the enduring history of this city, but also the most densely populated two street blocks in the city by properties recognized by the HSFF Register of Properties Worthy of Preservation. Sylvia Seret, principal of Galisteo Street Inc., along with her husband Ira and their sons, have been focused on the Barrio for a long time. We had discussions several years ago about her interest in research on the area. As she says, “To our minds the Barrio de Analco is the heart of historic Santa Fe. Most visitors to Santa Fe as well as Santa Feans themselves are relatively unfamiliar with the history of this oldest “continually inhabited” neighborhood. With the addition of the Tudesqui house there is more opportunity to promote the extraordinary history of this quiet side street where The Five Graces welcomes guests from all over the world.”

The sale of the Tudesqui House included an historic pres-



*Roque Tudesqui House interior from the HSFF Archives, 1994*

ervation easement held by the Historic Santa Fe Foundation that protects the façade of the building, including the wisteria, stucco, gate color, and precludes expansion, additions to the main building, as well as a no-build-zone in the backyard. Much of the interior is protected as to woodwork and wall finishes, except as to color. The easement also governs a reversion to the property as strictly residential if it is sold separately from the Inn, or if the Inn ceases operation as a hotel. Our Property Committee is very satisfied with the protections in the easement and we have no doubt that the property will be maintained up to the standards of the rest of the streetscape. The Inn intends to create a new suite in the house with a reconfiguration of the bathroom and laundry space. “Ideally we would like to create a suite where guests can experience the historic ambiance of the the old neighborhood, the Barrio de Analco.”

The first project will be redoing the garden, yard, and steps in the back for use as events and wedding space in an outdoor setting. There is no need for parking on the lower level as with a residential buyer, since the Inn has adequate parking elsewhere.

We wish them the best with this wonderful building and trust their recognition as a significant hotel of international scope will continue for a long time into the future.

**Sources:** Old Santa Fe Today, 4th edition; HSFF Bulletin, August 1990, article The Roque Tudesqui House by Dr. Myra Ellen Jenkins; Architecture Santa Fe: A Guidebook by Paul Weideman; Board of Directors minutes of the Historic Santa Fe Foundation (various 1987); Condé Nast Traveler magazine; Travel and Leisure magazine; Interview with Sylvia and Ira Seret, January 2020.





*Felipe B. Delgado House from HSFH Archives*

## **Felipe B. Delgado House 124 W. Palace Avenue Santa Fe**

The Felipe B. Delgado House is an elegant, two-story, adobe building just off the Santa Fe Plaza on West Palace Avenue. Its façade is composed of large windows and the distinctive second floor balcony overhanging the sidewalk that present a commanding presence as at first a residence, then various retail shops with its double doors later cut just east of the main entrance door. Most of us in the city do not know about the large courtyard in back, hidden behind a large wall and tall gate.

The building was at first a one-story home, built by merchant Felipe B. Delgado in 1890. The Delgado family was prominent as traders on both the Santa Fe Trail and the Camino Real. Most likely there was a structure on the site when purchased for \$500 in 1877 by Felipe B. In a 1882 lithograph of a bird's eye view of the city, a one-story building appears on the site of what is now 124 W. Palace, and the deed for Felipe B.'s purchase cites house and land. It is believed that two one-story buildings were combined, then the second story added over the unified building sometime after 1894, as a photograph of the building shows the floor of the balcony, without porch ceiling and woodwork, in that year.

Catherine Colby, in her architectural report on the Felipe B. Delgado House for the Historic Santa Fe Foundation in 2013, states that "Predominant characteristics of the Delgado house – the cornice, the roof, second-story porch, and the Victorian wood trim – exemplify some of the sequence of architectural changes taking place in New Mexico between 1870 and 1900." In addition to the exquisite balcony on the front, the roof is of particular note.

The building housed various retail stores following cessation of use as a home, although still owned by the Delgado family. Miguel Delgado, son of Felipe B., began discussions with John Meem about Meem's interest in purchasing the building. John Meem purchased the property in 1969, from the estate of Miguel Delgado and conducted preservation efforts with some modernized additions, such as the mirror image bathrooms at the south end of the dividing interior hallway, and the reconfiguration of a balcony on the back, south side, above the two new bathrooms.

The Historic Santa Fe Foundation took ownership of the building in 1980, as a gift from Faith and John Meem. First National Bank leased the property for offices, their main office just some yards away on the corner of E. Palace and Lincoln Avenues, directly on the northwest corner of the Plaza. The courtyard of the Delgado House was redesigned and a wide gate added to the east wall to allow for parking for the bank. The major project for the Foundation was replacement of the unusually magnificent terne plate roof in 2010. It was a historic replacement matching the original, made of stainless steel with locked seams – the plates in a standing seam. "Terne" refers to an alloy of lead and tin that coats the steel roof for corrosion protection. This modern replacement did not utilize lead as the coating, rather the stainless steel sufficed with a coating that had a satin finish to match the original dulled, not brilliant, finish. The cost of the project was \$129,000, perhaps the most expensive restoration project to that date undertaken by the Foundation, and the one most likely to last the longest before repair or replacement again, as the original survived some 120 years.

When First National vacated the building upon the expansion of their own main office, the building was leased to a series of art galleries, but has been vacant for the past several years, causing considerable financial distress to the Foundation. Office occupancy was difficult to market as the building has no dedicated parking, and the former courtyard parking denied access by a neighbor who owns the alley leading to the gate and courtyard from Palace Avenue. Several temporary galleries and installations were leased to try and cut the losses and in 2018, as an outcome of the Board of Directors Long-Range Planning process, discussions began with interested parties about a sale. The commercial, downtown, real estate market had not yet bounced back from the decade earlier recession and real estate investors were looking at purchase prices significantly lower than the appraisal of the property engaged by HSFH in earlier 2018. The beautiful Delgado House had become a major drain on the Foundation's finances.

Suddenly, in late summer 2019, things changed dramatically. The building was listed for sale and immediately a hand-



*Felipe B. Delgado House from HSFH Archives*





*Felipe B. Delgado House from HSF Archives*

ful of interested parties surfaced for purchase. As with the Tudesqui House, a preservation easement was attached to the property for protection of façades and significant historical elements on and in the building. The property sold on September 10, 2019, relieving the Foundation of immediate, major financial pressures. It had been maintained well by Foundation staff following the roof replacement is a beautiful structure, important to the history and architecture of the city.

Poteet Victory, owner of Victory Contemporary gallery, along with his wife Terry, were the buyers, and welcomed the preservation easement recorded with the sale. Poteet has had a successful gallery at the foot of Canyon Road since 2009, but had seen the Delgado House in the 1990s when he visited the private banking offices of First National Bank in the building. He was fascinated and enamored by the structure, back then, and today.

Poteet, born in Idabel, Oklahoma, has traveled the far reaches of the U. S. in his individual success story. He lived in Hawaii where he learned silk-screen process, and started Devine Designs, a company that had major clients for his silk-screen work, and ultimately allowed him the freedom to pursue his art-making upon its sale. He has become more abstract in his paintings over the years while still recalling American Indian themes, reflective of his Choctaw and Cherokee heritage. A series of small, minimalist, abstract images called “Abbreviated Portraits”, hint, with very few lines and color, the well-known personality depicted, including Willie Nelson, Prince, and Andy Warhol, among others. Along the way he met and worked with Andy Warhol when Poteet lived in New York City, as Warhol tried to learn the silk-screen secrets that Poteet perfected in his career. In the year 2000, Poteet began work on a monumental work – a memorial to the Trail of Tears – in conjunction with the

University of Oklahoma. The work was to be 56 feet wide by 16 feet tall, oil on linen, in three sections. However, two years into it with two of the three panels completed, the University called a halt to it, deeming it too controversial to complete and install. A documentary film on the making of the mural also remains unfinished. “I am a firm believer in the importance of history,” says Poteet, “and this history is not taught in schools.”

After a retreat to his ranch in Oklahoma to reflect and paint, showing in Santa Fe at every Indian Market from 2002 on, he eventually moved to Santa Fe and leased the gallery on Canyon Road for the next eleven years. With the 2019 purchase of our Delgado House he has come full circle to the building he admired in 1990s. He has plans with the city to re-stucco the façade, refinish floors on the interior, and utilize the wonderful courtyard as a sculpture garden. Indeed, upon closing of the purchase, he and Terry went to the annual Loveland, Colorado sculpture show to acquire and sign up new artists for the new gallery. The second level of the building will be used as his own painting studio. When talking about the Delgado House he will tell you “there is nothing like it.”

And so, Victory Contemporary gallery will join the history and stewardship of this elegant building begun around 1880 by the Delgado Family, continued by John Meem, and then the Historic Santa Fe Foundation.

**Sources:** Old Santa Fe Today, 4th edition; Architecture Santa Fe: A Guide Book, by Paul Weideman; The Delgado House: Architectural History Report by Catherine Colby; Board Minutes (various) of the Historic Santa Fe Foundation; Santa Fe New Mexican, March 25-31, 2011, Art of Space by Paul Weideman; Interview by Pete Warzel with Poteet Victory, December 2019.





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