


Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

June 16, 2021 – Revised February 12, 2024

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Safeway No. 921 Georgia O’Keeffe Museum Education Annex	2. Location: 123 Grant Avenue, Santa Fe Downtown and Eastside Historic District	3. Local Reference Number: Santa Fe ID #: 051610070 4. County: Santa Fe Parcel # 12365440
5. Property Type: <input checked="" type="checkbox"/> Buildings: Two <input checked="" type="checkbox"/> Structures: Walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: September 3, 2020; June 13, 2021		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: October 4, 1984 <input type="checkbox"/> No:		
8. Name of Project: HDRB status review		
9. Lat/Long: 35.6889797,-105.9401476		
10. Photo Information Lorn Tryk, photographer. September 3, 2020 View of west and south elevations, facing northeast.		
11. Brief Description of the Property: Opened in 1966, the former Safeway No. 921 is a roughly 19,000-square-foot rectangular box ornamented with mid-1990s Pueblo Revival trim. The one-story, free-standing building sits at the back of its lot on Grant Avenue, with its south wall shadowing Sheridan Street. At the front, it faces west onto a roughly 21,500-square-foot asphalt parking lot. Converted into office space in 1993, the building holds the Georgia O’Keeffe Museum Education Annex and a title company. <i>Continued on Page 5.</i>		
12. Who uses the property? Office Space		
13. Construction Date: Unknown Date: 1966; altered c.1982-83, 1993, 1994 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: newspaper accounts and other published documents		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Santa Fe County, NM, Pi



Source: Office of the Santa Fe County Assessor, 2021.

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com

For: Georgia O’Keeffe Museum

18. Owner (if known) and other knowledgeable people:

Owner: 123-135 Grant Avenue LLC

19. Is Property Endangered? Unknown No Yes How? Proposed for demolition

20. Significance to Current Community: Unknown None Low Moderate High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
If yes: State National
If ‘no’ or unknown, do you think this property is eligible for listing? No Yes
Why? See Evaluation of Historical Status.

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? Unknown No Yes
If yes: Significant Contributing Non-contributing: Building No Status:
Walls and Parking Attendant Booth; Per City of Santa Fe official designation map.

If ‘yes’, what is the name of the district? State National City of Santa:
Downtown and Eastside Historic District

**Non-Contributing:
Building (Safeway), Parking
Attendant Booth, and all
Structures and Landscape
Improvements, June 16, 2021.**

24. Supplemental Forms:

None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																											
6. Visible Construction Material: <input type="checkbox"/> Adobe <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block (CMU) <input type="checkbox"/> Concrete: Cast Stone <input checked="" type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input checked="" type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other: Frame			7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input type="checkbox"/> Concrete: poured in place <input type="checkbox"/> Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input checked="" type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																								
10. Windows <input type="checkbox"/> N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Operation</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Glazing</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Single-Hung</td> <td>Alum-clad</td> <td>8/8</td> <td>17</td> </tr> <tr> <td>Fixed</td> <td>Wood</td> <td>12</td> <td>1</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Single-Hung	Alum-clad	8/8	17	Fixed	Wood	12	1	11. Doors <input type="checkbox"/> N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Type</th> <th style="width: 25%;">Style</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Double</td> <td>1/2-Glass, Pane</td> <td>Wood</td> <td>4</td> </tr> <tr> <td>Single-Leaf</td> <td>Solid [security grate] ?</td> <td></td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Double	1/2-Glass, Pane	Wood	4	Single-Leaf	Solid [security grate] ?		1
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Double	1/2-Glass, Pane	Wood	4																								
Single-Leaf	Solid [security grate] ?		1																								
12. Chimneys N/A		13. Porches <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input checked="" type="checkbox"/> 2 Partial-Width - Portal <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																									
14. Other Significant Features N/A																											
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications <u>#1 1982-83; enclosure of <i>portal</i> and re-orientation of west elevation entries and expansion of loading dock area; drawings and photographs</u> <u>#2 1993; major renovation affecting all but north elevation, including two new portales, new and repositioned windows and doors; removal of loading dock; change of color and stucco, etc. HDRB case files, drawings, photographs and visual evidence.</u> <u>#3 1994; additional changes to fenestration on west and east elevations; HDRB case files, drawings, photographs and visual evidence.</u>																											

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival - Modern Interpretation |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
 407 Galisteo Street, Suite 236
 Santa Fe, NM 87501
 (505) 827-6320

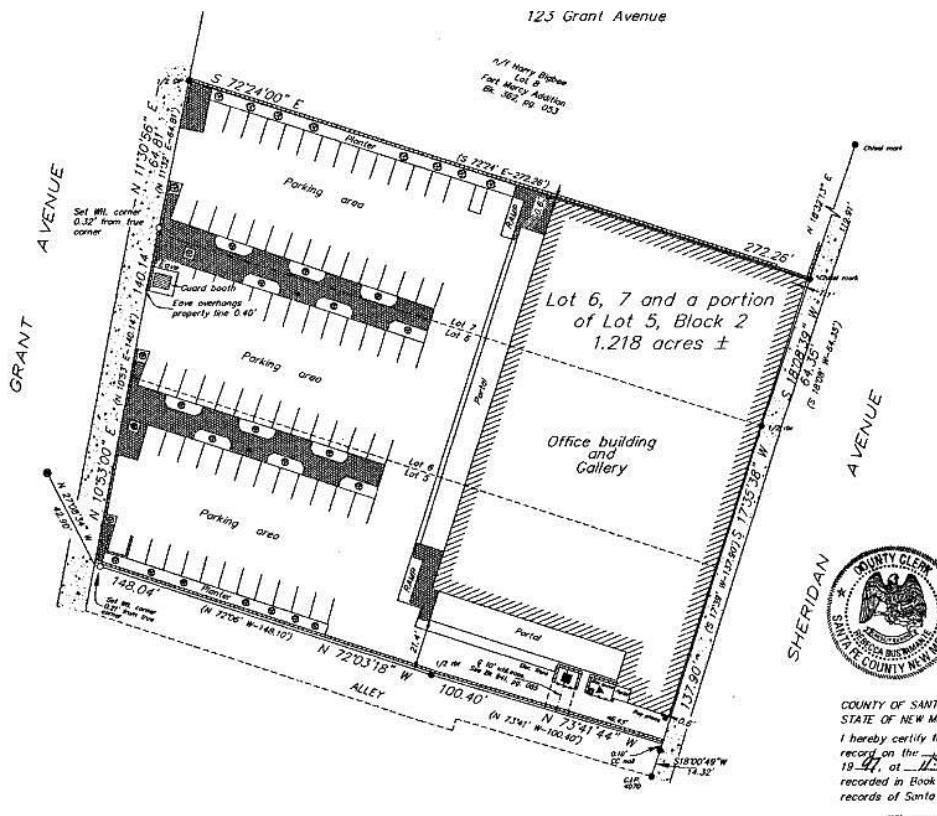
Historic Preservation Division
 Land Use Department
 City of Santa Fe
 200 Lincoln Avenue
 Santa Fe, NM 87504
 (505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion 1997 survey plat, courtesy Sierra Land Surveys.



COUNTY OF SANTA FE, STATE OF NEW MEXICO
 I hereby certify that record on the 19-47, at 11, recorded in Book records of Santa Fe



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Architectural Description Continued

West – Façade

A 136-foot-long, non-historic *portal* characterizes the west façade (Photos 1&2). Erected in 1993, it replaced an earlier portal that had been enclosed in 1982-83. Heavier in appearance than the original, the reconstructed structure projects 12’ across a brick-paved floor (Photo 3). Nine rustic posts, topped with stylized *zapatos* corbels, support the structure. The original portal was lower and with a thinner profile (Figures 15 & 16). The current design is bulkier, representing the oversized aesthetic of its period.

The original portal sheltered tall show windows bracketed by automatic doors (Figures 15 & 16). This fenestration was removed in 1982-83 when the original portal was closed (Figures 17 & 18). During the 1993 renovation, the elevation was divided into three commercial offices. This introduced a completely different form of fenestration, consisting of oversized residential multi-light windows and half-glass-wood panel doors (Photos 4 & 5). The windows are uniformly Pella aluminum-clad wood units in an eight-over-eight pattern of lights. Additional tenant improvements in 1994 altered a few of these openings and installed a large, fixed wood window at the southwest corner (Photo 2).

South

Historically the working side of the building, containing a ramp and a loading dock, the 1993 renovation dramatically changed this elevation. It created a 920-square-foot portal and punched a historically blank with new fenestration (Photos 6 & 7). Similar to the west façade, the portal is robust in proportion, amply covering an elevated brick walkway. A line of non-historic eight-over-eight windows break up the once-solid wall. The renovation removed the loading ramp and filled in the truck delivery door opening.

East

Aligned along Sheridan Street is the back side of the building (Photos 8 & 9). This elevation originally had only two openings, grilled openings ventilating the supermarket’s back room. The 1993 renovation introduced new fenestration, including several doors and six new windows. Like the other elevations, these hold eight-over-

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eight clad units. A further tenant improvement changed a door opening, filling it with stucco (Photo 10).

North

This elevation, abutting against part of an older lot line wall, has no fenestration and represents the only unaltered part of the building (Photo 11).

Landscaping/Site Improvements

The site was completely redeveloped in 1993. Work involved developing a three-aisle parking lot with planter islands, planter beds, and low concrete walls along Grant Avenue (Photo 11). Further work in 1995 introduced a stylized Pueblo Revival parking attendant booth (Photo 12) and a stuccoed dumpster enclosure. The east-west wall on the north is associated with 135 Grant Avenue and will be evaluated separately for that property.

Historical Overview

This is an account of three adjacent lots in downtown Santa Fe and the changes that have occurred since Spanish soldiers paraded across them. It focuses on a modern Safeway supermarket erected in 1965 that became almost unrecognizable after a major renovation in the early 1990s.

Presidio Period: c.1610-1846

The building sits in an area historically part of the *royal presidio*, a military fortification that protected Santa Fe. The site likely started as an informal encampment that was only officially organized into a presidio after Reconquest.¹

Joseph Ramón de Urrutia y de las Casas's 1766 map of Santa Fe, the first graphic depiction of the villa, does not indicate a presidio; the area traditionally considered to be the presidio's parade ground is instead shown as cornfields (Figure 1). Fray Francisco

¹ Elinore M. Barrett, *The Spanish Colonial Settlement Landscapes of New Mexico, 1598-1680* (Albuquerque, N. Mex.: University of New Mexico Press, 2012), 84.

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Atanasio Domínguez, in his 1776 missions report, other than in the context of satire, does not mention a presidio. He instead describes a lone barrack west of the Palace of the Governors used to hold prisoners.² According to a drawing made by Governor Fernando de la Concha in 1787, the presidio had fleshed out by that time, expanding north to what is today Paseo de Peralta.³ This is indicated, along with the basic form of the fortification in a 1793 map (Figure 2)

The presidio fell into disrepair during the Mexican period and was described at time as only a few adobe buildings holding a few soldiers. The deteriorated encampment was surrounded by an adobe wall, what has been called *La Muralla*,⁴ which at one time was mined for its bricks to raise revenue.

Fort Marcy Period: 1846-1895

Brigadier General Stephen Watts Kearny’s August 18, 1846 conquest of Villa de Santa Fe renewed the old presidio. His 1,600-man “Army of the West” likely used the site for an encampment and staging area. Accompanying Kearny, Lieutenants William H. Emory and Jeremy F. Gilmer of the Topographical Engineers Corps surveyed Santa Fe. A reconnaissance map prepared by Emory and Gilmer showed the outline of the presidio – a long, north-south rectangle stretching from the Plaza to a point near present-day Paseo de Peralta (Figure 3). Its center, and assumed onetime parade ground, is marked as a cornfield. Small adobe barracks edge the field on its east, west, and north sides.

The U.S. Army reorganized the site, building new infrastructure and naming it Fort Marcy, after William Learned Marcy, a U.S. Senator, and at time the Secretary of War. Work included turning a meandering Colonial-era road along its western boundary into Grant Avenue and creating the north-south Lincoln Avenue on the other side.

The fort saw use during the Civil War, in which, as a small garrison, federal troops were mustered from it in 1862 to engage in battles at Valverde (February 20-21) and Glorieta

² Fray Francisco Atanasio Dominguez, *The Missions of New Mexico, 1776* (Albuquerque: University of New Mexico Press, 1956), 40.

³ Corinne P. Sze and Beverly Spears, *Santa Fe Historic Neighborhood Study* (Santa Fe: N. Mex.: City of Santa Fe, 1988), 45; Susan Hazen-Hammond, *A Short History of Santa Fe* (San Francisco: Lexicos, 1988), 67.

⁴ Janet LeCompte, “When Santa Fe Was a Mexican Town, 1821-1846, In *Santa Fe: History of an Ancient City*, ed. David Grant Noble (Santa Fe: School for Advanced Research Press, 1989), 81.

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Pass (March 26-28). The latter resulted in Confederate casualties, of which the surviving soldiers were temporarily treated at Fort Marcy before returning to Texas.

After the Civil War, the fort was designated a military reservation, signaling its decreasing role in protecting Santa Fe. The site became the Fort Marcy Military Reservation by executive order on August 28, 1868. The move came as the Army focused on modernizing its military force, “as it abandoned its small temporary frontier posts and consolidated troops into larger regional installations.”⁵ The shift toward larger, more uniform posts required a greater degree of planning of military installations and individual buildings and structures populating them.

Planning of posts in New Mexico came under the Army Quartermaster’s Office, led by General Montgomery C. Meigs. Responding to criticism of the condition of Western forts, Meigs, a trained engineer, called for the development of standard fort plans. The standard plans covered a host of installation structures, from hospitals to barracks to bakeries and laundries. These included a range of standard residential designs for commissioned and non-commissioned officers in either a bachelor or family arrangement.

Brigadier General Marshall I. Ludington, Chief Quartermaster of the District of New Mexico, oversaw the program to upgrade Fort Marcy and other posts in the region. The Quartermaster Division of Missouri was responsible for the engineering and architectural design.

Officers’ Quarters – the New American Style

Construction of the Officers’ Quarters (officially titled Officers’ Houses) began in 1870 with quarried stone foundations. Like the earlier fort structures, the quarters were made of adobe. Yet their form took a radical departure. Instead of placing rooms in a single file, they had a central hall plan with rooms on either side, arranged two rooms deep. Dating to the Georgian period, the central passage (as a double-pile plan) created a flow of separate rooms — often in a parlor, dining, chamber, and kitchen

⁵ Paul Chattey, et al, U.S. Army Corps of Engineers, Seattle District, “Context Study of the United States Quartermaster General Standardized Plans, 1866-1942” (Prepared for the U.S. Army Environmental Center, Environmental Compliance Division, Aberdeen Proving Ground, Maryland, November 1997, 33).

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configuration. The quarters at Fort Marcy included additional rooms in an ell at the rear, and bedrooms in an upper story accessed by a straight run of stairs from the hall.

The appointment of the exterior moved in a thoroughly American direction. The front façade, with its five-bay arrangement, harkened to typical fenestration of the Federal period. The symmetrical pattern of tall, multi-light sash windows, topped with entablature type headers, was equally reminiscent of the Federal manner. The centered entry, enframed with its small-pane transom and sidelights, further communicated an earlier American influence. The American style continued with the use of louvered shutters and quoins at corners. One of the most important influences of the Officers’ Quarters was its shed-roof portico.

The officers’ houses were likely the first American-plan homes in Santa Fe. Yet, with all of their impressive display of earlier American architectural motifs and forward floor plan, the Officers’ Quarters had no significant influence on Santa Fe’s architecture. Instead, the fort’s barracks would influence what would come to be defined as the Territorial style.

Two parties of the Wheeler Expedition, an important survey of land west of the 100th Meridian, arrived in Santa Fe in June 1873. One of the members, Timothy H. O’Sullivan, a cartographer, photographed the completed Officers’ Quarters (Figure 5). The multi-year survey additionally mapped the military reservation, producing the most accurate post-Civil War picture of its layout (Figure 4). Various parties of the study used the parade grounds north of the officers’ housing over the years as an encampment.⁶

Closing the Fort

Change arrived again in the 1890s when the Army began making small improvements to the reservation. Working included installing pitched roofs over another set of offices’ quarters near the post hall.⁷ Marcy Street — a road first proposed by the city in 1881⁸ — was constructed, providing central east-west passage across the reservation.

⁶ *Daily New Mexican*, September 18, 1876, 1.

⁷ “Army Orders,” *Santa Fe New Mexican*, April 26, 1892, 4.

⁸ Sze and Spears, *Santa Fe Historic Neighborhood Study*, 47-48.

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In 1895 the federal government announced that it would remove soldiers from the reservation. As expressed by Lieutenant General John McAllister Schofield, “Santa Fe [had] always been a nice place for the soldiers, but [there were] not enough soldiers to garrison others and more important posts.”⁹

Santa Fe citizens protested the move, hoping the War Department would reactivate the fort. An editorial in the *Daily New Mexican* found it “unwelcome news” but admitted that it “is hardly to be expected that troops could be assigned to this post, out of repair and unfit, as any sensible man knows.”¹⁰ The paper hoped that the government would build a new fort south of town.

City officials, however, welcomed the news, claiming the military reservation was theirs, as it was within the original Santa Fe land grant. But with the grant unsettled, there was little expectation Washington would give the land away. Despite several efforts by Governor William Taylor Thornton to alter the secretary of war’s decision, the reservation was turned over to the Department of Interior by executive order on June 15, 1895.

Proposed National Sanatorium Period: 1896-1904

In 1896, the American Invalid Aid Society of Boston, working with United States Senator Jacob Gallinger (R-New Hampshire), approached Congress with a bill to turn the old fort into a tuberculosis sanatorium of national scale. Introduced to Congress in April of that year, the bill established that the society would be given the property, with the provision that the sanatorium would be in operation within two years.¹¹

The *New Mexican* weighed in, stating it found the idea “noble,” and “one that appeals to the best that there is in man,” but concluded that the “prospect of a large colony of consumptives being planted here is not alluring, neither is it pleasant,” worrying about the transmission of the disease to the local population.¹² Similarly, George W. Knaebel, representing the Santa Fe Board of Trade, questioned the bill, fearing that New England would send its worst paupers to Santa Fe.¹³ The board instead backed a competing

⁹ “Schofield Says No,” *Santa Fe Daily New Mexican*, June 1, 1895, 1.

¹⁰ “This Settles It,” *Santa Fe Daily New Mexican*, September 23, 1895, 4.

¹¹ “A Proposed National Sanatorium,” *Medical Record*, February 27, 1897, 307.

¹² “The Consumptive Sanitarium,” *Santa Fe Daily New Mexican*, October 14, 1897, 2.

¹³ “The Fort Marcy Reserve,” *Santa Fe Daily New Mexican*, April 27, 1896, 4.

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proposal by United States Senator M. Henry Teller (R-Colorado) to use the site as a school for Pueblo Indian children.¹⁴

Given the pushback, the American Invalid Aid Society modified its ambition, pursuing Fort Stanton in Lincoln County instead as a more appropriate site, as it was “removed from any center of population and all danger from infection.”¹⁵

With the threat of the national sanatorium over, Senator Thomas Catron, president of the Santa Fe Board of Education, angled to have the abandoned fort turned over to the city to fund a new school— a critical need for the growing community.¹⁶

City Ownership Period: 1904-1905

Following a January 5, 1904, presidential proclamation, the federal government divested the land, deeding the 17.7-acre tract and its roughly 20 structures to the City of Santa Fe.¹⁷ The next month, the city turned the area over to the board of education.

Under the agreement, the board would use some of the land to build a school, selling excess property to raise money for its construction. The same year, the board began selling off parcels, starting with Blocks 5 and 6, a wide swath between Palace Avenue and Federal Place and Lincoln and Washington avenues. At the same time, work began to clear off Block 4 (the current location of City Hall) to build a school.

Alfred M. Bergere, the first judicial district court clerk who had purchased one of the officers’ quarters (now the Georgia O’Keeffe Research Center), complained about the demolition, saying that the adobes thrown onto Marcy Street had made it “absolutely impassable.”¹⁸

¹⁴ “Wanted for the Indians,” *Santa Fe Daily New Mexican*, April 25, 1891, 1.

¹⁵ *Santa Fe Daily New Mexican*, December 27, 1897, 2.

¹⁶ Henry J. Tobias and Charles E. Woodhouse, *Santa Fe: A Modern History, 1880-1990* (Albuquerque: University of New Mexico Press, 2001), 46.

¹⁷ Joint Committee on Printing, *A Compilation of the Messages and Papers of the Presidents, Volume XV* (New York: Bureau of National Literature, Inc., c.1904), 6948.

¹⁸ Bergere’s comment paraphrased in “Delgado Appointed,” *Santa Fe New Mexican*, September 7, 1904, 1.

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria A B C D	
1. Name of property: Safeway No. 921 Georgia O’Keeffe Museum Education Annex	2. Location: 123 Grant Avenue, Santa Fe Downtown and Eastside Historic District	3. Local Reference Number: Santa Fe ID #: 051610070			
		4. County: Santa Fe			
		5. Date of Survey: September 3, 2020; June 13, 2021			

The remaining acreage was sold and platted the same year as the Fort Marcy Addition.¹⁹ The subject property was included within lots 5, 6, and 7 of the new addition (Figure 7).

Private Residences Period: 1904-c.1948

The 1902 Sanborn Fire Insurance map showed the subject parcel contained two 1870s Officers’ Quarters (Figure 8). The house to the south had expanded with several frame additions and a small brick-built attachment at the rear. Both surviving military-era homes included large wood-frame stables.

Between 1902 and 1908, a new residence was erected on the open lot between the two Fort Marcy period houses. The compact, one-story brick house had a gabled plan with a centered front entry porch (Figure 9). The three houses evolved during the 1910s, with the older military residences simplifying in footprint. By 1921, two of the three homes had automobile garages at the rear (Figure 10). They would all be removed by the 1950s (Figure 11).

Capsule Property Histories

115 Grant Avenue

The southernmost most house, historically addressed 115 Grant Avenue (Lot 7), came under the ownership of Dr. James A. and Laura H. Miller. The couple arrived in Santa Fe in 1908, establishing themselves in the former Officers’ Quarters. Miller, a doctor with a degree from Cincinnati Medical College (now University of Cincinnati) established a practice in Santa Fe and became an elder of the First Presbyterian Church. Doctor Miller died on his front porch on the night of June 26, 1912, after attending to a sick child.²⁰ Laura continued to live in the house with her daughter Mary, and son-in-law, Charles Freeman until the late 1920s. Laura Miller died in her home shortly before midnight on June 15, 1929. The federal census, a year later, documents Mary as the owner of the property, then worth \$10,000. In the early 1930s, the house was converted into apartments, and before its demolition in 1940, was rented by William B. Hall, a roofer, and his wife Mary.

¹⁹ “Notice,” *Santa Fe New Mexican*, August 4, 1904, 8.

²⁰ “Dr. James A. Miller Falls Dead at His Home,” *Santa Fe New Mexican*, June 27, 1912, 6.

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119 Grant Avenue

The newer, middle house (Lot 6), worked as a rental for most of its lifespan. Hyman and Sarah Galanter, lived in the residence in the mid-1920s. Hyman, a native of Lithuania, arrived in the United States in 1906, settling in Santa Fe in 1924. He ran a dry goods business, and later operated a scrapyard on Pino Street. The 1930 census notes the couple’s main language was Yiddish. City directory entries indicate a high turnover of tenants in the 1930s, with the residence indicated several times as vacant. Just before demolition, Alex and Ethel Kalanges (Kalangis) rented the property. Of Greek ancestry, Kalanges arrived in Santa Fe to co-manage Faith Café, a popular West San Francisco Street eatery now occupied Evangelo’s Cocktail Lounge.

125 Grant Avenue

Julian A. Martinez owned the northernmost house (Lot 7), one of the original Officers’ Quarters, for four decades. Born in 1851, in Arroyo Hondo, Martinez was a descendant of a grantee of the Tierra Amarilla Grant.²¹ Martinez resettled his family in Santa Fe in 1903. The 1910 federal census documents Martinez at the house with his wife, Marina, and three children, including daughter, May.²² Julian died in 1941, at the age of 91. The property went to his children. Starting in 1942, it was the home and practice of Dr. Yacki R. Raizun, a naturopath, author, and widely traveled lecturer.

Born in 1893, in Bombay, India, Yacki Radix Raizun arrived in San Francisco in 1915, during the Panama-Pacific International Exposition.²³ Raizun first settled in Chicago, where he married fellow spiritualist Ruth Ezra Holden. In the mid-1920s, Raizun began to lecture for the Chicago chapter of the First Society Spiritualists, a sect of American Spiritualism that believed in communicating with the dead. By the 1920s, Raizun had expanded his lecture circuit to neighboring states, presenting nighttime talks mixing psychology and occultism.

By mid-decade, his circuit had grown to the eastern seaboard, where he delivered week-long series of lectures that promised “Astounding Revelations in the Secrets of Esoteric Psychology.”²⁴ Raizun authored numerous books, from the cultic *Manual of Occult Development* to yogic instruction, *The Science of Proper Breathing*, to the emerging

²¹ “Don Julian Martinez Dies,” *Santa Fe New Mexican*, November 16, 1941, 2.

²² United States federal census, 1920, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 4A; Enumeration District: 130.

²³ “Raizun Rites Set Thursday,” *El Paso Times*, August 4, 1966, 8-

²⁴ Advertisement, *Brooklyn Daily Eagle*, October 17, 1925, 12-A.

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trend of vegetarianism, *Meat and Its Effects*; and to help the Babbitts on Main Street, *The Psychology of Success*. In Santa Fe, Raizizun married May Martinez, Julian and Marina Martinez’s daughter, and a schoolteacher who would become a noted children’s book author.

The Raizizuns were in good company, being neighbors to Edna Ballard, co-founder of the “I AM” movement, which had relocated from Los Angeles in 1941 to an old adobe residence a block away. The Raizizuns lived in the Grant Avenue house until 1952, renting part of it to Ben Martinez, May’s brother. They later moved to El Paso, where Dr. Raizizun died in 1953, followed by May in 1976.

After the Raizizuns left Santa Fe, the old Officers’ Quarters converted to commercial use, last holding the Dependable Cab Company before being demolished.

Grocery Store Period: 1941-1992

The houses on the lower two lots were demolished to make way for a new Safeway store. Safeway first entered Santa Fe in 1928, opening a store on Palace Avenue. At the time, the grocery scene in Santa Fe included dozens of small grocers, most mom-and-pop stores serving Hispanic majority neighborhoods. Safeway followed Piggly Wiggly, a national retail chain that built a store on Don Gaspar Avenue in 1922.

Established in 1915 in American Falls, Idaho, and incorporated in Maryland, in 1926, as Safeway Stores, Inc., the growing grocery retail company, saw promise in New Mexico. Big stores, like Safeway, could offer customers lower prices and a wide array of items by purchasing in volume from wholesalers. Like the big-box stores of this age, the chain groceries, with their wholesale discounting, low prices, and relentless advertising, soon squeezed out smaller and independent grocers.

The Palace Avenue unit, the sixth Safeway in New Mexico, was financed by the Blatt family and opened on April 21, 1928, as Santa Fe Safeway Store No. 1. It joined 1,200 Safeway units, stretching from Florida to California. Typical of its period, it was furnished with wood shelving and display boxes, with pyramids of canned goods along its walls. Five years later, Santa Fe received its second Safeway, opening in the new Dendahl Building on Galisteo Street (now Seret & Sons).

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Both of these early stores were limited by their floor space and parking. In the late 1930s, Safeway began to look for a site to build a modern store, following its standard plan, which included onsite parking. The lots on Grant Avenue were acquired with both former residences, including one of the original Officers’ Quarters demolished in January 1941.

Santa Fe Store No. 1

Architect Gordon F. Street, a former principal in John Gaw Meem’s firm, drew up plans, following one of Safeway’s standard designs. By then, Safeway had established a uniform façade and floor plan that reflected its format of mixed self-service and counter assistance for customers arriving principally by automobile.

Introduced by Piggly Wiggly, self-service allowed the shopper to move about freely, picking items from open shelves and paying for these at the front of the store in a check-out lane.²⁵ Before self-service, shoppers had to request items individually from clerks behind a counter. Typical of the emerging self-service supermarket, the building was fashioned as a long rectangle, facing the street with its short side (Figure 11). Constructed with a concrete frame and a tile curtain wall, it was considered fireproof.

The west façade, facing Grant Avenue, was organized as an enframed window wall. As with other Safeways across the country, it had a pattern of bays holding tall display windows on low bulkheads, interrupted by a set of double wood entry doors topped with a large ventilating transom. Differing from the standard, the Santa Fe design received a sloping Spanish tile roof (Figure 12). The \$21,000 building was erected by the Albuquerque contractor, Kilbourne L. House.

Strictly Modern

The new Safeway opened on June 5, 1941 (Figure 13). The interior featured “new and strictly modern equipment” and was finished with chrome fixtures and indirect and fluorescent lighting, in what Safeway called the Streamline style. It had a dedicated concrete parking lot along its south elevation, representing, according to the *New Mexican*, the “largest parking lot in the city.”²⁶ Including its equipment, the final cost of

²⁵ Kathleen Drowne and Patrick Huber, *The 1920s* (Westport, Ct.: Greenwood Press, 2004), 128.

²⁶ “Safeway No. 1 Will Move to New Location,” *Santa Fe New Mexican*, May 27, 1941, 10.

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construction was \$75,000. With its completion, Safeway shuttered the Palace Avenue unit, which was only half the size of the new building.

The new Safeway came at time when war preparations began to affect construction, both locally and nationally. Safeway discontinued its acquisition of new properties and closed several warehouse and plant operations. Yet, it finished 1941 with a 19% increase of sales, netting \$475,124,885.00.²⁷

Remodeling and New Designs

In 1961, Santa Fe Store No. 1 received extensive interior remodeling, but its floor space was already deficient. The same year, Safeway built one of its new standard models on St. Francis Drive (now Natural Grocers) that offered far more floor space and parking. Based on San Francisco Bay Area prototypes developed by architectural firm Wurster, Bernardi & Emmons in 1959,²⁸ the new models used a barrel-vaulted roof, allowing a floor-to-ceiling glass facade. Like many cost-conscious versions, the St. Francis Safeway had a gable roof. Still, with its glue-laminated curved beams, it satisfied Safeway’s goal of light and spaciousness.

Safeway No. 921

Safeway reconsidered the Grant Avenue site, realizing the building's position could be changed to gain more parking and floor space. Santa Fe Store No. 1 was still an attractive location, serving families living in the east and north sides of town.

In 1965, Safeway hired Albuquerque firm, Neuner and Cabaniss, Architect and Engineers, to design a new supermarket-style store. Formed in 1951 by architect August A. Neuner and engineer Jack Knisley Cabaniss, the architect-engineering firm worked mostly under government contracts, designing test structures for Kirtland and Holloman Airforce bases and Los Alamos National Laboratory. Neuner and Cabaniss additionally worked in the commercial sector, creating designs for New Mexico Safeway stores.²⁹

²⁷ Safeway Stores Incorporated, *Annual Report of Safeway Stores Incorporated, Year Ended December 31st 1941* (no publisher, 1941), no page.

²⁸ “Safeway Stores Announce Large Construction,” *Architect and Engineer* (April 1959), 31.

²⁹ Information on Neuner and Cabaniss was derived from contemporary newspaper accounts, public records, and AIA directory entries.

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To maximize the site, Safeway acquired the northern lot. With the lot cleared, Neuner and Cabaniss could create a larger building arranged on a north-south axis. The repositioning increased the floor space, boosting it to 19,000 square feet. Moving the building to the back of the lot permitted more parking, particularly in front, which became the norm of the drive-up supermarket.

Constructed by Ballard & Sons, of Carlsbad, the concrete building took on a generalized Pueblo Revival appearance. As with most supermarkets, Neuner directed his attention to the façade, which came under review by the Historic Styles Committee.³⁰ Its flat façade came decorated with long a portal, with wood posts topped with zapata-type corbels. Behind the portal was a modern storefront, with a uniform line of large plate-glass show windows flanked by double automatic doors. The south elevation, the working side of the building, had no fenestration. A separate volume at the southeast corner enclosed a loading area entered through a steel roll-up door.

Opened to the public on February 8, 1966, Store No. 921 was modern inside and could be a stand-in for a Safeway in California. The \$186,000 building boasted a separate meat cutting room with a window so that customers could watch the butchers prepare their cut, which was delivered by a conveyor belt. It featured 60’ of fresh meat cases, 24’ of frozen meat, 62’ of dairy products, and 30’ of ice cream display.³¹ The various areas of the store were designed in pastel colors (a soft yellow signaled produce), resulting in a “relaxing atmosphere in which customers may shop at leisure.”³² It was air-conditioned, and brightly new. Important to Santa Feans, Safeway Stores announced that it would hire locals for both manager and service positions (Figure 14).

Safeway Stores’ 1966 annual report highlighted the new Santa Fe store as one of a handful of the 158 units built that year that responded to local conditions:

While our aim in store design is toward a basic style for familiar identification and saving in construction costs, exceptions are not uncommon. Architectural style is sometimes altered for such reasons as zoning laws, special local motif, unique terrain.³³

³⁰ “Safeway Plans New Store Here,” *Santa Fe New Mexican*, March 25, 1965, 1.

³¹ “New Safeway Store to Open on Grant Street Tuesday,” *Santa Fe New Mexican*, February 7, 1966, 9.

³² *Ibid.*

³³ Safeway Stores Incorporated, *1966 Annual Report* (Oakland, Calif., Safeway Stores Incorporated, 1966), 11.

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The accompanying images included a Foster Hyatt watercolor rendering of the store (Figure 15), and a photograph of a unit in Santa Rosa, California, that incorporated a 100-year-old redwood into its façade.

Soon after opening, the 1941 Safeway building was demolished, creating a 63-car parking lot landscaped by Santa Fe Nursery.

Alterations and Changes

Perhaps due to its exposure, the portal was enclosed in the early 1980s. The design, created by the El Paso firm Foster, Henry, Henry & Thorpe, an industrial architecture firm, added stucco between the portal posts to hold 16 slit-like windows (Figures 17&18). New entry doors were installed at the north and south ends of the portal. The project additionally extended the loading dock area.

The odd-looking façade came about during a time of change for the grocery chain. In 1986, a New York holding company purchased Safeway to avoid a hostile takeover. Two years later, the company sold off its 59-unit El Paso Safeway Division, which included New Mexico, to Furr’s, a lower-end grocery retailer headquartered in Lubbock, Texas. Furr’s, which already had two markets and a cafeteria in Santa Fe, continued to run the Grant Avenue store and three other Santa Fe locations under the Safeway name. In 1991, Furr’s Supermarkets, a separate company, took over the Santa Fe Safeway units, rebranding them as Furr’s Supermarket.

The former Store No. 921 held on for another year, before closing for the final time at 8 p.m., on Saturday, September 12, 1992.

Commercial Office Period: 1993-Present

In addition to its 31 employees, its closure was lamented by its regular customers, as it was the last major grocery market in downtown Santa Fe. People feared that it would become a gallery or hotel.³⁴ Its new owners, a pool of investors using the name Poobah Corporation, hired the local firm of Terraplen, Architects, Planners, Landscape Architects to remodel the building into commercial office space.

³⁴ Bob Quick, “Shoppers Lament Closure,” *Santa Fe New Mexican*, August 27, 1992, B4.

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Terrpalen came before the Historic Design Review Board in 1993 with a scheme to create additional square footage by building a partial second story (H-93-111). Originally proposed as a Pueblo Revival design, it included new portals along the west, east, and south elevations and new fenestration along all but the north side (Figure 20). A second iteration modified the design to the Territorial Revival style. Another revision returned to the Pueblo Revival manner at a one-story height. The proposed east portal was removed from consideration, as it did not meet BCD standards.

Work began on the \$450,000 renovation project in the fall of 1993. It included building new portales along the west and south elevations. The west structure presented a heavier appearance than the 1965 design, which had a lighter parapet and stylized battered ends. The new design over-emphasized Pueblo elements and added an elevated brick floor. With this improvement, the former open storefront was closed and divided into offices with separate entries. The same scheme was also applied to the south. Both of these principal facades received oversized residential windows with a divided light sash. Similar, but smaller windows were introduced to the east, Sheridan Street, elevation.

The first tenant, a title company, moved into the building soon after. The following year, an art gallery expressed interest in the renovated building, resulting in a change of the front façade fenestration, altering a design that had been approved by the board (H-94-45). The final design, representing what is in place today, was completed in late 1994, with the Betts and Riva Yares galleries taking over the space. The additional tenant improvement installed a large fixed window to the south end of the front façade (H-94-143)(Figure 21).

Additional improvements involved the construction of a Pueblo Revival-style parking attendant’s booth and a stuccoed dumpster enclosure (H-95-1).

Burnett Foundation Ownership

The Poobah Corporation sold the property to the Burnett Foundation in 1997. A Fort Worth-based arts and culture foundation overseen by Anne Windfohr Marion and her husband John L. Marion, the foundation purchased the adjacent Bergere House the same year. In 1998, Marions founded the Georgia O’Keeffe Museum and Study Center, representing the artist's first permanent collection. As part of their operations, the

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museum used the old Safeway building as a learning center and annex to the main collection. In May 2021, the parcel holding the Safeway building was transferred to the Georgia O’Keeffe Museum.

Evaluation of Historical Status

Erected in 1965 as a design to satisfy both the needs of a modern supermarket while respecting the style of the historic district, Safeway No. 921 was first altered in 1982-83, façade's enclosure. In 1993, this portal was re-instated, but at a different size, proportion, and design. The major renovation also added numerous new window openings to all but the north elevation and created a large portal across the south elevation.

In summary, the 1993-94 project changed the original window and door locations and added new units where none existed before. It altered original character-defining features, such as the loading ramp, and introduced new elements. In this way, all but the north elevation has been altered.

The smaller structures, sitework, and landscaping are non-historic, all dating to the 1993-95 period.

Conclusion

Given the cumulative impact of these alterations, all made after the historic period, the Safeway No. 921 building does not retain sufficient historic integrity to communicate its original design and historical period and associations.

For these reasons, the Safeway building and all structures and landscape improvements are recommended Noncontributing to the City of Santa Fe Downtown and Eastside Historic District.

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Illustrations

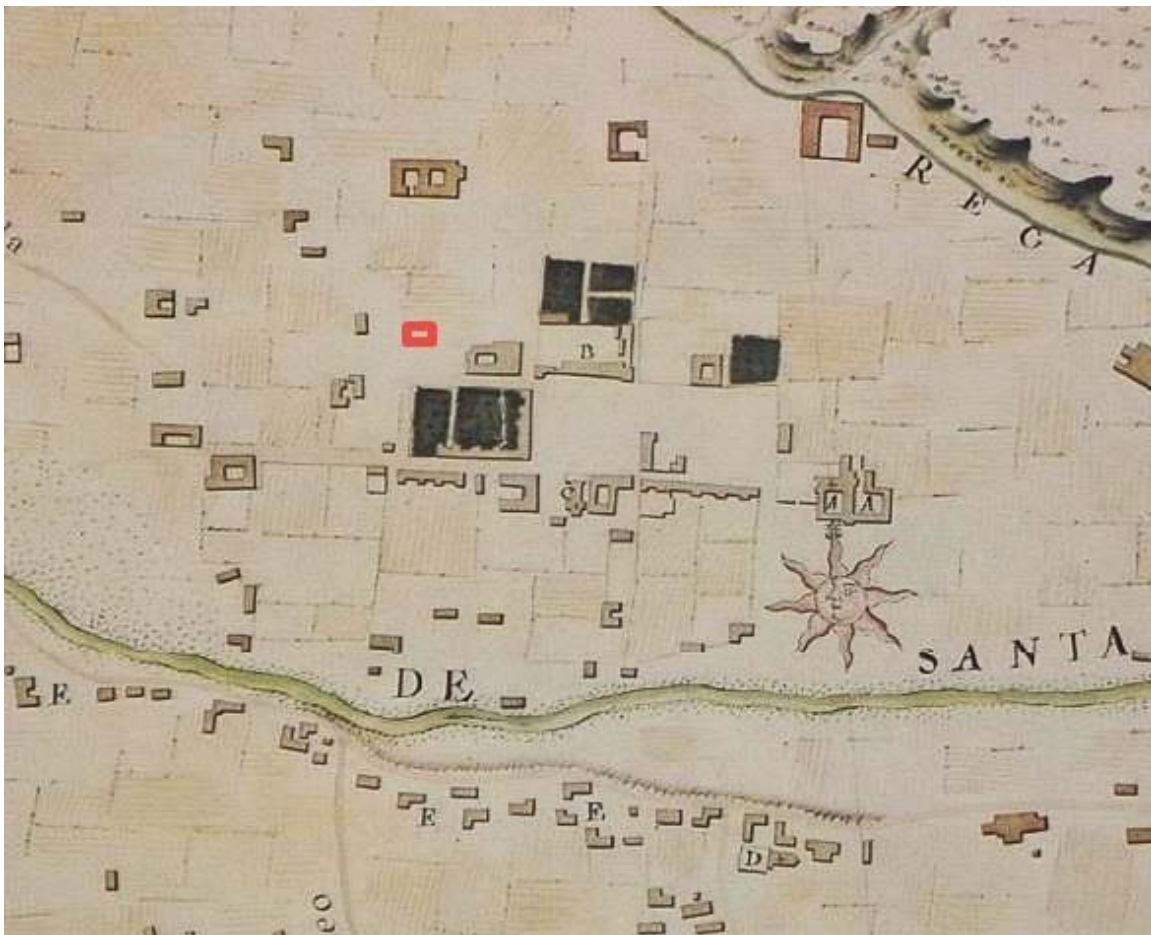


Figure 1: Portion of “Plano de la villa de Santa Fé, Capital del Reino de Nuevo Mexico,” 1766. Creator: Joseph Ramón de Urrutia y de las Casas. Red rectangle indicates approximate location of subject property.

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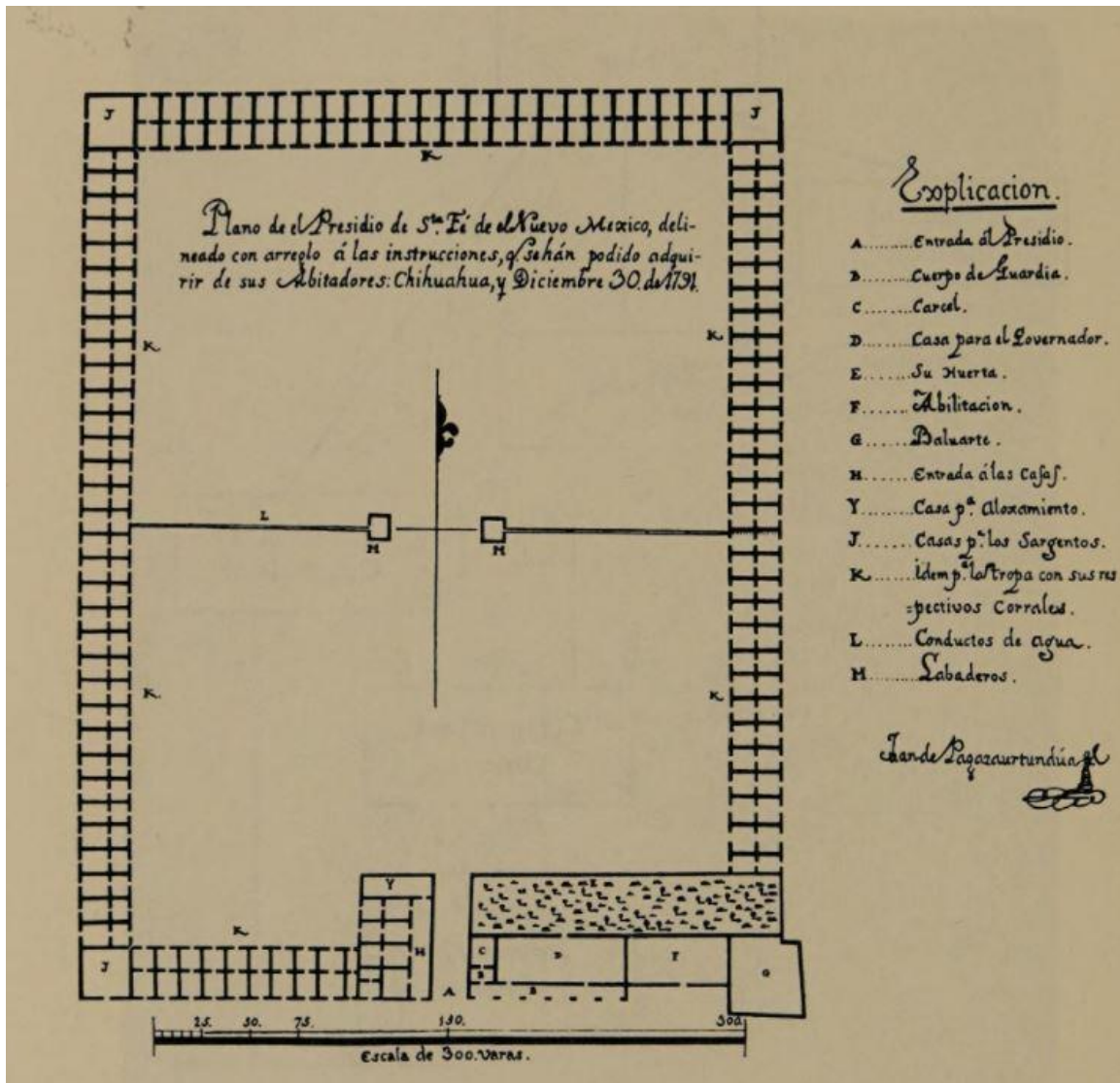


Figure 2: "Plano de El Presidio de Sta. Fe de El Nuevo Mexico," 1791.
 Creator: Unknown.

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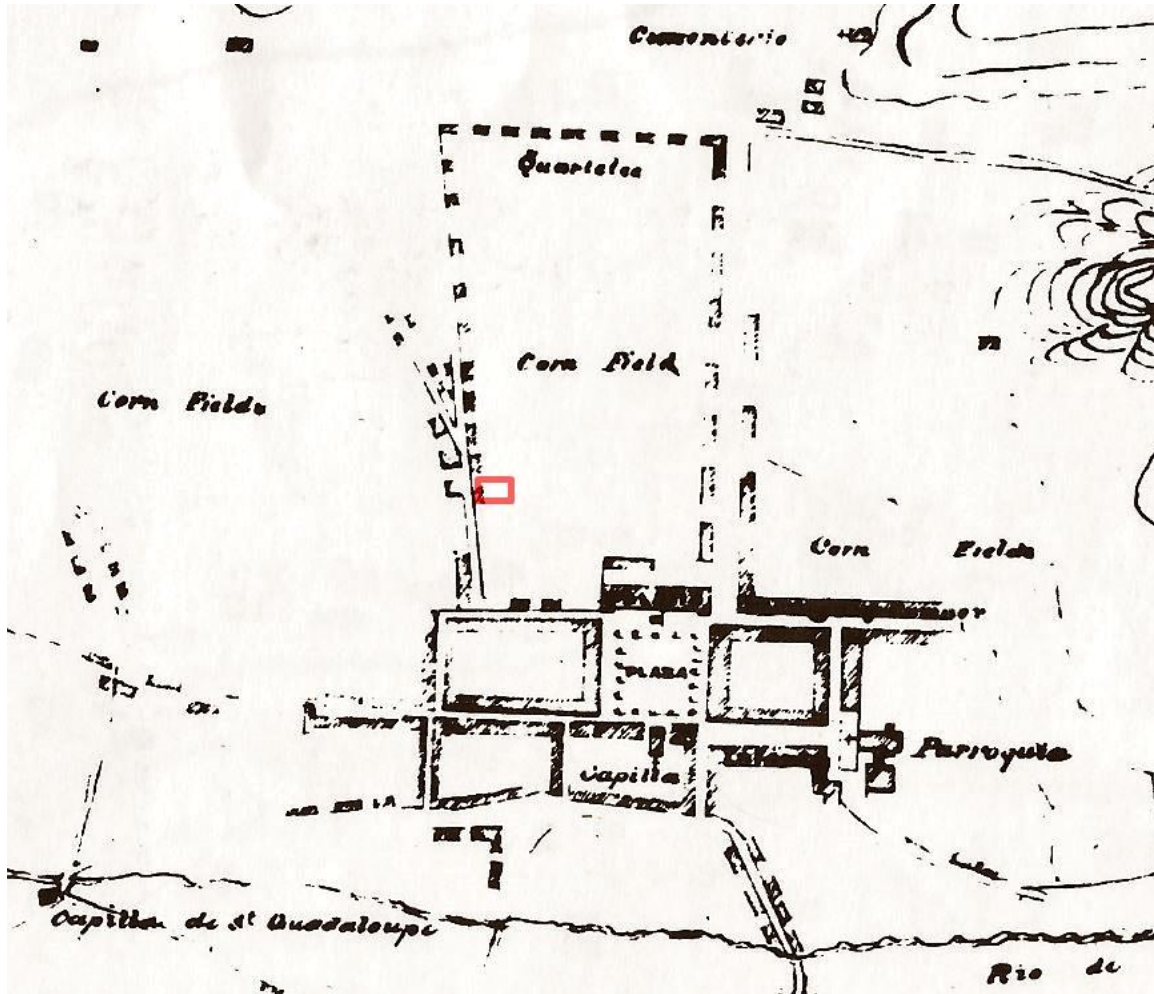


Figure 3: Portion of "Reconnaissance (sic) of Santa Fé and the Environs," 1846.
 Creator: William H. Emory and Jeremy F. Gilmer.
 Red rectangle indicates approximate location of subject property.

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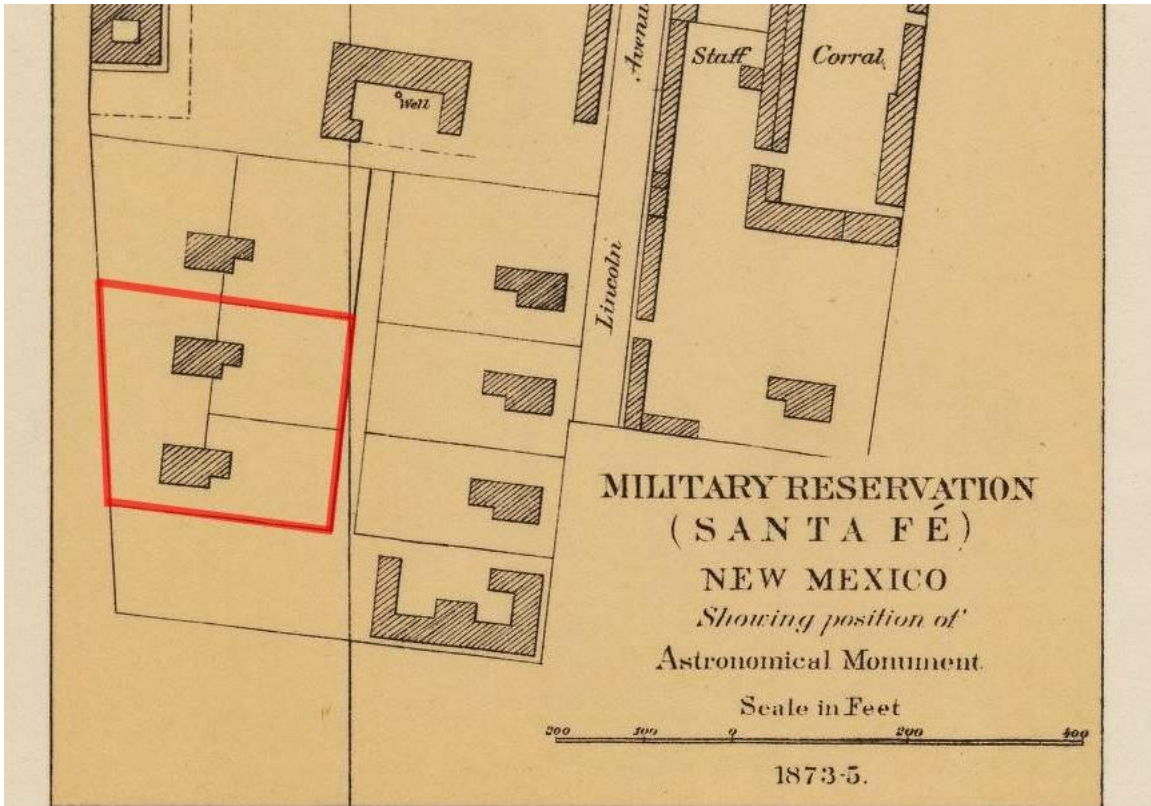


Figure 4: Portion of "Military Reservation (Santa Fé) New Mexico, Showing Position of Astronomical Monument," 1873-75.

Creator: George M. Wheeler, Corps of Engineers, U.S. Army.

Red outline indicates approximate boundary of subject parcel.

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Figure 5: Portion of 1873 photograph showing the two Officers’ Quarters within the subject parcel. Creator: Timothy H. O’Sullivan. Courtesy National Archives, College Park, Maryland.

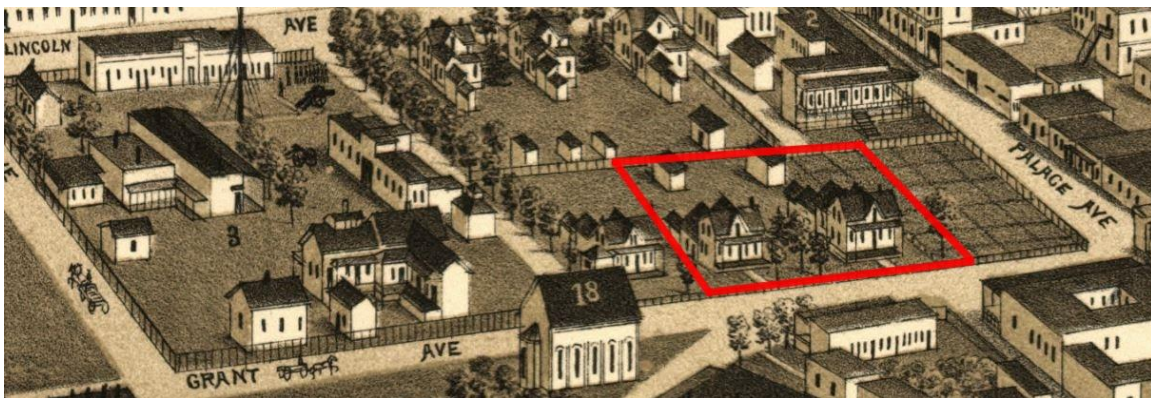


Figure 6: Portion of “Bird’s Eye View of the City of Santa Fé, N.M. 1882.” Creator: J. J. Stoner. Red outline indicates approximate boundary of subject parcel.

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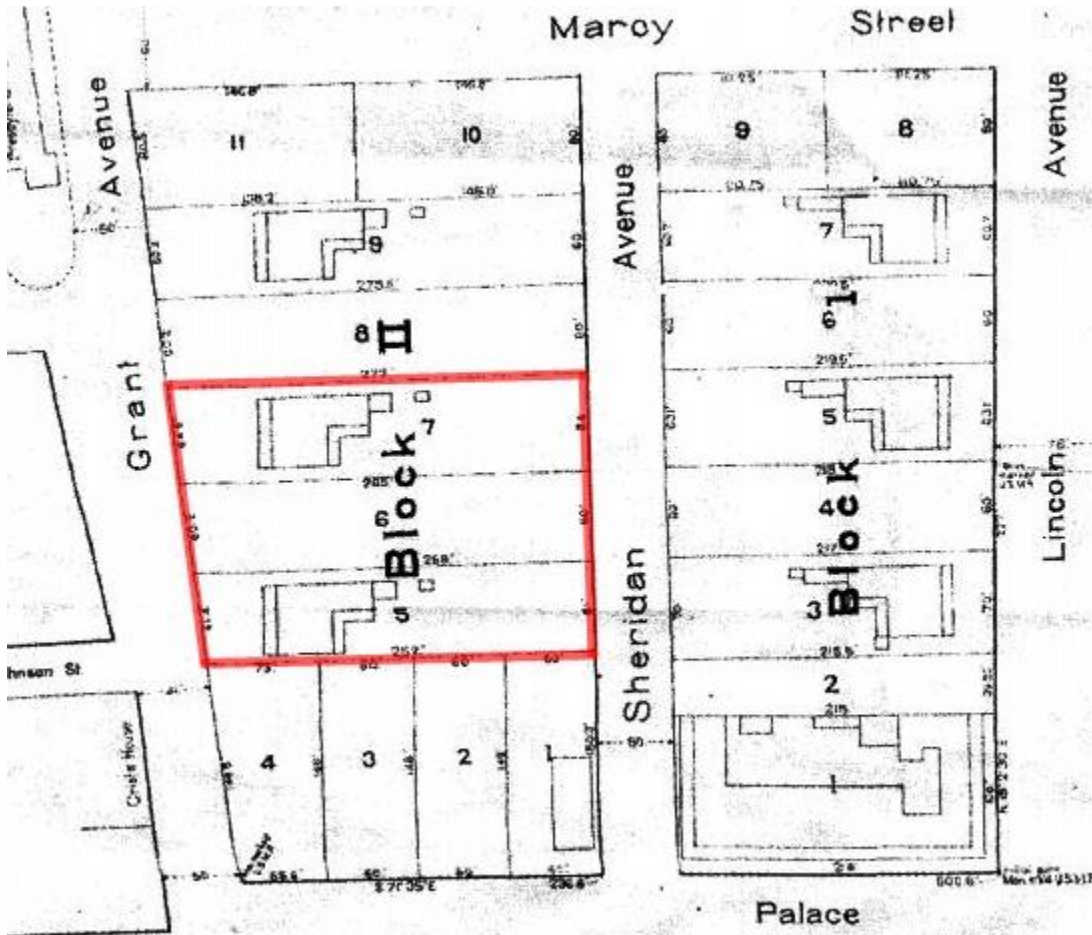


Figure 7: Portion of "Amended Plat, Fort Marcy Addition, 1904."
 Creator: Unknown.
 Red outline indicates approximate boundary of subject parcel.

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		5. Date of Survey: September 3, 2020; June 13, 2021

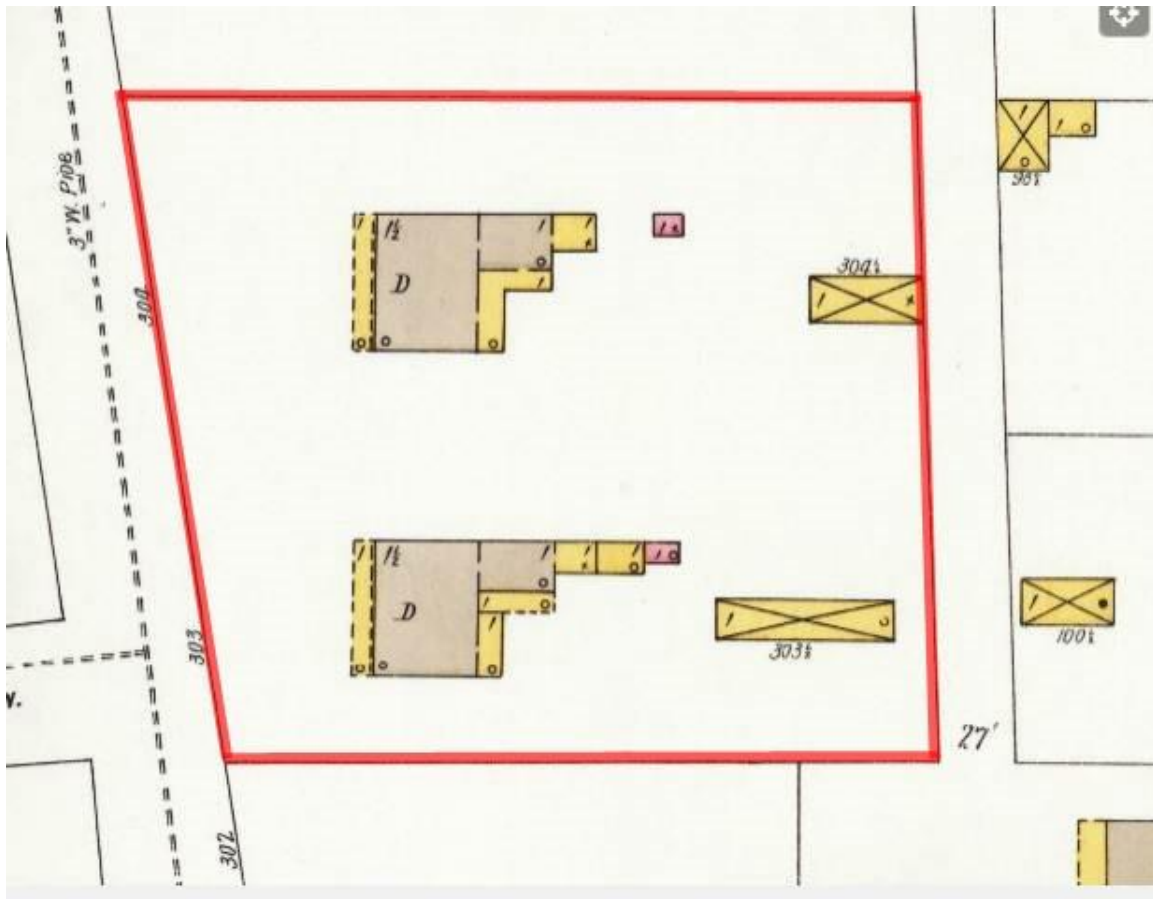


Figure 8: Portion of 1902 Sanborn Fire Insurance Map of Santa Fe.
 Creator: Sanborn Fire Insurance Company.
 Red outline indicates approximate boundary of subject parcel.

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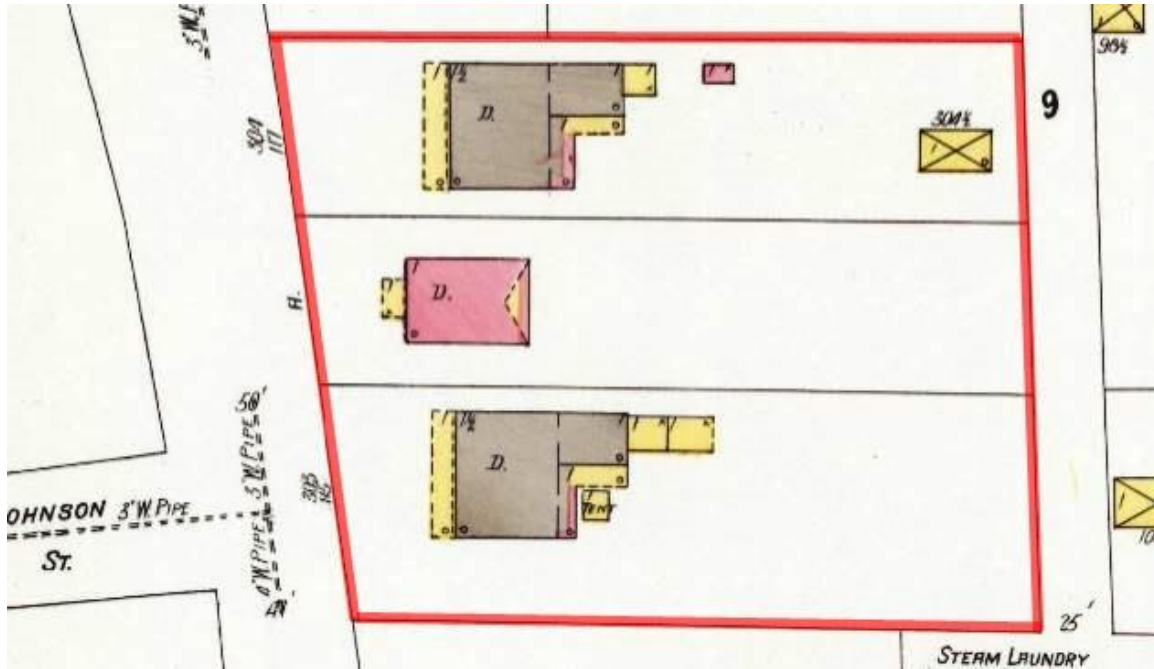


Figure 9: Portion of 1908 Sanborn Fire Insurance Map of Santa Fe.
 Creator: Sanborn Fire Insurance Company.
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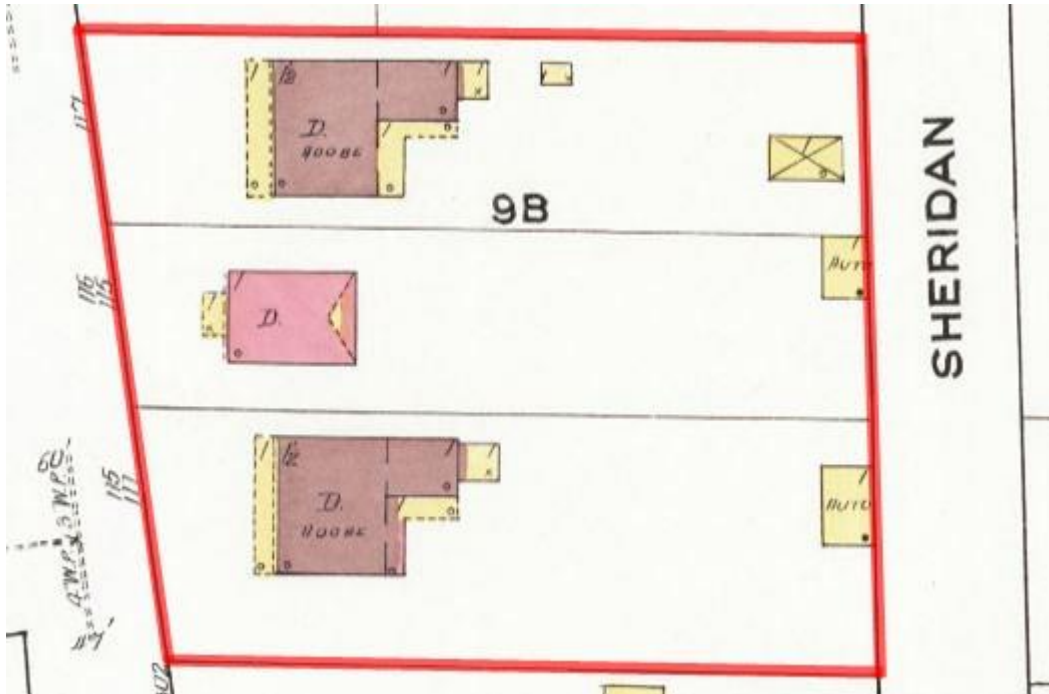


Figure 10: Portion of 1921 Sanborn Fire Insurance Map of Santa Fe.
 Creator: Sanborn Fire Insurance Company.
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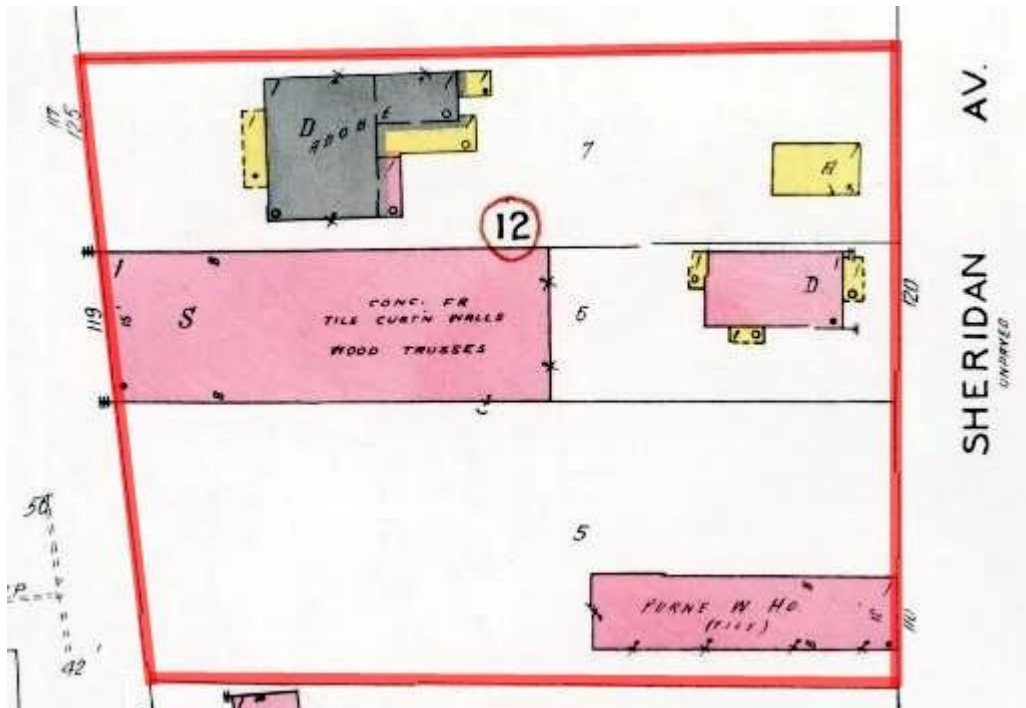


Figure 11: Portion of 1948 Sanborn Fire Insurance Map of Santa Fe.
 Creator: Sanborn Fire Insurance Company.
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Figure 12: Santa Fe Safeway No. 1, 1941.
 Courtesy Santa Fe New Mexican.

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FLASH

Calling All House Wives!
THE GRAND NEW
SAFEGWAY STORE
 Located at Grant and Johnson
Opens Tomorrow
TUESDAY, JUNE 3rd

Be sure to visit this deluxe new store. Besides pleasing us immensely, we're sure that you'll like it too. Everything has been planned exactly to make your shopping chore into a pleasant task. All new, all epic, span and sanitary, this new store carries the same high quality foodstuffs at prices that are right to the penny.

WATCH FOR ANNOUNCEMENT OF THE GRAND OPENING
 To Be Made in the
NEW MEXICAN
 LATER IN THE WEEK

SAFEGWAY



NEW

DE LUXE STREAMLINED SAFEGWAY STORE OPENS TODAY

FREE!
 FRIDAY AFTERNOON AND
 ALL DAY SATURDAY
Favors for All!

NOW FOR SANTA FE
 The Finest Modern Food Store in
 New Mexico

LOCATED ON GRANT AVENUE AT JOHNSON STREET

With the opening of this new store, Safeway begins its 15th year of service to Santa Fe housewives. This food market, complete in every

Grocery Prices Effective One Week at Both Safeway Stores
 232 Galisteo — 115 Grant

Figure 13: June 1941 opening day advertisements for Santa Fe Safeway No. 1.
 Courtesy Santa Fe New Mexican.

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Figure 14: Roster of Safeway No. 921 managers.
 Courtesy Santa Fe New Mexican.



Figure 15: c.1965 watercolor rendering of Safeway No. 921.
 Creator: Foster Hyatt.

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Figure 16 c. 1977 photograph of Safeway No. 921.

Creator: Arthur Taylor.

Courtesy Palace of the Governors Photo Archives, New Mexico History Museum.

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Figure 17: 1984 photograph of altered Safeway No. 921.
Creator: Harry Weiss. Courtesy New Mexico Historic Preservation Division.

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Figure 18: Portion of 1984 photograph of altered Safeway No. 921.
Creator: Harry Weiss. Courtesy New Mexico Historic Preservation Division.

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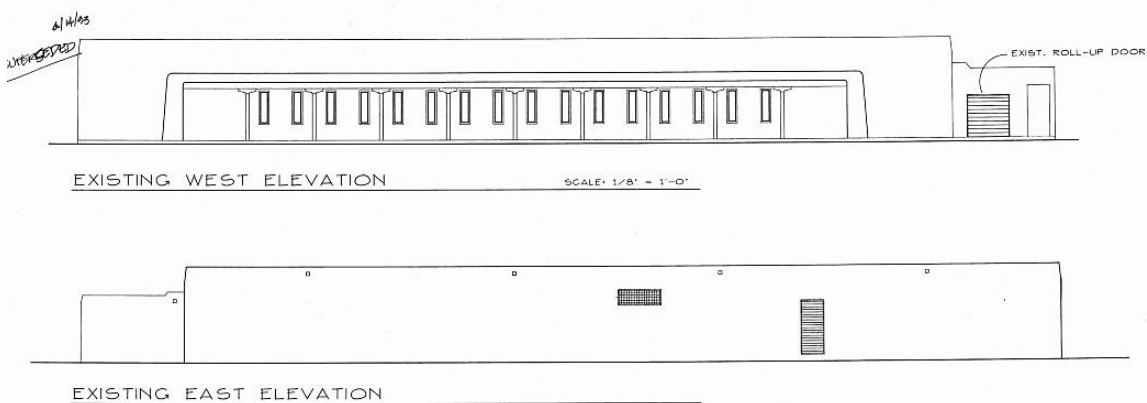


Figure 19: Existing elevation drawings of west and east elevations, c.1993. Case H-93-111. Creator: Terraplen Architects, Planners, Landscape Architects. Courtesy Terraplen and City of Santa Fe Historic Preservation Division

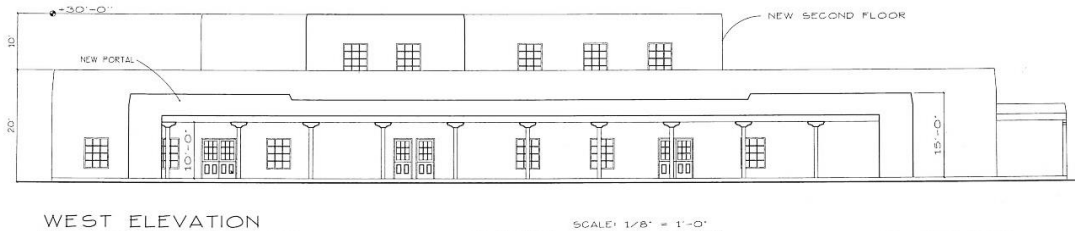


Figure 20: Proposed Pueblo Revival scheme, 1993. Case H-93-111. Creator: Terraplen Architects, Planners, Landscape Architects. Courtesy Terraplen and City of Santa Fe Historic Preservation Division.

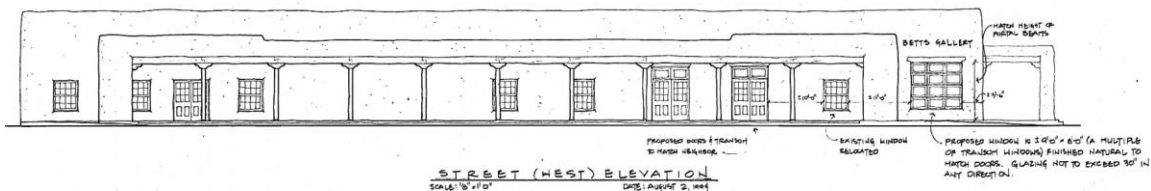


Figure 21: Final scheme of west elevation showing tenant improvements, 1994. H-94-143. Creator: Terraplen Architects, Planners, Landscape Architects. Courtesy Terraplen and City of Santa Fe Historic Preservation Division

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Figure 22: 1958 aerial photograph showing Santa Fe Safeway No. 1. Note demolition of middle Officers’ Quarters. Courtesy New Mexico Department of Transportation. Red outline indicates approximate boundary of subject parcel.

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Figure 23: 1978 aerial photograph showing Safeway No. 921
 Note existence of south elevation loading ramp.
 Courtesy New Mexico Department of Transportation.
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Figure 24: Composite image showing c.1977 and 2020 photographs of front, west façade.

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Survey Photographs



Photo 1: West, front elevation composite shot.
 Camera facing east.
 Lorn Tryk: September 3, 2020.



Photo 2: West façade.
 Camera facing northeast.
 Robyn Powell: June 13, 2021.

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**Photo 3: West façade portal.
 Camera facing south.
 Robyn Powell: June 13, 2021.**

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Photo 4: West façade, south end.
Camera facing east.
Robyn Powell: June 13, 2021.

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Photo 5: West façade.
Typical clad window found throughout building.
Camera facing east.
Robyn Powell: June 13, 2021.

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Photo 6: West and south elevations, pantographic shot.
Camera facing northeast.
Lorn Tryk: September 3, 2020.

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**Photo 7: South elevation portal.
 Camera facing west.
 Robyn Powell: June 13, 2021.**

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Photo 8: South and east elevations.
Camera facing northwest.
Robyn Powell: June 13, 2021.

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Photo 9: East elevation, composite shot.
Camera facing northeast.
Lorn Tryk: September 3, 2020.

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Photo 10: East elevation, north end.
Red indicates opening modifications.
Camera facing west.
Robyn Powell: June 13, 2021.

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Photo 11: North elevation.
Camera facing southwest.
Robyn Powell: June 13, 2021.

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Photo 12: Low walls along Grant Avenue.
Camera facing southeast.
Robyn Powell: June 13, 2021.

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Photo 13: Parking Attendant Booth at Grant Avenue.
Camera facing northeast.
Robyn Powell: June 13, 2021.