

## **The Harkins-Doll House: Property of the Bungalow and Chile Kings of Santa Fe**



**The Harkins-Doll House at 214 Griffin Street. Zillow.**

The Harkins-Doll House, located at 214 Griffin Street, highlights an important era of Santa Fe’s architectural, social, and economic development. Built between 1919 and 1920 in perhaps the first neighborhood of bungalows in Santa Fe, the Chicago-style bungalow on Griffin was part of the last wave of modest houses constructed before the widespread adoption of the Santa Fe style of architecture. It also was linked to two men who played important roles in shaping the evolution of Santa Fe during its formative period of the 1920s and 1930s. Patrick “Pete” M. Harkins built the house and subsequently became a well-known contractor and the largest builder of bungalows in the city. Charles E. Doll, the first owner of the house, was a prominent local businessman and president of the local chamber of commerce. He helped engineer Santa Fe’s emergence as a major tourist attraction. The Harkins-Doll House remains testament to their influence on the city’s development.

New Mexico achieved statehood in 1912, unleashing a torrent of changes in Santa Fe. A coalition of city officials, business leaders, and members of the artist colony sought to rebrand Santa Fe as the “City Different” and revive the local economy. Their efforts led to the organization of the New-Old Santa Fe Exhibition in 1913. Drawing on elements of Pueblo and Hispanic architecture, the exhibit showcased a new vernacular architecture that became known as the Santa Fe style. Civic and cultural leaders hoped that the Santa Fe style would henceforth define the aesthetics of New Mexico’s capital city and transform it into a cultural center.<sup>1</sup>

Statehood, however, also coincided with an influx of professionals to Santa Fe. Between 1910 and 1920, the city’s population increased nearly fifty percent to 7,326 residents. The swelling number of inhabitants led to a housing shortage and an increased demand for new, modest homes. Local contractors began to build inexpensive bungalows, which were then in vogue across the United States. They ran into two issues, however. First, new housing construction slowed dramatically from 1916 to 1918 due to wartime labor and supply shortages. Second, these bungalows were in Eastern or California styles, which drew the wrath of the adherents of the Santa Fe style. The founding director of the School of American Research and Museum of New Mexico, Edgar Lee Hewett, and the influential artist, Carlos Vierra, both wrote articles in the *Santa Fe New Mexican*, in 1916 and 1917 criticizing bungalows as “foreign” to New Mexico.<sup>2</sup>

---

<sup>1</sup> Chris Wilson, *The Myth of Santa Fe: Creating A Modern Regional Tradition* (Albuquerque: University of New Mexico Press, 1997); Sascha T. Scott, *A Strange Mixture: The Art and Politics of Painting Pueblo Indians* (Norman: University of Oklahoma Press, 2015); Lois Palken Rudnick, *Utopian Vistas: The Mabel Dodge Luhan House and the American Counterculture* (Albuquerque: University of New Mexico Press, 1996); Ruth B. Phillips, “The Turn of the Primitive: Modernism, the Stranger and the Indigenous Arts,” in *Exiles, Diasporas & Strangers*, ed. Kobena Mercer (Cambridge: MIT Press, 2008); Flannery Burke, *From Greenwich Village to Taos: Primitivism and Place at Mabel Dodge Luhan’s* (Lawrence, KS: University of Kansas Press, 2008).

<sup>2</sup> See the nomination of the Grill-Lucero House for the Historic Santa Fe Foundation.

It was this fraught situation that Patrick “Pete” M. Harkins and his wife Josephine encountered when they migrated from Chicago to Santa Fe in 1916. The exact reasons for their move are unclear. Harkins, born in Ireland in 1885, had met Josephine, who was working as a local journalist, after he immigrated to Chicago in 1910. The *Santa Fe New Mexican* later noted that Josephine suffered from a “long-term illness.” Perhaps she contracted tuberculosis and, like so many other transplants, came to New Mexico to seek treatment in its salubrious environment and plentiful sanitoriums.<sup>3</sup>



KAPPA PHI DELTA

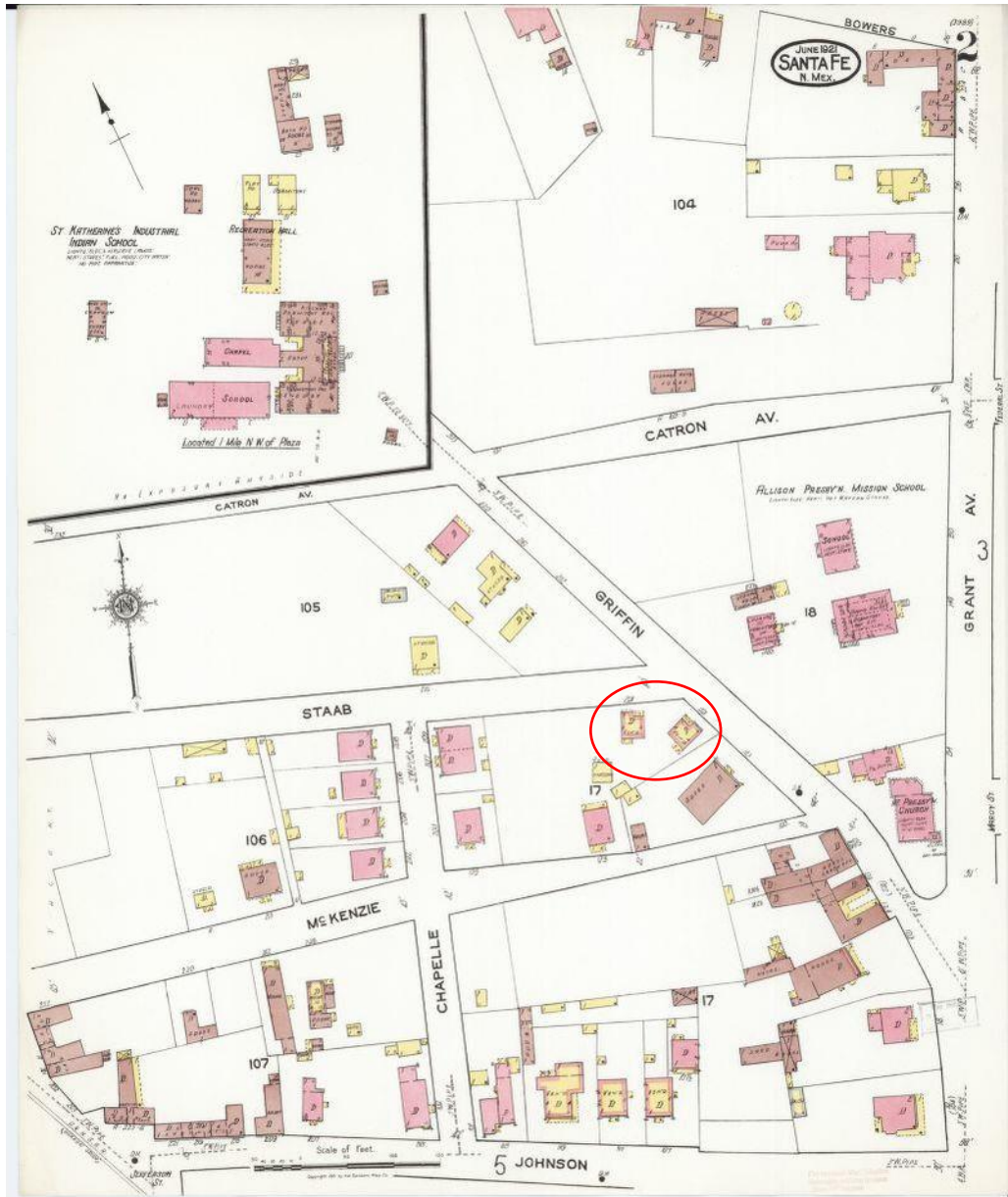
**Josephine Harkins (née Sullivan) with classmates in 1905. "U.S., School Yearbooks, 1880-2012"; School Name: Illinois Institute of Technology.**

<sup>3</sup> “P.M. Harkins in Illinois,” *Santa Fe New Mexican*, February 4, 1944; “Harkins’ Funeral Planned Today,” *Albuquerque Journal*, April 30, 1966.

After their arrival, Harkins became involved in the construction industry by working as a carpenter. Signifying his talent in management and craftsmanship, he became president of the local carpenters' union, Local Union 1348, within a year. In 1919, he expanded into homebuilding. He and Josephine purchased several parcels of land from Tempa Williams along Griffin Street.<sup>4</sup> The properties were on the eastern edge of a small neighborhood that had formed over the previous twenty years along the Denver & Rio Grande Western Railroad (DRGW) line in Santa Fe, which once ran along what is today North Guadalupe Street. Bounded by the DRGW line to the west, Catron Street to north, Griffin Street to the east, and Johnson Street to the south, this neighborhood was likely one of the earliest concentrations of bungalows in the city. Reflecting his connection to the Windy City, Harkins built a Chicago-style bungalow at what became 214 Griffin Street. He constructed it out of a wooden frame and brick. It had a low-pitched roofs and wide overhangs, and windows arranged asymmetrically. The original layout of 214 Griffin Street remains intact, with three bedrooms and two bathrooms above a full basement.

---

<sup>4</sup> "Local Items," *Santa Fe New Mexican*, March 9, 1917.



Houses 254 Staab Street and 214 Griffin Street circled. Panel #2 in 1921 Sanborn Fire Insurance Map from Santa Fe, Santa Fe County, New Mexico. Library of Congress.

The Harkins lived in the house briefly, with the 1920 federal census showing them residing at the location, before selling it to Charles E. Doll in 1921.<sup>5</sup> The endeavor proved a profitable commercial enterprise and Harkins built a sister bungalow next door at 254 Staab Street the following year.<sup>6</sup> These houses appear to have been the very first Harkins ever built in

<sup>5</sup> 1920 United States Federal Census, Santa Fe, New Mexico.

<sup>6</sup> "Building Five Room House," *Santa Fe New Mexican*, January 28, 1921.

Santa Fe, if anywhere, but they would not be his last. He shifted focus to what became the South Capitol neighborhood. By the end of 1922, Harkins built two five-room bungalows on Don Gaspar and, according to the *Santa Fe New Mexican*, another two “smaller” bungalows along Buena Vista Street.<sup>7</sup> He moved into one of the Don Gaspar bungalows and sold the rest. He then expanded to the northeastern portion of the city and built a number of bungalows along Otero Street and Hillside Avenue. These homes all appear to have been various forms of Chicago-style bungalows.<sup>8</sup>

South Capitol, however, remained the center of Harkins’ home building activities. In 1923, he acquired twelve lots on Gildersleeve Street and another four on Buena Vista Street. He furthermore announced that he was going to build houses on these properties in the Santa Fe style.<sup>9</sup> The venture not only transformed him, according to the *Santa Fe New Mexican*, into a “well-known contractor,” but also marked his successful shift to building bungalows in the local vernacular style.<sup>10</sup> The bungalows sold quickly, and Harkins announced that “he finds the small bungalow more popular day by day, and he is going to keep building them.”<sup>11</sup> He was true to his word. Over the next few years, he built another eight bungalows along Buena Vista Street and six on Gildersleeve, all in the Santa Fe style. One of these bungalows became his new residence.<sup>12</sup> Buyers of these homes included the oil magnate David Chaves, as well as former territorial governor Herbert James Hagerman (1906-07), suggesting that the neighborhood and Harkins’ talents were held in high esteem.<sup>13</sup>

---

<sup>7</sup> “Garrison Buys Sparks Place; Has Extensive Building Plans,” *Santa Fe New Mexican*, December 11, 1922.

<sup>8</sup> “Real Estate in South Part of the City Now Active,” *Santa Fe New Mexican*, March 3, 1923.

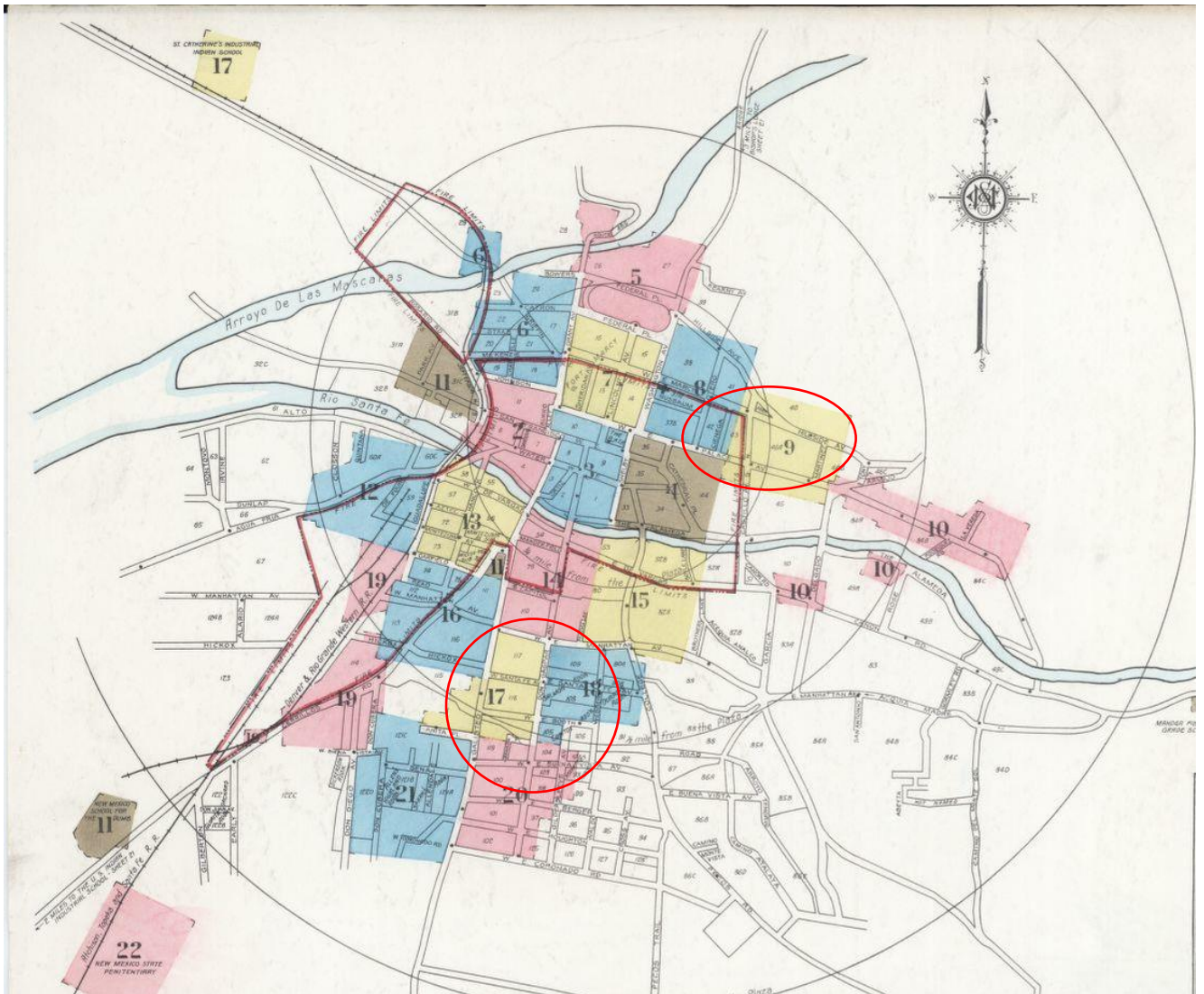
<sup>9</sup> *Ibid.*

<sup>10</sup> “P.M. Harkins Gets \$18,000 Church Contract,” *Santa Fe New Mexican*, March 31, 1923.

<sup>11</sup> “Harkins Sells \$4,000 Bungalow to Mr. Grant,” *Santa Fe New Mexican*, May 12, 1923.

<sup>12</sup> “Legal Notice,” *Santa Fe New Mexican*, June 14, 1927; “Legal Notice,” *Santa Fe New Mexican*, December 3, 1927.

<sup>13</sup> “Half Million Dollars To Be Spent For Building; Hotels, Schools, Houses, In Santa Fe Growth,” *Santa Fe New Mexican*, May 22, 1926; “Bold Thief Robs Dr. Rollins On Hillside In Broad Daylight,” August 29, 1927.



Major areas of Harkins' bungalows circled in red. Panel #1 1930 Sanborn Fire Insurance Map from Santa Fe, Santa Fe County, New Mexico. Library of Congress.

Bungalows enabled Harkins to expand into larger, more prestigious projects. In 1923, he renovated St. John's Methodist Episcopal Church and constructed an addition to the structure.<sup>14</sup> In 1925, he built a house for the industrialist and founder of the Los Alamos Ranch School, Ashley Pond, on Upper Palace Avenue.<sup>15</sup> The following year, he built the Mission Chapel Our

<sup>14</sup> "New Catholic Church In Lamy To Cost \$12,000," *Santa Fe New Mexican*, October 23, 1923.

<sup>15</sup> "Many Fine Homes Are Going Up In Old Santa Fe," *Santa Fe New Mexican*, May 27, 1925.

Lady of Light in Lamy as well as a new automobile showroom for A.B. Renehen at the corner of Palace Avenue and Burro Alley.<sup>16</sup> In 1928, he remodeled and converted the original University of New Mexico building in the railyard into the Franciscan Hotel. For this project, he renovated and added to the late-nineteenth century building that stood at the address. This building, called Whitin Hall when it was completed in 1887, was the initial location of the University of New Mexico. Whitin Hall closed in 1888, and stood vacant and dilapidated from at least 1902 through to Harkins' restoration.<sup>17</sup> In 1928, Harkins' new hotel was described as having "60 rooms, beautiful dining room, lunch counter with 20 stools, modern kitchen plant, hot and cold running water and all modern conveniences in all rooms" as well as "a filling station and car storage" area on the east side of the building.<sup>18</sup> That same year, the *Santa Fe New Mexican* described Harkins as "one of the best known contractors in this part of the state."<sup>19</sup>

Despite the acclaim, the trajectory of Harkins' career soon changed. At the end of 1928, he was the victim of an armed robbery, which left him badly beaten and unconscious on the side of the road. The event likely led to a lengthy recovery.<sup>20</sup> In addition, the Great Depression hit the following year. Demand for new houses plummeted and the cost of building materials increased substantially. Harkins, as a result, stopped building houses for the better part of the next decade.

---

<sup>16</sup> "Contract Let For Building," *Santa Fe New Mexican*, September 26, 1926.

<sup>17</sup> Paul Weideman, *ARCHITECTURE Santa Fe: A Guidebook* (Santa Fe, NM: Running Lizard Press, 2019), p. 116; 1902, 1908, 1913, 1921, and 1930 Sanborn Fire Insurance Maps from Santa Fe, Santa Fe County, New Mexico, Library of Congress.

<sup>18</sup> "Franciscan Open Shortly," *Santa Fe New Mexican*, January 14, 1928.

<sup>19</sup> "Peter Harkins Robbed and Beaten By Highway Men While Motoring East," *Santa Fe New Mexican*, October 5, 1928.

<sup>20</sup> *Ibid.*





NEW MEXICAN PHOTO

Patrick Harkins in 1940. *Santa Fe New Mexican*.

In 1929, Harkins purchased the fruits of his labor, the Franciscan Hotel, and began to work as its proprietor. He built a dance hall at the southeast corner of Guadalupe and Read Streets, which proved to be his only construction project over the next few years.<sup>21</sup> Harkins' career as a hotel proprietor did not last long. By 1933, he had sold the Franciscan Hotel to the Catholic archdiocese and the property became St. Mary's Convent.<sup>22</sup> Thereafter Harkins became a building inspector for the Home Loan Bank, supervising a government loan program for bathroom installations in Santa Fe, Rio Arriba, San Miguel, Mora, Harding, and Guadalupe counties.<sup>23</sup>

---

<sup>21</sup> "Franciscan Hall For Social Events," *Santa Fe New Mexican*, November 23, 1929.

<sup>22</sup> Weideman, p. 116.

<sup>23</sup> "Santa Fe Now Has An Opportunity To Do Away With Outhouses And Get Modern Bathrooms," *Santa Fe New Mexican*, July 12, 1934.

As the Great Depression began to ease, Harkins briefly returned to construction. Between 1937 and 1938, he built four bungalows on Martinez Street and a palatial seven-room home for himself and his wife at 409 East Palace Avenue. These homebuilding projects proved to be his last as he gravitated towards local politics and ran, unsuccessfully, for city alderman of ward four.<sup>24</sup>

During this period, Josephine's health began to deteriorate, and she periodically returned to her hometown of Aurora, Illinois for treatment. Originally a journalist and editor for the *Aurora Beacon News* as well as a teacher at Gregg Aurora Business College, Josephine had since become prominent within Santa Fe. She was a leading figure in the Santa Fe Women's Club, Santa Fe Library Association, and Little Flower Reading Circle. Josephine notably also served as the president of the Santa Fe chapter of the New Mexico Federation of Women. Sadly, Josephine did not recover from her illness. In 1943, Patrick sold the family's Santa Fe home, and in 1944, Josephine died in Illinois around the age of 54.<sup>25</sup> Harkins married again in either 1944 or 1945, and by 1948 he was serving on Santa Fe city council.<sup>26</sup> In 1958, he moved to Albuquerque where he died in 1966.<sup>27</sup> Nevertheless, his bungalows shaped the architectural landscape of the city.

The other notable figure associated with 214 Griffin Street was the businessman Charles Doll. Doll was born in St. Louis Missouri in 1874, but as a young man suffered from what he described as asthma but was more likely tuberculosis. His lung problems became so acute that he later claimed, "I couldn't lie down without it chocking me." He moved to Santa Fe in 1894 and miraculously recovered, saying that "within three months I was back on my feet."<sup>28</sup> He worked

---

<sup>24</sup> "De Boer Talk On Zoning," *Santa Fe New Mexican*, October 1, 1937; "Fair Dealing To All Favored By Harkins," *Santa Fe New Mexican*, March 22, 1940.

<sup>25</sup> "P.M. Harkins in Illinois," *Santa Fe New Mexican*, February 4, 1944.

<sup>26</sup> "Officers of Election," *Santa Fe New Mexican*, October 26, 1948.

<sup>27</sup> "Harkins' Funeral Planned Today," *Albuquerque Journal*, April 30, 1966.

<sup>28</sup> "Old-Time SF 'Drummer' Turns 80; Charles Doll Still Likes Dancing," *Santa Fe New Mexican*, December 17, 1956.

until 1900 at the E.D. Franz hardware firm and H.B. Cartwright's grocery store.<sup>29</sup> Thereafter, he worked as a traveling salesman, then known as a "drummer," for the Loose-Wiles Biscuit Company. Based out of Denver, he traveled across Colorado and northern New Mexico in a covered wagon.<sup>30</sup>



Charles Doll in 1953. *Santa Fe New Mexican*

Doll's heart, however, remained in Santa Fe. He visited the city periodically to see Adelaide Schormoyer, who was a talented cornet and piano player. The two likely bonded through music. The *Santa Fe New Mexican* described Schormoyer in 1905 as "one of the city's

---

<sup>29</sup> "Personal Mention," *Santa Fe New Mexican*, February 4, 1902.

<sup>30</sup> "Personal Mention," *Santa Fe New Mexican*, July 3, 1905.

best musicians” and Doll, in turn, was an avid dancer. That same year the couple surprised friends and family by eloping to Albuquerque. The new spouses subsequently moved into a house at 126 Lincoln Avenue, but Doll continued to work as a “drummer” and spent much of his time over the ensuing years on the road.<sup>31</sup>



Adelaide Doll, undated. *Santa Fe New Mexican*.

In 1920, Doll’s fortunes changed dramatically when he joined the Charles Ilfeld Company. Charles Ilfeld, a German-Jewish immigrant, had started the company in Las Vegas in

---

<sup>31</sup> “Schormoyer-Doll Wedding Ceremony,” *Santa Fe New Mexican*, December 7, 1905; “Personals,” *Santa Fe New Mexican*, May 12, 1913.

1867, and since then it had become the largest wholesale firm in New Mexico. Ilfeld hired Doll to establish a new branch of the company in Santa Fe, likely because of Doll's deep knowledge of northern New Mexico that he had developed over the years as a "drummer."<sup>32</sup>

Overnight, Doll became one of the most influential businessmen in the city. He oversaw the construction of a new office and warehouse on the corner of Galisteo and Water Streets. He also engineered the expansion of two notable local products: chile and piñons nuts. For chile growers in Española and Chimayo, whose crops had suffered from a blight beginning in 1918, Doll organized a campaign to provide them with new, modern chile seeds. He also found the first eastern markets for piñon nuts, enabling their widespread export. This market expansion was a particular boon for the Navajo, who at the time were the largest piñon producers in the state. Doll further organized the first packaging and warehousing system that helped standardize the commercial distribution of these products. As a result, Doll became known as the "Pinon [sic] Nut and Chile King" of New Mexico.<sup>33</sup>

Doll's position at Charles Ilfeld enabled him to live permanently in Santa Fe with his family. Not only was he able to spend more time with Adelaide, but he also purchased the brick bungalow house at 214 Griffin Street for his mother in 1921. Doll's mother, Rose (she also went by Rosina, Rosene, and Rosa) Doll, neé Messmer, married Charles Doll's father, Andrew, a German immigrant who arrived in the United States in 1866. Rose, born in 1856, was nineteen years younger than her husband and a daughter of German immigrants living in Missouri.

Charles, it seems, followed in his father's footsteps: Andrew's primary trade was a grocer. When

---

<sup>32</sup> William J. Parish, *The Charles Ilfeld Company: A Study of the Rise and Decline of Mercantile Capitalism in New Mexico* (Cambridge, MA: Harvard University Press, 1961); "Old-Time SF 'Drummer' Turns 80; Charles Doll Still Likes Dancing," *Santa Fe New Mexican*, December 17, 1956.

<sup>33</sup> "Big Chance to Make Santa Fe Center of the Nation," *Santa Fe New Mexican*, October 11, 1921; "Old-Time SF 'Drummer' Turns 80; Charles Doll Still Likes Dancing," *Santa Fe New Mexican*, December 17, 1956.

Andrew died in 1915, Rose stayed in St. Louis for a few more years before joining her son in Santa Fe. She was in St. Louis in 1920, but likely traveled to Santa Fe soon after Charles bought 214 Griffin Street. Her resettlement from St. Louis to Santa Fe marked the end of Doll's nomadic existence. Surrounded by his family, he was able to put down roots in New Mexico's capital city.<sup>34</sup>

Doll utilized his position at Charles Ilfeld to support the local community. He became a major donor to the Santa Fe Fire Department and Willard School for Girls.<sup>35</sup> He sponsored academic awards for graduates of Santa Fe and St. Michael's High Schools.<sup>36</sup> He and Adelaide served on the committees that organized the Fiesta in 1923, 1925, and 1926.<sup>37</sup> Doll also notably served as the president of the Santa Fe Chamber of Commerce in 1925 and 1926, where he helped expand Santa Fe's growing tourism industry.<sup>38</sup> In 1926, the *New York World* hailed Santa Fe as the "Kulture Kampf" of the United States and ran a picture of Doll and Mary Austin together. The image suggests that Doll was instrumental in aligning commercial interests with members of the local artists colony to transform Santa Fe into a renowned cultural center.<sup>39</sup>

Doll's career, like Harkins', changed significantly when the Great Depression struck in 1929. The price of the state's agricultural produce fell by half. The chile and piñon markets that Doll had worked so hard to build collapsed. Charles Ilfeld died that same year and control of the

---

<sup>34</sup> See chain of title for 214 Griffin Street; Santa Fe, New Mexico, City Directory, 1928; 1870, 1880, 1890, 1900, 1910, and 1910 United States Federal Censuses, St. Louis, Missouri.

<sup>35</sup> "They're Off; What Can You Give the Fund?" *Santa Fe New Mexican*, April 13, 1922; "Scottish Rite Aids Willard Girls' School," *Santa Fe New Mexican*, November 1, 1924.

<sup>36</sup> "Names of Honors Awarded Pupils from Grades and High School of St. Michael's College, 1925-1926," *Santa Fe New Mexican*, June 9, 1926.

<sup>37</sup> "Fiesta Role of Honor," *Santa Fe New Mexican*, May 24, 1923; "Committees of Santa Fe Fiesta," *Santa Fe New Mexican*, July 26, 1926.

<sup>38</sup> "Charles E. Doll New President of Chamber Commerce; Enthusiastic Annual Town-Meeting Last Night," *Santa Fe New Mexican*, December 17, 1925.

<sup>39</sup> Unfortunately, the article does not include the image. See "Why are there so many people here?" *Santa Fe New Mexican*, January 7, 1926.

company shifted to his partner, Max Nordhaus. Doll, as a result of these changing conditions, resigned from the Charles Ifeld Company in 1930.<sup>40</sup>

In the following years, Doll largely disappeared from Santa Fe's business and social milieu. In 1932, he hired the well-known local contractor, Fred Grill, to remodel his house at 126 Lincoln Avenue.<sup>41</sup> His mother, Rose, died in 1937 and he sold 214 Griffin Street. Adelaide, in turn, passed away only a few years later in 1941.<sup>42</sup> Doll sold their home on Lincoln Avenue and the new owners demolished the building. Doll moved to 100 East Coronado Street, remarried, and devoted his remaining years to the Santa Fe Elks Lodge. He passed away in 1964.<sup>43</sup>

Over the next several decades, 214 Griffin Street changed hands many times and its owners utilized it for a variety of purposes. It became primarily a rental property whose tenants included schoolteachers and musicians.<sup>44</sup> It also served as a studio and gallery for short periods in the 1970s, 1990s, and early 2000s.<sup>45</sup> The architectural integrity of the house, however, remained almost entirely intact during these changes. The replacement of the original casement windows at the front of the house with a large, single-pane window is the only significant aesthetic alteration to the house since its construction in 1920.

The modest appearance of 214 Griffin Street today belies its connection to the city's development during the pivotal era between statehood and the Great Depression. The house helped launch Peter Harkins' construction career, which subsequently led to the spread of

---

<sup>40</sup> "History: The Great Depression and World War II," *New Mexico Museum of Art* at <http://online.nmartmuseum.org/nmhistory/people-places-and-politics/the-great-depression/history-the-great-depression-and-world-war-ii.html>; "New Ifeld Manager," *Santa Fe New Mexican*, June 8, 1930.

<sup>41</sup> "Charles Doll...of Col. Prichard Remodel," *Santa Fe New Mexican*, October 20, 1932.

<sup>42</sup> "Doll Funeral on Saturday," *Santa Fe New Mexican*, June 6, 1941.

<sup>43</sup> "Charles Doll Dies At 90 In Santa Fe," *Santa Fe New Mexican*, November 3, 1964.

<sup>44</sup> "Mrs. Roberson Takes A Workshop," *Santa Fe New Mexican*, June 20, 1956; "Dixie Lynne Gray School of Music," *Santa Fe New Mexican*, May 22, 1959.

<sup>45</sup> "Paintings By Harland Bopst," *Santa Fe New Mexican*, April 12, 1970; "Provenance," *Santa Fe New Mexican*, August 16, 2002.

bungalows across the city. Harkins' adaptation of the Santa Fe style to these modest homes was a crucial architectural development that continues to define the aesthetics of the city today. 214 Griffin Street also remains the only structure associated with Charles Doll from his heyday in the 1920s. From his position in the Charles Ilfeld Company, Doll marshalled the local business community to help transform Santa Fe into a major tourist center. For these reasons, 214 Griffin Street is worthy of recognition as the Harkins-Doll House.