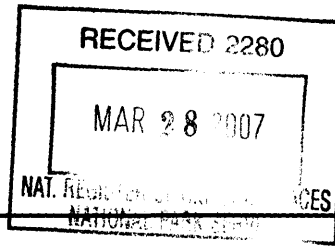


(Oct. 1990)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Dodge-Bailey House

OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 3775 Old Santa Fe Trail

CITY OR TOWN: Santa Fe

STATE: New Mexico

CODE: NM

COUNTY: Santa Fe

CODE: 049

NOT FOR PUBLICATION: N/A

VICINITY: N/A

ZIP CODE: 87505

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination
___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
x meets ___ does not meet the National Register criteria. I recommend that this property be considered significant ___ nationally
___ statewide x locally. (___ See continuation sheet for additional comments.)

Katherine Slich
Signature of certifying official

3/26/07
Date

State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
(___ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- entered in the National Register
___ See continuation sheet.
- determined eligible for the National Register
___ See continuation sheet.
- determined not eligible for the National Register

Edson H. Beall
Signature of the Keeper
Date of Action 5.8.07

___ removed from the National Register

___ other (explain):

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	1	0 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	1	0 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: *Buildings Designed by John Gaw Meem*

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC: single dwelling

CURRENT FUNCTIONS: DOMESTIC: single dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19 AND 20TH CENTURY REVIVALS: Pueblo

MATERIALS: FOUNDATION CONCRETE
WALLS CONCRETE
ROOF ASPHALT
OTHER N/A

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-9).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: 1940-1957

SIGNIFICANT DATES: 1940; 1941; 1957

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: John Gaw Meem, architect

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-10 through 8-11).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-12).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Historic Preservation Division, Office of Cultural Affairs*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 5.5 acres

UTM REFERENCES Zone Easting Northing
 1 13 418580 3953490

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-13)

BOUNDARY JUSTIFICATION (see continuation sheet 10-13)

11. FORM PREPARED BY

NAME/TITLE: Catherine Colby

ORGANIZATION: Catherine Colby Consulting

DATE: November 20, 2006;
January 18, 2007

STREET & NUMBER: 906 Don Miguel

TELEPHONE: 505-988-1668

CITY OR TOWN: Santa Fe

STATE: NM

ZIP CODE: 505-989-7838

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see enclosed *Santa Fe, NM* USGS topographical map)

PHOTOGRAPHS (see continuation sheet Photo-14 through Photo-15)

ADDITIONAL ITEMS N/A

PROPERTY OWNER

NAME: House & Lot LLC, c/o Peter Wirth

STREET & NUMBER: 808 Paseo de Peralta

TELEPHONE: 505-988-1669

CITY OR TOWN: Santa Fe

STATE: NM

ZIP CODE: 87501

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dodge-Bailey House
Santa Fe, Santa Fe County, New Mexico

Section 7 Page 5

Description

The Dodge-Bailey House is located northeast of the Santa Fe Plaza in the foothills of the Sangre de Cristo Mountains. The house is a one-story, multi-massed stuccoed building with flat roofs, parapets and wood doors and windows. The front elevation measures over 95 feet, suggesting a much larger building than it is. The inset *portal*, reached from the garage or by a path from the driveway, features several important decorative elements. Carved balusters of the hand rail at the steps from the garage door, the wood window grilles, and the post/corbel beam structure with exposed *viga* ends projecting through the *portal* parapet all represent the Pueblo Revival idiom. Decorative, custom wood doors and the casement windows at the portal reveal exposed wood lintels, while the double-hung windows display pedimented territorial trim. The original house, built in 1940 measured 2,229 square feet excluding the garage. A small addition of 375 square feet also designed in Meem's office in 1957 extends to the north. The house and its site have experienced little change. The property retains a high degree of integrity in terms of location, design, setting, materials, workmanship, feeling and association.

The Dodge-Bailey residence is set back approximately 150 feet east of Old Santa Fe Trail, at the lower elevations of Sun Mountain on a rectangular 5.5-acre lot. An unpaved driveway curves and rises approximately 15 feet to reach the house (see Site Plan Sketch.) At the lower elevations of Sun Mountain, the grounds slope up to the east and the native piñon and juniper trees sparsely cover the site and obscure much of the building (see Photo 1 and Figure 7-1.)

The Dodge-Bailey House is organized along an axis through the adjacent spaces of garage, portal/service, living/dining and finally, bedrooms forming a west to east progression (see Figure 7-2.) From the garage, steps lead to the portal leading to the small entry (see Photo 2). Through the dining/living room is the entrance into the zone of bedrooms and bathrooms. The arrangement of the nearly square (38 feet by 42 feet) east end enclosing the public and private zones is almost symmetrical in its layout.

In the context of Meem's residential designs, the Dodge-Bailey House represents a modest, compact rendition of the scheme he often used clustering three separate zones. Rather than separate wings for the public and private areas, in this case public and private uses are immediately adjacent to each other in an almost square plan at the east end of the three-part composition.

The entrance portal is over 25 feet long, and is the dominant focus of the front elevation. The portal forms a narrow connector between the garage at the west end and the primary mass projecting forward at the east. The service areas are located behind the portal. A hierarchy of heights sets the exterior walls at the bedroom lower than the living/dining area, and continues with the garage set at the lowest level at the west end.

The two-car garage with its wood multi-panel doors projects forward at the west end. The garage corners are battered, and its high windows display carved wood grilles. The windows and the portal wall are painted white, contrasting with the earth colored stucco (see Photos 3 & 4.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 6

Dodge-Bailey House
Santa Fe, Santa Fe County, New Mexico

The design of the Dodge-Bailey House combines elements of the Pueblo Revival and Territorial Revival styles. The irregular massing, battered corners, the wood detailing of the portal, and most of the doors represent the Pueblo Revival style. Suggestion of the Territorial Revival style appears in the milled wood trim and pedimented heads at the wood double-hung windows. Over a decade earlier Meem had interjected territorial detailing in an essentially Spanish Pueblo Revival house he designed for Villura Conkey in 1928.

The walls of the house are hollow clay tile on concrete foundations. The roof structure of wood joists is employed in all except the living/dining room space where the ceiling is wood boards on vigas. *Canales*, wood scuppers projecting through the masonry parapets, drain the roofs of the multiple built-up roofs. The front portal and back porch are paved with flagstone and have a low painted wainscot. The east end of the building is nearly as unornamented as the garage and is punctuated with a 12/8 wood double hung window at the south end and a pair of the same windows at the north end (see Photo 6). The north elevation is on one plane except for the small inset porch at the service area. It features wood double-hung windows, and at the dining room has one large 12-light window flanked by a pair of 4-light doors under an exposed wood lintel (see Photo 7).

Doors and Windows

John Gaw Meem designed the rustic, multi paneled wood doors with exposed wood lintels for the exterior openings of the front elevation and some of the interior doors. The 15-panel front door incorporates a hand made ornamental wrought iron grille for which Meem provided a full-scale drawing. The uppermost panel of the door to the garage is a single panel, distinguishing it from the more important door at the other end of the portal. The north elevation glass doors are integrated with the windows at the dining room, and the three adjacent openings at the service portal contain plain, flush wood doors. Meem's preliminary drawings of these doors depict two-panel wood doors.

A singular feature of the Dodge-Bailey façade, now obscured by piñon and juniper trees growing close to the house, is an over-sized 8-foot high wood double-hung window with pediment and dentils incorporated into the trim (see Photo 5). Its sill is a few inches above grade, and the 6 horizontal lights of each sash are approximately 18" high and 24" wide.¹

The remaining doors — and all but the large south facing window in the house — are stock units, including wood double-hung windows in configurations of 8/8, 12/8 and 6/8, wood casements, and stock wood panel doors with 9 lights above and the set of glazed doors leading to the patio.

¹ A preliminary drawing shows a set of three standard wood double hung windows with a small pediment over each. (May 1, 1940.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dodge-Bailey House
Santa Fe, Santa Fe County, New Mexico

Section 7 Page 7

Interior

Decorative features and special floor and ceiling treatments are concentrated in the living/dining room and in the small entry. The long, rectangular space serves as dining room at the north and living room at the south. The whole room has dark, basket-weave brick flooring and dark ceiling of vigas and wood decking. A low wainscot is painted continuously around the room. The living room fireplace is ornamented with a carved rope wood molding at the edge of the mantel (see Photo 9). At the south elevation, the ornamental wrought iron curtain rods are original, while the bookcases are later additions. For the dining room Meem designed in 1941 built-in cabinet and folding shutters at the north wall. Both incorporate Pueblo Revival motifs. The character of the private spaces is extremely simple, with corner fireplaces being the only features (see Photo 10). The majority of the walls and ceilings are plastered, and the bedroom floors are oak.

Evolution

Only a year after the contractor was selected and construction began, Mrs. Dodge requested a garden and the addition of a storage space north of the garage, resulting in the slight bump-out along the east elevation. Sixteen years later, Mrs. Regina Bailey bedridden with arthritis, required round-the-clock medical assistance. The nursing care she needed prompted her to add a small living/dining room and unit kitchen connected to the former maid's room. A drawing produced in Meem's firm, Meem, Holien Buckley and Associates in May of 1957 indicates the cost at \$16 or \$17 per square foot.

The addition employs the same wood double-hung windows with pedimented trim as in the original construction and the door is identical to that of the kitchen. The juncture of the 1957 addition juxtaposes a small inset entrance next to the existing more generous porch space. At the west side of the addition is a 15-light French door leading to a set of wood steps down to grade behind the garage. As a result of the addition, the living room associated with the maid's bedroom (bed 3) was joined to the existing north elevation with a small kitchen link. There have been no changes to the house since then.

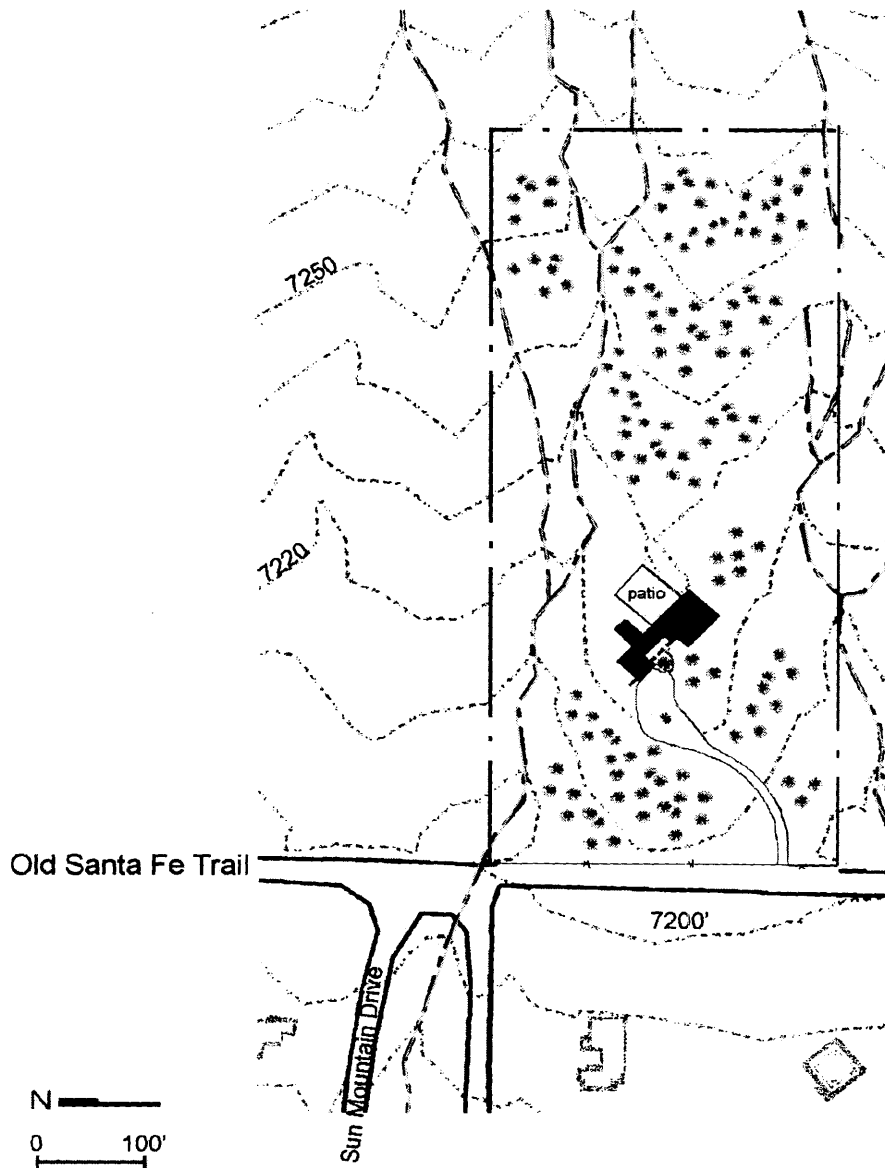
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National Register of Historic Places Continuation Sheet

Section 7 Page 8

Dodge-Bailey House
Santa Fe, Santa Fe County, New Mexico

Figure 7-1: Site Sketch Plan (2007)



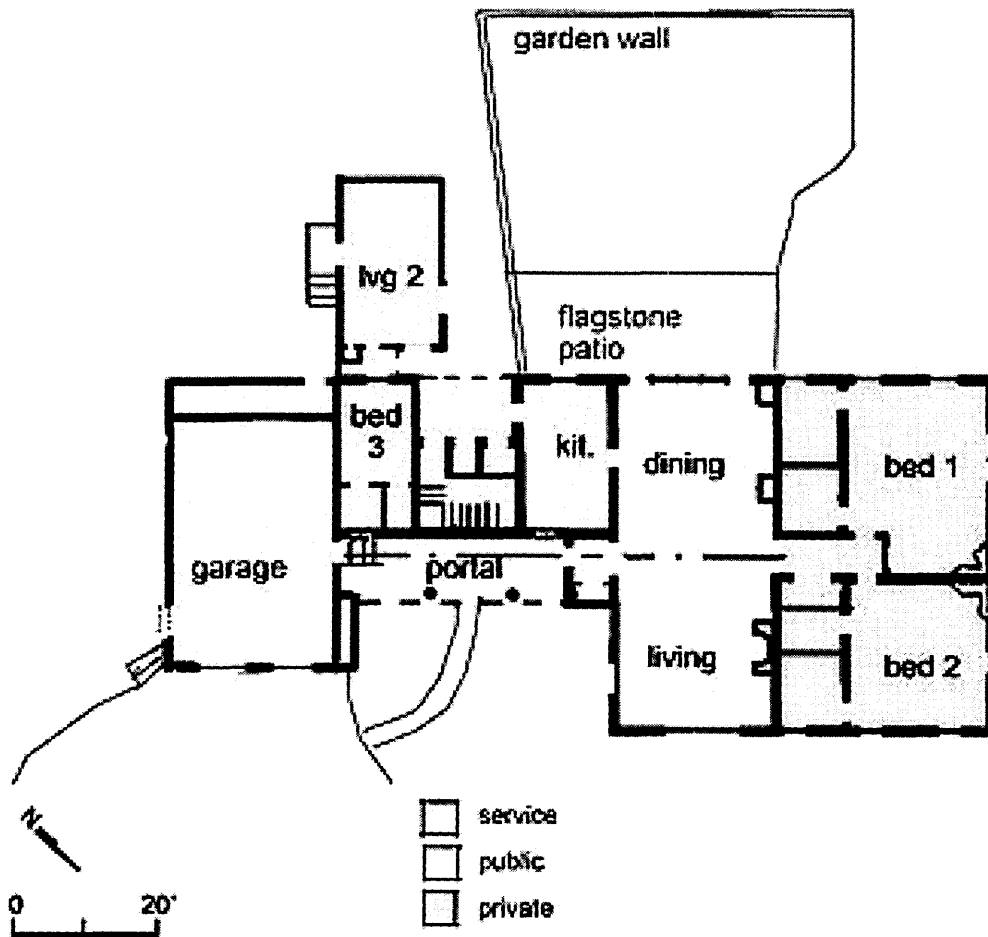
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National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 9

Dodge-Bailey House
Santa Fe, Santa Fe County, New Mexico

Figure 7-2: Floor Plan (2006)



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 10

Dodge-Bailey House
Santa Fe, Santa Fe County, New Mexico

Statement of Significance

The residence designed for Mrs. Regina Dodge and her sister, Carolyn Bailey meets the registration requirements for the residential property type outlined in the *Buildings Designed by John Gaw Meem* Multiple Property Documentation Form. It is representative of Meem's legacy of refining the Pueblo Revival style in New Mexico and of the middle phase of his career, between 1929 and 1945. Meem described this as his "flowering or creative" period. In this house Meem illustrates his expansion of regional architecture by successfully creating a unified whole combining some details from New Mexico's Territorial period and the modern material, hollow clay tile with the Pueblo Revival style design.

Elaboration of Significance

Meem designed the home for a Mrs. Regina Dodge, a close friend of his mother — so close Mrs. Dodge signed a note sent to the architect in 1940 as, "Aunt Regina." The land on which the house was built was previously owned by Meem, and is located close to Meem's own home and that of his wife's aunt, Elinor Gregg on Old Santa Fe Trail.

The property remained in the extended family for two generations; Mrs. Eileen Dodge lived in the house until her death in the late 1990s. The house retains the character associated with the occupancy of Regina Dodge, Carolyn Bailey, and their family members from 1940 through the 1990s.

By this phase in his career, Meem had emerged as a master at incorporating the revivalist carved wood and sculptural adobe-inspired motifs of New Mexican historic architecture into his designs. At the same time he specified modern construction materials.

While the Dodge Bailey House lacks the wings defining outdoor spaces that were characteristic of his grander houses, it incorporates several themes Meem developed during this period. First, it combines characteristic elements of both the Pueblo and Territorial Revival styles with the use of modern materials. Second, it illustrates Meem's skill in designing a modest house on a tight budget and still imbuing the design with his craftsman-like touch by employing a few features and details in selected locations.

The Dodge-Bailey House is distinct from other houses of similar size that Meem designed in Santa Fe in the late 1930s and early 1940s. In contrast to the traditional adobe construction of the 1939 Eleanor Gregg House and the 1940 Ruth Heflin House, the Dodge-Bailey residence is made of concrete block, a material Meem would use in many of his designs for public buildings. The Dodge-Bailey House also shows a transition from the traditional narrow passage of the portal into a space for living, which would be eliminated with the Ruth Heflin House.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 11

Dodge-Bailey House
Santa Fe, Santa Fe County, New Mexico

Appearing primarily in New Mexico and designed between 1925 and 1958, the houses of John Gaw Meem reflect the regional revival designs for which he is best known. Although their materials may vary, most include hollow tile or, less commonly, adobe brick construction. All exhibit character-defining details associated with the Pueblo and Territorial Revival styles.

Specific exterior details associated with the former style include adobe or adobe-colored wall surfaces, flat, often multi-planed roofs with rounded parapets, battered walls, double-hung wood sash or wood casement windows, sometimes recessed. Accompanying portales are often deeply recessed and have wood supports with corbel brackets. Decorative details include exposed wood lintels, projecting vigas and canales, and buttresses, often located near portales and entries. Specific exterior details associated with the latter style include flat roofs with brick coping often ornamented with dentil courses, windows and entries marked with pedimented lintels, and porticos, often deeply recessed, with square columns, often with capital moldings.²

The residences designed by John Gaw Meem represent some of the best examples of the articulation of the Pueblo and Territorial Revival styles by the architect most closely associated with the popularization of those regional revival movements. As discussed in the historic context, although Meem was not the initiator of these revivalist movements, he imbued them with both a range of details and a harmonious composition that served to popularize the styles.

Distilled elements of both styles remained popular in southwestern domestic construction through the second half of the 20th century. Because so much of Meem's design was inspired by his study of examples of the region's historic building practices, his use of historic details and his ability to combine them with modern materials resulted in the masterful rendering of his residential projects. As such, these houses are significant under Criterion C as works of a master designer.

Although designed on a modest budget, the Dodge-Bailey House is a good example of one of Meem's residential designs, incorporating many of his signature elements into a compact house plan. For these reasons, the house meets the registration requirements under the *Buildings Designed by John Gaw Meem* Multiple Property Documentation Form.

² Kammer, David, *Buildings Designed by John Gaw Meem*, Multiple Property Documentation Form, prepared for the New Mexico Historic Preservation Division, 2003: F-27.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 12

Dodge-Bailey House
Santa Fe, Santa Fe County, New Mexico

Bibliography

Bunting, Bainbridge. *John Gaw Meem Southwestern Architect*. Albuquerque: University of New Mexico Press, 1983.

Kammer, David. *Buildings Designed by John Gaw Meem*, Multiple Property Documentation Form, prepared for the New Mexico Historic Preservation Division, 2003.

Wilson, Chris. *Facing Southwest: The Life and Houses of John Gaw Meem*. New York: W.W. Norton and Company, 2001.

Meem, John Gaw drawing files, Center for Southwest Research University of New Mexico, Albuquerque, New Mexico.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 10 Page 13

Dodge-Bailey House
Santa Fe, Santa Fe County, New Mexico

Geographical Data

Verbal Boundary Description

The boundaries of the property coincide with the legal boundaries as described in a Plat of Survey prepared by Philip B. Wiegel October 14, 1993, Santa Fe, Santa Fe County, as follows: Beginning at the northwest corner of the tract, being a point on the easterly right of way of Old Santa Fe Trail, whence the marked stone for the northeast corner of the Sebastian De Vargas Grant bears N 80°16'31"W, 4627.25'; thence, N 89°53'13"E, 738.68' to the northeast corner; thence, S 0°22'55"E, 323.72' to the southeast corner; thence, S 90° W. 739.36' to the easterly right of way of Old Santa Fe Trail and the southwest corner; thence, along said right of way N 0°15'45" W, 322.26' to the point of beginning.

Boundary Justification

The boundary of the property includes the driveway, the house and the surrounding native landscape. This boundary includes all of the land historically associated with the house.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Photo Page 14

Dodge-Bailey House
Santa Fe, Santa Fe County, New Mexico

Photograph Log

The following information pertains to all photographs unless otherwise noted:

Dodge-Bailey House

Santa Fe, Santa Fe County, New Mexico

Catherine Colby

November 16, 2006

New Mexico Historic Preservation Division

Photo 1 of 10

South elevation and setting

Camera facing northeast

Photo 2 of 10

South elevation: garage and portal

Camera facing northwest

Photo 3 of 10

South elevation: portal

Camera facing northwest

Photo 4 of 10

Main entrance and portal

Camera facing east

Photo 5 of 10

South elevation: oversized window

Camera facing southwest

Photo 6 of 10

East elevation

Camera facing southwest

Photo 7 of 10

North elevation

Camera facing south

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Dodge-Bailey House
Santa Fe, Santa Fe County, New Mexico

Section Photo Page 15

Photo 8 of 10
Stone garden wall, service portal, north addition
Camera facing southwest

Photo 9 of 10
West elevation
Camera facing west

Photo 10 of 10
Southwest corner of north bedroom
Camera facing southeast