Agenda **Regular Meeting of the Historic Districts Review Board**
August 25, 2026 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at www.youtube.com/@cityofsantafe. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Join on Zoom: https://santafenm-gov.zoom.us/j/84794433712

By Phone: 301 715 8592

Webinar ID: 847 9443 3712

The agenda and packet for the meeting will be posted at https://santafenm.portal.civicclerk.com/

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   a. June 23, 2026
   b. July 14, 2026
   c. July 28, 2026
5. Approval of Findings/Conclusions
   a. 2025-11226-HDRB. 1323 Paseo de Peralta (October 28, 2025)
   b. 2025-11227-HDRB. 925 Canyon Rd., (October 28, 2025)
   c. 2025-11229-HDRB. 815 Dunlap St., (October 28, 2025)
6. Matters from the Public
7. Staff Communications

8. Old Business

   a. 2026-012764-HDRB. 1062 Camino San Acacio, Downtown & Eastside Historic District, contributing, Gabriel Browne, agent/owner, proposes to construct a 3,440 sq. ft. residence to a height of 20'-3" on a sloped site, where the maximum allowable is 16'-4". Construct 6'-0" high fencing. An exception to 14-4.6(E)(4)(II) for use of metal portal elements. (Lani McCulley; LJMcCulley@santafenm.gov)

   b. 2026-012765-HDRB. 1062 Camino San Acacio, Downtown & Eastside Historic District, contributing, Gabriel Browne, agent/owner, proposes to construct a 733 sq. ft. guesthouse to a height of 13'-0", where the maximum allowable height is 16'-4", and construct a yard wall to the maximum allowable height of 4'-0" and a trellis to a height of 9'-0". (Lani McCulley)

9. New Business

   a. 2026-012840-HDRB. 610 Don Gaspar Ave. Don Gaspar Area Historic District. Significant. Erie Home, agent for Peter Komis, owner, proposes to replace roofing materials. An exception is requested to section 14-4.6(E)(4)(2)(b) to replace material with an alternative design. (Amanda Romero, alromero@santafenm.gov)

   b. 2026-012691-HDRB. 216 Maynard Unit A & B. Westside-Guadalupe Historic District, Contributing, Green Image Construction, agent for Jennica Kilbride, owner, proposes to replace windows and change garage door into a window with exceptions to 14-4.6(E)(4)(I)(a) altering openings on a primary façade and replacing historic windows on primary façade. Construct a 4'-4" yard wall. (Amanda Romero)

   c. 2026-012839-HDRB. 320 Camino Delora. Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio, agent for Mary Hardin and Dan Cullen, owners, requests a historic status review with primary facade(s) designation, if applicable, for main residence, casita, and yard walls. (Lani McCulley, LJMcCulley@santafenm.gov)

   d. 2026-012916-HDRB. 104 Camino Matías, Downtown & Eastside Historic District, contributing, Bernie Romero, agent for Vicki Montano-Torres, owner proposes to construct a 438 sq. ft. portal to a height of 9'-10" and a 35 sq. ft. addition, replace windows and doors, construct a 5'-0" high yard wall, and install HVAC. An exception is requested to 14-4.6(E)(4)(I)(a) to replace windows and doors on a primary façade, and 14-4.6(E)(2)(II)(b) to construct an addition on a primary façade. (Lani McCulley) (POSTPONED TO 9/8/2026)

   e. **2026-012840-HDRB. 610 Don Gaspar Ave. Don Gaspar Area Historic District. Significant. Erie Home, agent for Peter Komis, owner, proposes to replace roofing materials. An exception is requested to section 14-4.6(E)(4)(2)(b) to replace material with an alternative design. (Amanda Romero, alromero@santafenm.gov)**

   f. 2026-012691-HDRB. 216 Maynard Unit A & B. Westside-Guadalupe Historic District, Contributing, Green Image Construction, agent for Jennica Kilbride, owner, proposes to replace windows and change garage door into a window with exceptions to 14-4.6(E)(4)(I)(a) altering openings on a primary façade and replacing historic windows on primary façade. Construct a 4'-4" yard wall. (Amanda Romero)

   g. 2026-012839-HDRB. 320 Camino Delora. Downtown & Eastside Historic District. Non-

contributing. Martinez Architecture Studio, agent for Mary Hardin and Dan Cullen, owners, requests a historic status review with primary facade(s) designation, if applicable, for main residence, casita, and yard walls. (Lani McCulley, LJMcCulley@santafenm.gov)

10. Discussion Items
11. Matters from the Board
12. Next Meeting:
    a. September 8, 2026
13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

Regular Meeting of the Historic Districts Review Board
June 23, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue
Santa Fe, New Mexico

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=T9qhhTyNFZI&index=24

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:30 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. **Roll Call**
Roll call indicated the presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent

Mr. Joe Simmons

Others Present
Ms. Maggie Moore, Assistant Planning and Land Use Director
Ms. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Mr. Dan Esquibel, Land Use Planner Senior
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Ms. Lauren Vagts, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. **Approval of Agenda**

Mr. Moquino advised that Cases 2026-012488-HDRB and 2026-012572-HDRB were postponed, and Case 2026-012570-HDRB was withdrawn.

Member Bienvenu moved to approve the agenda as amended. Member Biedscheid seconded. The motion passed unanimously by voice vote (4-0).

3. **Approval of Minutes**

There were no minutes to approve.

4. **Approval of Findings of Fact and Conclusions of Law**

There were no findings of fact or conclusions of law to approve.

5. **Matters from the Public**

There were no matters from the public.

6. **Staff Communications**

a. **Municipal Case Update:** Mr. Ruybalid reported that the occupant of 639 Old Santa Fe Court was found guilty of violating the minimum maintenance standards.

b. **Update on 334 Garcia Street:** Mr. Moquino reported that the owner of the formerly pink house has not responded to staff's attempts to contact them regarding the stucco issue and will likely be cited in municipal court.

c. **Retirement of Mr. Moquino:** Mr. Moquino reported that he was retiring from the City of Santa Fe, and his last day would be June 26, 2026. The Board recognized him for his years of service.

7. **Old Business**

There was no old business.

8. **New Business**

a. **2026-012513-HDRB, 1226 Cerro Gordo Road, Unit A, Downtown & Eastside Historic District, Non-contributing.** Christopher Purvis, agent for Jeremy Martin, owner, proposes to replace windows and doors, enclose the carport, construct a 400-square-foot portal and exterior stairs, and install exterior insulation, HVAC, and stucco.

Ms. Romero presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Member Biedscheid inquired whether the windows on the east and west elevations were at least three feet from the corners of the structure. Ms. Romero responded that the windows on the west elevation were at least three feet from the corner, and she believed the windows on the east elevation were as well.

Christopher Purvis, the agent, 518 Old Santa Fe Trail, Santa Fe, and Jeremy Martin, the owner, 1226 Cerro Gordo Road, Unit A, Santa Fe, were sworn in. Mr. Purvis noted that a line on the east elevation drawing made the bay window appear closer to the corner than it is.

Member Cherry inquired regarding the proposed windows. Mr. Purvis responded that they would be aluminum-clad, wooden, simulated divided light windows, likely from Pella Windows & Doors.

Public Comment:
Ann Huddleston, 164 East Houghton Street, Santa Fe, was sworn in. Speaking via teleconference, she inquired whether the proposed bay windows were historically accurate for the structure. Mr. Purvis responded that the windows are not complete bay windows, but rather three windows placed together in a form that was part of the original building.

Board Action:
Member Cherry moved in case 2026-012513-HDRB at 1226 Cerro Gordo Road, Unit A, to approve the application as submitted and note that the applicant has met all criteria for approval. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

b. **2026-012285-HDRB, 619 West Alameda Street, Westside-Guadalupe Historic District, Contributing.** Dura Build Construction, agent for Max Scott, owner, proposes to construct a 169-square-foot addition to a height of 11 feet, six inches, and a freestanding 763-square-foot casita to a height of 11 feet, one inch, where the maximum allowable height is 14 feet, 10 inches.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the project and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(5) Westside-Guadalupe Historic District Design Standards.

Chair Rios inquired whether the applicant wished to retain the current colors.

Max Scott, the owner, 22 Avenida Del Monto Alto, Santa Fe, was sworn in. Speaking via teleconference, he noted that the stucco would be matched to that of the front of the main structure. The addition would conform with traditional Pueblo and Santa Fe style.

Chair Rios noted that the house requires maintenance and expressed appreciation to the applicant for providing it in an appropriate manner.

Member Bienvenu expressed agreement with Chair Rios, noting that the existing house was simple. He inquired whether the addition would incorporate rounded corners, deep reveals, and other features of traditional style. Mr. Scott responded that it would.

Member Cherry expressed agreement with Chair Rios and Member Bienvenu.

Public Comment:
Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She expressed agreement with the Commissioners and expressed hope that the property would be granted an award when completed.

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she inquired whether the distinctive sills would be replicated in the addition and whether there was a size limitation to the addition.

Ms. McCulley responded that, in the city, guesthouses are limited to 1,500 square feet or the equivalent of the main house.

Member Bienvenu inquired regarding the average radius for corners and depth of window reveals on the streetscape. Mr. Moquino responded that the average radius was approximately 2.5 inches, and the average window reveal depth was two inches.

Board Action:
Member Bienvenu moved in case 2026-012285-HDRB at 619 West Alameda Street that the application be approved as submitted, with the conditions agreed to by the applicant that the corners be rounded with a minimum radius of 2.5 inches, and that the reveals be deep enough to suggest the mass of the structure, namely, two inches. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

c. **2026-012487-HDRB, 998 Acequia Madre, Downtown & Eastside Historic District, Non-contributing.** Mark Brown, agent for Lisa Ronningen-Brown, owner, proposes to construct a 400-square-foot freestanding carport to a height of nine feet, seven inches.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Sections

14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Mark Brown, the agent, 998 Acequia Madre, Santa Fe, was sworn in.

Public Comment:
There was no public comment.

Board Action:
Member Bienvenu moved in case 2026-012487-HDRB at 998 Acequia Madre to approve the application as submitted. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

d. **2026-012488-HDRB, 925 Canyon Road, Downtown & Eastside Historic District, Non-contributing.** Grant Alexander, agent for Lithe LLC, owners, proposes to alter the roofline; remove the 357-square-foot portal; construct 475 square feet of additions to a height of 19 feet, nine inches, where the maximum allowable height is 18 feet, one inch, on a sloping site; replace windows and doors; and construct a 2,506-square-foot freestanding residence to a height of 18 feet, yard walls and gates to a height of six feet, and exterior stairs.

This case was postponed.

e. **2026-012490-HDRB, 507 Paseo de Peralta, Downtown & Eastside Historic District.** Marisol Ortiz, agent for Peralta's Walk LLC, owners, proposes to construct a 4,235-square-foot, multi-family residence to a height of 24 feet, where the maximum allowable height is 25 feet, on a vacant lot.

Cases 2026-012490-HDRB and 2026-012491-HDRB were presented together.

Ms. McCulley presented the cases and staff recommendation. Staff recommended approval of both proposed projects and found that the applications comply with Sections 14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Chair Rios requested that Ms. McCulley repeat the number of buildings in each project. Ms. McCulley responded that 507 Paseo de Peralta would have four townhomes in a single building, and 511 Paseo de Peralta would have five townhomes in two buildings.

Chair Rios inquired regarding the distance of the projects from Paseo de Peralta. Ms. McCulley responded that 507 Paseo de Peralta does not require a setback and will be built to the yard wall. 511 Paseo de Peralta meets the required setback of seven feet.

Chair Rios inquired why 507 Paseo de Peralta does not require a setback. Ms. McCulley responded that it is in a business-capitol district, while 511 Paseo de Peralta is in a residential district; therefore, the two properties fall under different city rules.

Chair Rios inquired whether any part of the project was one story. Ms. McCulley responded that the majority of the project is two story, but sections of the buildings are one story. Chair Rios inquired regarding open space requirements and the architectural style. Ms. McCulley responded that the project meets development plan requirements for open space and is in a recent Santa Fe style.

Member Bienvenu noted that the staff report and packets appeared to be sparse, given the size of the project, and that the applicants appeared to assume a tacit approval because the project was approved in 2014. Since the approvals have expired, the project is a new application and should be treated as such. He noted that neighbors have expressed concern regarding limited setbacks and inquired whether the Board could impose larger setbacks than required by the city code. Mr. Ruybalid responded that the Board may impose more stringent setback requirements to facilitate harmony with surrounding buildings and the streetscape; however, the findings might not be upheld in an appeal process.

Member Bienvenu inquired whether the Board should address neighbors' concerns regarding the structural stability of the retaining wall. Ms. McCulley responded that it is under consideration from the development plan. It can remain in the same location, but the applicant will need to stabilize it.

Member Bienvenu noted that the design appears less attractive than the original 2004 design and is more of a nod to Santa Fe style rather than a representation of a specific style. It includes steel elements, which typically require an exception. In the digital model shared by staff, the roofs appear to be cantilevered, which is prohibited in the area. He questioned whether the additional height is needed and whether the allowable height had been calculated correctly. He noted that the structures appear to be out of proportion on the streetscape and suggested that they should remain one story along the street, with taller structures set back from the streetscape.

Chair Rios expressed agreement that the two cases were new and should be evaluated as such and inquired regarding the proposed height compared to the existing homes on the north side. Ms. McCulley responded that most of the homes are single story, but the rooflines may sit higher than the proposed buildings due to the slope.

Member Biedscheid noted that the slope was important when discussing height. She further noted that the parking may be excessive and highly visible from Paseo de Peralta and that several windows appeared to be close to the roofline, which is unusual for the area. She suggested that more street-friendly setbacks be considered, similar to a project discussed in a prior meeting.

Marisol Ortiz, the agent, 6 La Vida Trail, Santa Fe, was sworn in. She noted that the nine luxury townhomes were designed to honor Santa Fe's iconic architectural character. She expressed willingness to work with the city to ensure the projects met community standards and requested that the Board approve them.

Chair Rios inquired regarding the architectural style. Ms. Ortiz responded that she believes it is modern Pueblo. Chair Rios noted that the project requires more work and suggested that a subcommittee be appointed to assist with the design.

Public Comment:
Chair Rios noted that public comments would be limited to two minutes and requested that commenters speak concisely.

Shehan Prull, 310 Magdalena Road, Santa Fe; Quincy Sweeney, 310 Magdalena Road, Santa Fe; Rebecca Mudge, 337 Magdalena Road, Santa Fe; Karl Horn, 311 Bishops Lodge Road, Santa Fe; and Tom Jones, 322 Magdalena Road, Santa Fe, were sworn in.

Mr. Prull noted that he lived directly uphill from the subject site. He expressed concern regarding the poor condition of the retaining wall, the narrowness of the driveway, and the lack of fall protection on the elevations. He noted that the small setbacks would compromise the privacy of his neighborhood.

Ms. Sweeney expressed concern regarding the design's incompatibility with the area, proximity to neighboring properties, and height. She suggested that the Board consider requiring additional setbacks or design refinements.

Ms. Mudge noted that she was also representing her sister, who lives at 335 Magdalena Road. She requested that the neighborhood Santa Fe style be honored and respected and expressed concerns regarding the height and drainage.

Ms. West, previously sworn in, noted that the design currently does not fit in with the neighborhood and that the setbacks were small. She expressed agreement with Chair Rios's suggestion of forming a subcommittee to assist with the design.

Mr. Horn noted the historic nature of the intersection and that the design was too modern for the area.

Mr. Jones suggested that height variances not be granted to developers and expressed agreement with other commenters that the design does not fit in with the neighborhood. He expressed concern that the proposed height would present visibility issues for drivers turning left on Paseo de Peralta from Magdalena Road.

Ms. Beninato, previously sworn in, suggested via teleconference that the Board require a redesign and expressed agreement that the structure appears out of scale.

Bradyn Furry, the architect, P.O. Box 238, Santa Fe, was sworn in. Speaking via teleconference, he noted that, when he was invited to work on the project, it had already been approved by the Board under a different architect. His team made minor modifications but had no authority to make major ones. As the design was not his, he noted that he would rather redesign the project to fit in more with the neighborhood than work with a subcommittee.

Member Cherry noted that the most significant issues were the height of the structure along the streetscape and the modern style.

Member Bienvenu suggested that the architect review the 2004 plans, which fit in better with the streetscape, as well as conversations between the Board and the applicant during the original application process. He inquired whether the applicant would prefer that the Board deny the application so that the decision could be appealed or postpone the case for a redesign. Ms. Ortiz responded that she would rather modify the design.

Board Action:
Member Bienvenu moved in case 2026-012490-HDRB at 507 Paseo de Peralta for postponement until the applicant is ready to present a redesign, as agreed to by the applicant, taking into consideration the comments of the Board and the public. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

f. **2026-012491-HDRB, 511 Paseo de Peralta, Downtown & Eastside Historic District.** Marisol Ortiz, agent for Peralta's Walk LLC, owners, proposes to construct a 6,212-square-foot, multi-family residence to a height of 27 feet, six inches, where the maximum allowable height is 23 feet, on a sloping vacant lot.

This case was presented with Case 2026-012490-HDRB.

Public Comment:
There was no additional public comment.

Board Action:
Member Bienvenu moved in case 2026-012491-HDRB at 511 Paseo de Peralta for postponement until the applicant is ready to present a redesign, as agreed to by the applicant, taking into consideration the comments of the Board and the public. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

g. **2026-012579-HDRB, 539 Garcia Street, Downtown & Eastside Historic District, Contributing.** Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes a garage door replacement.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Steven Geisler, the agent, 804 Camino Acoma, Santa Fe, was sworn in.

Member Cherry and Member Bienvenu expressed appreciation of the design.

Public Comment:
Ms. Beninato, previously sworn in, noted via teleconference that two different garage doors appeared to be proposed and inquired whether there would be glass behind them.

Ms. McCulley responded that there would be no glass behind the garage doors.

Board Action:
Member Cherry moved in case 2026-012579-HDRB at 539 Garcia Street to approve the application as presented, noting that it meets all requirements requested in the prior hearing. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

h. **2026-012569-HDRB, 301 Camino Militar, Downtown & Eastside Historic District, Non-contributing.** Santa Fe Permits, agent for Andrea Tuch, owner, proposes to construct a freestanding 754-square-foot garage to a height of 12 feet, where the maximum allowable is 14 feet, six inches.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Michael Salimbene, the applicant, 125 Lincoln Avenue, Santa Fe, was sworn in. He noted that the garage was designed to be compatible with the existing Spanish Pueblo revival architecture found throughout the neighborhood.

Public Comment:
Ms. Beninato, previously sworn in, noted via teleconference that the metal garage doors were incompatible with the historic characteristic of the house and inquired regarding the proximity to the guesthouse.

Ms. McCulley responded that the garage would be more than 10 feet from the guesthouse.

Board Action:
Member Biedscheid moved in case 2026-012569-HDRB at 301 Camino Militar to approve the application as submitted, as recommended by staff. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

i. **2026-012570-HDRB, 828 Paseo de Peralta, Downtown & Eastside Historic District, Contributing.** Eduardo Robinson, agent for Drury Southwest, owner, proposes to construct a 230-square-foot trellis on the fifth-floor balcony. An exception is requested to Section 14-4.6(E)(2)(II)(b) for construction within 10 feet of a primary façade.

This case was withdrawn.

j. **2026-012572-HDRB, 1563 Delora Estates, Historic Review District.** Infinity Builders, agent for John De Lora, owner, proposes to construct a 4,173-square-foot residence to a height of 22 feet, seven inches, where the maximum allowable is 24 feet, on a vacant lot. An exception is requested to Section 14-4.6(F)(4) for a pitched roof where one is not allowed.

This case was postponed.

k. **2026-012578-HDRB, 426 Delgado Lane, Downtown & Eastside Historic District, Contributing.** Gayla Bectol, agent for Paige Cochran and Kareem Abu-Zeid, owners, proposes to replace windows and construct 800 square feet of additions to the main residence, and construct an 800-square-foot garage addition to the guesthouse to a height of 12 feet, six inches, where the maximum allowable height is 13 feet, 11 inches. The agent also proposes to remove a section of the contributing wall and install a six-foot-high vehicle gate. An exception is requested to Section 14-4.6(E)(4)(II) to remove historic material.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Section 14-4.6(E)(4)(II) to remove a section of a contributing yard wall. Otherwise, staff recommended approval of the other elements of the application, as they comply with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Chair Rios inquired how much of the contributing wall would be removed. Ms. McCulley responded that 13 feet would be removed.

Member Biedscheid requested confirmation that the proposed garage is 800 square feet while the guest house is 744 square feet. Ms. McCulley responded that this was correct.

Member Biedscheid inquired whether the 50% rule would present an issue. Ms. McCulley responded that it would not, as the building is non-historic.

Gayla Bectol, the agent, 320 Aztec Street, Santa Fe, was sworn in.

Member Cherry noted that two different garage doors were shown in the drawings and inquired which was proposed. Ms. Bectol responded that the wood-panel, swing garage door shown in the photograph was proposed.

Member Biedscheid noted that the garage appeared large and inquired whether it was a standard size. Ms. Bectol responded that the garage is oddly shaped due to the property configurations. The 16-foot door is standard, and the garage would hold two cars. She believed the elevation drawing shows it as higher than intended.

Member Biedscheid inquired regarding the arched openings on the west elevation. Ms. Bectol responded that the client desired arches, and the location under the portal was judged to be the best location. Member Biedscheid requested confirmation that they would not be visible from the street. Ms. Bectol responded that this was correct.

Member Bienvenu inquired regarding the vehicular gate. Ms. Bectol responded that it would be similar to the existing plain vehicular gate. Member Bienvenu inquired whether the applicant would consider adding fenestration. Ms. Bectol responded that she would be willing to add it, as the existing pedestrian gate has it.

Public Comment:
Ms. West, previously sworn in, expressed appreciation to the Board and agent for working together to create a satisfactory design.

Ms. Beninato, previously sworn in, suggested via teleconference that the garage be a one-car garage. She inquired regarding the gate to the south opening, wall height, and distance between the addition to the kitchen and the primary façade.

Ms. McCulley responded that the addition to the kitchen is set back 10 feet from the primary façade, the gate is not being altered, and the wall height is existing.

Member Cherry inquired regarding the windows on the primary façade. Ms. Bectol responded that the historic windows on the primary façade are not being replaced. The non-historic windows are being changed for aesthetic purposes. Member Cherry inquired whether the windows would be double hung. Ms. Bectol responded that they would.

Board Action:
Member Biedscheid moved in case 2026-012578-HDRB at 426 Delgado Lane to approve the application as submitted, noting that the exception criteria have been met for the removal of historic material, as documented in the packet, and with the condition that the

new vehicular gate be fenestrated in a manner that matches the existing pedestrian gate. Member Cherry seconded. The motion passed with the Board voting unanimously (4-0).

I. **2026-012571-HDRB, 1295 Cerro Gordo Road, Downtown & Eastside Historic District, Contributing.** Harvey Monroe, agent for Anne Pfauth and Tomas Eric Sikes, owners, proposes to replace windows, construct 1,366 square feet of additions to a height of 15 feet and a 1,391-square-foot, freestanding accessory structure to a height of 22 feet, 11 inches, where the maximum allowable height is 15 feet, three inches, and remove retaining walls. Exceptions are requested to Sections 14-4.6(E)(4)(II) to remove historic material, 14-4.6(E)(2)(II)(c) to exceed 50% of the historic footprint, and 14-4.6(F)(2) to exceed the maximum allowable height.

Member Cherry recused himself from the case.

There was a five-minute recess to locate the applicant, during which time Chair Rios recognized new Senior Planner Lauren Vagts.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria for Section 14-4.6(E)(2)(II)(c) to exceed 50% of the historic footprint have not been met and recommended denial of the additions to the main residence. Staff found that the exception criteria for Section 14-4.6(F)(2) to exceed the maximum allowable height have not been met and recommended denial of the height exception for the accessory structure. Staff found that the exception criteria for Section 14-4.6(E)(4)(II) to remove historic material from the front yard wall have been met and recommended approval of the alteration to the contributing retaining wall. Staff recommended approval of the other elements of the application, as they comply with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards. Ms. McCulley noted that the garage design was withdrawn, and another design will be proposed at a later date.

Chair Rios requested confirmation that the exception criteria for the elements currently proposed have been met. Ms. McCulley responded that they have not been met for the additions to the house, and staff is recommending denial of the additions due to their proposed size. The exception criteria for removal of historic material in the retaining wall have been met, and staff is recommending approval. Chair Rios inquired whether the window opening in the east primary façade was being changed. Ms. McCulley responded that it was not.

Member Bienvenu requested details regarding the proposed retaining wall removal. Ms. McCulley shared a photo of the existing wall and indicated the portions to be removed. She noted that a driveway was proposed so that the owner would not need to use his neighbor’s driveway to access the property. There is also a rear access; however, it has not been resolved due to the withdrawal of the garage proposal. Member Bienvenu

inquired regarding the percentage of the wall to be removed, how the rock would be used, why two driveways were needed, and whether there was proof of hardship. Ms. McCulley noted that, if the owners used the rear driveway, they would need to cross the entire property to enter the building. She indicated the parking area in the photo.

Harvey Monroe, the agent, P.O. Box 1183, Santa Fe, was sworn in. Speaking via teleconference, he noted that the driveway was proposed because the neighbor would appreciate that traffic does not cross her property. The neighbor's driveway is currently the only access from Cerro Gordo Road, which is the property's legal address. Delivery drivers, emergency vehicles, and the general public end up accessing the property via the neighbor's driveway, as they are unaware of the rear access. The proposal would remove 12 feet of the 54-foot wall. The material would be used to reconstruct a wall along the property line between his home and his neighbor's. The stairway does not meet current safety codes. Regarding the proposed addition, there used to be a historic garage structure in the proposed location.

Member Biedscheid inquired whether the contributing planter would be changed. Mr. Monroe responded that it would be modified to allow a vehicle to turn as it climbs the hill. It would be replaced with a planter of the same material and in better condition. Member Biedscheid inquired regarding the rear driveway. Ms. McCulley responded that it is not a suitable route, as it is not marked. Drivers go to the Cerro Gordo Road driveway because it is the legal address.

Public Comment:
Ms. West, previously sworn in, noted the rural character of Cerro Gordo Road and suggested that the rear driveway be used.

Theresa Armijo, 1299 Cerro Gordo Road, Santa Fe, was sworn in. Identifying herself as the neighbor of the subject property, she noted that multiple properties in the area used to be owned by the same family, meaning shared access was not an issue. She suggested that the homeowner take advantage of the land behind the house for access.

Anne Pfauth, owner, 107 Jimenez Street, Santa Fe, was sworn in. She noted that there appeared to be a misunderstanding, as the new driveway was not proposed for the owners' convenience but to ensure guests do not use the neighbors' driveway. While she prefers to use the rear entrance, delivery drivers, emergency vehicles, contractors, and some guests come to the front. She has provided directions to the rear entrance to several contractors, but all of them have disregarded her instructions and used the neighbor's driveway, sometimes parking there and/or damaging her property.

Member Bienvenu suggested that the owners change their address to North Armijo Lane, the location of the rear access. This would not change the historical designation of the property. Ms. Pfauth responded that this may be a possibility.

Chair Rios reminded the Board to consider the addition as well as the wall.

Eric Sikes, owner, 107 Jimenez Street, Santa Fe, was sworn in. He noted that changing the address would not address the stairs, which present a safety issue, and that the front entrance would need to be blocked.

Ms. Beninato, previously sworn in, noted via teleconference that the driveway in question was designed to be common. The proposed opening would not accommodate emergency vehicles, and delivery drivers typically park on the street. She stated that the size of the addition was not justified.

Ms. Armijo noted that she does not mind if an emergency vehicle needs to use her driveway to access the subject property.

Member Bienvenu noted that the applicant had not demonstrated a hardship, as the wall was preexisting, and there is another, preferred entrance.

Member Biedscheid noted that the wall was made of fieldstone from the area, which had been in place for nearly one century.

Board Action:
Member Bienvenu moved in case 2026-012571-HDRB at 1295 Cerro Gordo Road, regarding the exception for an addition exceeding 50% of the historic footprint, to adopt staff's recommendations that the applicable exception criteria have not been met and to deny the exception request on that basis; regarding the removal of a portion of the contributing retaining wall, to enter findings that the exception criteria were not demonstrated to have been met by the applicant, as the wall's removal would remove an important characteristic feature of the streetscape, is not required to prevent a hardship to the applicant, and would not strengthen the unique heterogeneous character of the city, and to therefore deny that portion of the application. Member Biedscheid seconded. The motion passed with the Board voting unanimously (3-0).

Member Bienvenu moved in case 2026-012571-HDRB at 1295 Cerro Gordo Road to approve all other aspects of the application, aside from those that were withdrawn before the hearing and those addressed in the previous motion. Member Biedscheid seconded. The motion passed with the Board voting unanimously (3-0).

9. **Discussion Items**
There were no discussion items.

10. **Matters from the Board**
Chair Rios inquired why Member Bienvenu had asked an applicant whether they would prefer that the Board make a motion or request a redesign. Mr. Ruybalid responded that postponement is a functional equivalent of a denial. It is not required to request

permission to postpone, but he prefers that the applicant state on record that they do not object to postponement. If an application is denied, the applicant may appeal. While he does not believe the Board would do this, he has seen other bodies repeatedly postpone applications they do not wish to approve, thereby preventing the applicant from moving forward or appealing.

Member Bienvenu noted that, in some cases, an applicant may be unwilling to make changes to their application and may prefer a denial so that the case can be appealed.

Member Degnan inquired regarding the role of the Board in advising the applicant regarding changes to a project. Mr. Ruybalid responded that the code does not provide guidance on this, and the Board may use its discretion.

Member Cherry noted that working with the Board on changes would facilitate the process for applicants. He expressed concern, however, that Board subcommittees were essentially providing free labor in place of paid professionals.

11. **Next Meeting**

The next meeting date is July 14, 2026.

12. **Adjournment**

Member Degnan moved to adjourn. Member Cherry seconded. The vote passed unanimously, and the meeting was adjourned at 8:58 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

_____ _____

Cecilia Rios, Historic Districts Review Board Chair Date

Regular Meeting of the Historic Districts Review Board
April 14, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=hEPvax2r3IY&index=25

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:31 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. **Roll Call**
Roll call indicated the presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry
Ms. Madeleine Aguilar Medrano
Mr. Joe Simmons

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. **Approval of Agenda**

Mr. Moquino advised that case 2026-012127-HDRB, 1379 Cerro Gordo Road, has been postponed. Chair Rios requested that case 2026-012126-HDRB, 515 Paseo de Peralta, be moved to the beginning of New Business.

Member Degnan moved to approve the agenda as amended. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (6-0).

3. **Approval of Minutes**

There were no minutes to approve.

4. **Approval of Findings of Fact and Conclusions of Law**

There were no findings and conclusions to approve.

5. **Matters from the Public**

Elizabeth West, 318 Sena Street, Santa Fe, expressed appreciation for the Board's work and welcomed Member Simmons.

Stefanie Beninato, P.O. Box 1601, Santa Fe, speaking via teleconference, expressed concern that City Council may be planning to revamp the Board and suggested that the Board investigate the matter.

6. **Staff Communications**

a. **2026 Santa Fe Heritage Preservation Awards:** Ms. Romero will send the Board a list of completed projects that are eligible for nomination for the 2026 Santa Fe Heritage Preservation Awards. A field trip to the project sites is planned for April 28, 2026. The awards ceremony is scheduled for May 21, 2026.

b. **Member Leaving the Board:** Chair Rios announced that Member Aguilar Medrano will be leaving the Board after the current meeting.

7. **Old Business**

a. **2025-011228-HDRB, 927 Canyon Road, Downtown & Eastside Historic District, Non-Contributing.** Joseph Gonzalez, owner, proposes to construct a 576-square-foot carport addition to a height of 10 feet, where the maximum allowable is 18 feet and one inch.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. McCulley presented the case and the staff recommendation, noting that the case falls under the old code. Staff recommended approval of the proposed project and found that the application complies with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Joseph Gonzalez, the owner, 927 Canyon Road, Santa Fe, was sworn in.

Chair Rios inquired whether the structure would have corbels and vigas. Mr. Gonzalez responded that it would have four posts and a roof. The design was changed to add corbels and carving to the posts.

Member Bienvenu acknowledged that the applicant had likely redesigned the project to make it more interesting to the Board and had not known what the Board was looking for. Heavily carved columns are common in Taos but not Santa Fe. He suggested that the design be simplified. Mr. Gonzalez responded that he would prefer round vigas over the carved posts.

Public Comment:
Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she inquired regarding the color and noted that the proposed carport would be visible from the street.

Board Action:
Member Bienvenu moved in case 2025-011228-HDRB at 927 Canyon Road to approve the project as submitted, with the condition that the posts be changed to non-carved posts, per the applicant's preference, with staff authorized to approve round vigas or square posts. Member Degnan seconded. The motion passed with the Board voting unanimously (6-0).

8. **New Business**

   a. **2026-012126-HDRB, 515 Paseo de Peralta, Downtown & Eastside Historic District, Significant.** Rebecca Wood, agent for George and Tina Feghali, owners, proposes to construct a 3,470-square-foot addition to a height of 24 feet where the maximum allowable is 23 feet. Exceptions are requested to Sections 14-4.6(E)(2)(III)(a) to exceed the maximum allowable height, 14-4.6(E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade, and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint.

Ms. Romero presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Sections 14-4.6 (E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade, and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint. Staff also recommended approval of the other elements of the application, as

they comply with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Chair Rios inquired whether staff believed that the proposed two-story addition would overpower the existing significant house from a street view. Ms. Romero responded that the addition would be partially visible from the west; however, other buildings that are taller than the existing house are also visible due to the slope. The addition would also be visible from the east. She does not believe the addition would overpower the existing house, and that the house would remain significant.

Chair Rios inquired regarding the proposed fence and whether digging would be necessary. Ms. Romero responded that she believes the proposed fence is no higher than the four-foot existing wall and that digging would be necessary; the Architectural Review Committee would need to approve the digging.

Member Biedscheid inquired whether the proposed smooth stucco finish would compromise the character of the existing significant house. Ms. Romero responded that it would not, as the stucco proposed addition would be the same color as that of the house but in a different finish to differentiate the buildings.

Member Biedscheid inquired regarding the proposed fence and pedestrian gate. Ms. Romero responded that the applicant wishes to recreate a fence that was present in 1915. The pedestrian gate is set back from the fence, at the top of the steps. There is a second opening on the east side.

Member Bienvenu inquired regarding the footprint of the proposed structure compared to its permitted footprint without an exception.

Rebecca Wood, the applicant, 909 Rio Vista, Santa Fe, was sworn in. She shared a presentation, noting that historical photos were used to track the property's evolution. The gate and fence will feature fenestration. Fences with less fenestration are set further back from the street as part of the more private stucco walls. Due to the steep slope, much of the first story will be buried, and the addition will be as concealed as possible behind the historic house. The remaining portion of the significant house has a footprint of 1,560 square feet, meaning that, per the 50% rule, the addition would be permitted a footprint of 780 square feet without an exception. The proposed footprint is currently 1,734 square feet.

Chair Rios inquired whether all the windows on the proposed addition would be complementary to the existing house rather than modern and whether there would be visible rooftop equipment. Ms. Wood showed images of the existing and proposed windows and doors, noting that the proportions would be consistent around the building. The only large windows would be visible only from the courtyard. There will be no visible rooftop equipment.

Member Simmons inquired how the existing brick coping would be rehabilitated and how the brick coping on the proposed addition would compare. Ms. Wood responded that the original coping was covered in stucco and painted to resemble brick. During the rehabilitation process, the architectural team will determine whether the coping should remain as it is or return to brick, which is the applicant's preference. The coping on the proposed addition would be precast masonry in the same colors and proportion as that on the existing house, with distinct detailing. The team will work with fabricators to add shadow lines that complement that of the existing house without being exactly the same.

Member Bienvenu suggested that the proposed addition be further differentiated from the existing house, such as by a different color, and inquired whether the owner requires the proposed square footage. Ms. Wood responded that the square footage includes a garage, a guest suite, and two art studios. Ms. Lamboy added that the applicant can, by right, build the garage, guest suite, and art studios as detached accessory units but chose to incorporate them into one addition.

Member Simmons acknowledged that it might be preferable to integrate the garage and guest suite and suggested that the calculation of the footprint be revised to differentiate between the living space and integrated accessory units. He requested clarification on the exception criteria. Mr. Ruybalid responded that the three criteria to grant an exception to a design standard are prevention of hardship, demonstrating compliance with certain criteria, and strengthening the heterogeneous character of the city. Ms. Lamboy noted that the area occupied by the garage and guest suite is approximately 1,000 square feet.

Member Cherry inquired regarding the proposed dimensions of the windows and components compared to those of the historic house. Ms. Wood responded that she is unsure of the proposed dimensions but that the muntin sizes are expected to match; she expressed a belief that the code grants some flexibility.

Member Biedscheid inquired whether there was an option to minimize the size of the garage, as its design makes it appear larger than it is. Ms. Wood responded that the decision to align with the existing parapet was made to show respect for the existing structure. The massing can be considered. The railing around the roof deck is stucco, topped with a coping equivalent. The door next to the garage door leads to the guest suite upstairs.

Public Comment:
Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She noted that the garage door appeared to be too large and expressed agreement with the Board's suggestions.

Davendra Narayan, 924 Shoofly Street, Santa Fe, was sworn in. He noted that there is space to construct accessory structures but that it would be more aesthetically pleasing to integrate them into one building that is mostly hidden behind the existing house. He noted that surrounding homes are taller than the significant house.

Ms. Beninato, previously sworn in, stated via teleconference that the applicant had not demonstrated hardship, the structure appeared large, and the picket fencing should have a pointed top.

Anthony Guida, 1711 2nd Street, Santa Fe, was sworn in. Speaking via teleconference, he expressed appreciation to the applicants for the design, which is hidden behind the existing home, allowing it to retain its identity. He noted that the addition would not damage the character of the streetscape and would contribute to the heterogeneous nature of the district.

Member Biedscheid noted that the addition is large but does not compromise the existing house.

Member Bienvenu inquired regarding staff's statement that an exception was not needed for the additional height. Ms. Lamboy responded that the Board is authorized to determine that the additional height is allowed due to circumstances, in which case an exception would not be required.

Chair Rios suggested that the case be postponed rather than denied, thereby providing time for the applicant to draft a redesign, possibly with the assistance of a Board subcommittee.

George Feghali, the owner, 310 Otero Street, Santa Fe, was sworn in. He stated that he and his wife had wanted to purchase the property for years. They wish to make the home comfortable for themselves, which includes accessibility concerns. The guest house is intended for caregivers. He expressed willingness to postpone the case and work with the Board on matters including height.

Member Biedscheid noted that the subject site is zoned R-21, meaning multi-family residences are allowed. She noted that the design in question was more attractive than the condominiums that were approved nearby.

Board Action:
Member Biedscheid moved in case 2026-012126-HDRB at 515 Paseo de Peralta to approve the application as submitted, noting that all exception criteria have been met, as noted by staff. Member Simmons seconded. The motion failed (2-4).

Member Bienvenu moved in case 2026-012126-HDRB at 515 Paseo de Peralta to postpone the case to a date certain and allow the applicant to conduct further discussions on the design with a subcommittee, to be appointed by the Board Chair in the interim. Member Degnan seconded. The motion passed (5-1).

Chair Rios appointed Member Simmons and Member Degnan to the subcommittee.

b. **2026-012103-HDRB, 1121 and 1123 Paseo de Peralta, Downtown & Eastside Historic District, Contributing.** Architectural Alliance, agent for KCS Oil and Gas LLC, owner, requests status review and primary façade designation, if applicable, for two structures, yard walls, and a shed.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the 1121 Paseo de Peralta structure be maintained as contributing with the north and west façades, including the portal and pony walls, and excluding the non-historic windows and doors, as primary (see Figure 8 Façade Diagram, R1, R2, R3, and R8), and that the yard walls along the street be designated as contributing. Staff recommended that the historic status of the 1123 Paseo de Peralta structure be maintained as contributing with the north façade, including the portal, and the east side of the 1931 addition up to the chimney feature, and excluding the non-historic windows and doors, as primary (C1 and C2), and that the shed and yard walls at the rear of the property be designated as non-contributing per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios inquired who had determined that the windows and doors were non-historic. Ms. McCulley responded that the historic cultural properties inventory (HCPI) mentions some of them. Staff believes that all of the doors at 1123 Paseo de Peralta were replaced at some point, and some windows were changed. There was no window assessment.

Hunter Redman of Architectural Alliance, Inc., the applicant, 612 Old Santa Fe Trail, Santa Fe, was sworn in. She noted that a window and door assessment was recently performed and would be submitted to the Board when doors and windows require replacement or repair. She agreed with the staff recommendations.

Public Comment:
There was no public comment.

Board Action:
Member Cherry moved in case 2026-012103-HDRB, regarding 1121 Paseo de Peralta, to maintain the structure as contributing, with the northwest façades, which are designated as R1, R2, R3, and R8 in Figure 8, including pony walls, excluding the non-historic windows and doors, as primary, per the staff recommendation. Member Biedscheid seconded. The motion passed with the Board voting unanimously (6-0).

Member Cherry moved in case 2026-012103-HDRB, regarding 1123 Paseo de Peralta, to accept staff's recommendation that the status be maintained as contributing, with the north façades, including the portal, and the east side of the 1931 addition up to the chimney feature, excluding the non-historic windows and doors, be designated as primary, indicated in Figure 8 as C1 and C2, and that the shed and yard walls be designated as non-contributing. Member Biedscheid seconded. The motion passed with the Board voting unanimously (6-0).

c. **2026-012125-HDRB, 216 Maynard Units A and B, Westside-Guadalupe Historic District, Non-Contributing.** Green Image Construction, agent for Jennica Kilbride, owner, requests status review with primary façade designation, if applicable, for two structures.

Ms. Romero presented the case and staff recommendation. Staff recommended that the historic status of 216 Maynard Unit A be designated as contributing, with the east façade 1, south façades 2, 3, 4, and 5, and north façade 11 designated as the primary façades. Staff also recommended that the historic status of the 216 Maynard Unit B structure be designated as contributing with the east façade 1 as the primary façade, excluding non-historic materials, per Section 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Member Bienvenu noted that, per code, chain-link fences are not allowed along street frontages in this district. Ms. Romero noted that this is currently correct; however, the neighborhood historically had them. Ms. Lamboy added that the Board may choose to retain chain-link fences that are proven to be historic; however, new chain-link fences are not permitted if publicly visible.

Sergio Nuñez, the applicant from Santa Fe, was sworn in. He agreed with the staff recommendation and noted that he would like to replace the chain-link fence with a pony wall.

Public Comment:
Ms. Beninato, previously sworn in, expressed agreement with Member Bienvenu's comments regarding non-conforming fences.

Board Action:
Member Biedscheid moved in case 2026-012125-HDRB at 216 Maynard Units A and B to accept staff's recommendation to designate both buildings as contributing, with primary façades on Unit A designated as east façade 1, south façades 2, 3, 4, and 5, and north façade 11, and primary façade on Unit B designated as east façade 1, excluding non-historic materials. Member Degnan seconded. The motion passed with the Board voting unanimously (6-0).

d. **2026-012128-HDRB, 640 Camino de la Luz, Downtown & Eastside Historic District, Non-Contributing.** Jeffrey Seres, agent for Debbie Utley, owner, requests status review with primary façade designation, if applicable.

Ms. Romero presented the case and staff recommendation. Staff recommended that the historic status of the structure be upgraded to contributing with façades 1, 5 (excluding non-historic windows), 8, 9, 10, and 11 (excluding non-historic material) as primary per

Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Jeffrey Seres, the applicant, Lorenzo Road, Santa Fe, was sworn in. He noted that, per the HCPI, the footprint of the house was present in 1960; however, most of the windows and doors were replaced in the early 1990s. The house was restuccoed in 2006. It is difficult to establish the building's original appearance. He noted that historian John Murphey recommended that the building be designated as non-contributing. He questioned the staff recommendation of façades 10 and 11, which are not publicly visible, as primary.

Public Comment:
Ms. Beninato, previously sworn in, expressed agreement with the staff recommendation.

Board Action:
Member Bienvenu moved in case 2026-012128-HDRB at 640 Camino de la Luz that staff's findings be adopted that the structure should be upgraded to contributing due to its footprint being intact since at least 1960, and that façades 1, 5, 8, and 9 be designated as primary per staff's recommendation, excluding non-historic materials, and that façades 10 and 11 not be designated as primary. Member Simmons seconded. The motion passed (5-1).

e. **2026-012104-HDRB, 728 Agua Fria Street, Unit F, Westside-Guadalupe Historic District, Non-Contributing.** Jason Herrera, agent for Chris Corbett, owner, requests status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be retained as non-contributing due to lack of historic integrity of design and materials, per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chris Corbett, the owner, 2947 Northwest 66th Street, Oklahoma City, Oklahoma, was sworn in. Speaking via teleconference, he agreed with the staff recommendation and inquired regarding the next steps in acquiring the necessary permits to perform work on the structure. Chair Rios instructed him to speak with staff regarding the next steps.

Public Comment:
There was no public comment.

Board Action:
Member Aguilar Medrano moved in case 2026-012104-HDRB at 728 Agua Fria Street, Unit F, to adopt staff's recommendation and maintain the building as non-contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (6-0).

f. **2026-012105-HDRB, 1103 Canyon Road, Downtown & Eastside Historic District, Contributing.** Thomas Gifford Architect LLC, agent for GypHills, LLC, owner, requests status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be maintained as contributing, with the south façade, excluding the non-historic windows, glass block, and attached additions, as the primary (R1), that the south property yard wall be designated as contributing, and that the north, west, and east yard walls be designated as non-contributing per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios inquired why the staff recommended designating the front wall as contributing and the other walls as non-contributing. Ms. McCulley responded that the openings on the front wall are original. The other walls are not public-facing. The rear wall on the north is publicly visible, but the niches are only visible to the interior courtyard.

Member Simmons inquired whether the stuccoed chimney on the primary façade was included as contributing. Ms. McCulley responded that it was.

Thomas Gifford, the applicant, was sworn in. He agreed with Mr. Murphey's report.

Public Comment:
There was no public comment.

Board Action:
Member Biedscheid moved in case 2026-012105-HDRB at 1103 Canyon Road to adopt staff's recommendation to maintain the structure as contributing, with the south façade, identified in the staff report as R1, excluding non-historic windows, glass block, and other additions, as primary, to designate the south property yard wall as contributing, and to designate the north, east, and west yard walls as non-contributing. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (6-0).

g. **2026-012127-HDRB, 1379 Cerro Gordo Road, Downtown & Eastside Historic District, Non-Contributing.** Steve McCormick, agent for Wendy Lau, owner, proposes to construct a 1,240-square-foot casita and 225-square-foot carport addition to a height of 11 feet four inches, where the maximum allowable height is 21 feet six inches.

This case was postponed.

h. **2026-012106-HDRB, 423, 431, and 435 Arroyo Tenorio, Downtown & Eastside Historic District, Contributing.** Gayla Bechtol, agent for Klinefelter/Feliz Properties, owner, requests status review with primary façade designation, if applicable, for three structures.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure at 431 Arroyo Tenorio be downgraded to non-contributing, and that 423 Arroyo Tenorio, 435 Arroyo Tenorio, 435A Arroyo Tenorio, and the street-facing yard wall be designated as non-contributing due to age, per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Gayla Bechtol, the applicant, 320 Aztec Street, Santa Fe, was sworn in. She agreed with the staff recommendation.

Chair Rios inquired when the street wall was built. Ms. McCulley responded that the front yard wall was reconstructed in 1994.

Public Comment:
Ms. Beninato, previously sworn in, stated via teleconference that she does not understand why the status was to be downgraded if some of the changes were approved by the Board.

Ms. Lamboy noted that there were issues with the previous property owner in the 1990s, who often did not follow the Board's decisions.

Chair Rios inquired whether the footprints had been changed. Ms. McCulley indicated the original footprint of 431 Arroyo Tenorio and the addition on the slide.

Board Action:
Member Aguilar Medrano moved in case 2026-012106-HDRB at 423, 431, and 435 Arroyo Tenorio to downgrade the status of 431 Arroyo Tenorio to non-contributing, per staff's recommendation, to designate 423 and 435 Arroyo Tenorio as non-contributing due to age, and to designate the street-facing yard wall as non-contributing due to age. Member Degnan seconded. The motion passed (5-0).

Member Cherry abstained from the vote.

i. **2026-012107-HDRB, 425 Camino Don Miguel, Downtown & Eastside Historic District.** Archaeo Architects, agent for Gerald and Kris Ronningen-Fenrich, owners, proposes to construct a 2,479-square-foot residence to the maximum allowable height of 14 feet with a connected 316-square-foot pergola on a vacant lot.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project with the condition that the applicants obtain their archaeological clearance before submitting for their construction permit, and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Chair Rios inquired regarding the distance of the proposed home to the north property line. Member Cherry responded that it is nine feet and eight inches.

Member Biedscheid requested an estimate of the lot coverage. Ms. McCulley responded that it is listed in the planning and zoning resource (PZR) report.

Member Aguilar Medrano inquired regarding the public visibility of the façades, particularly the west and north, and regarding the radius of the corners. Ms. McCulley responded that the west façade would be publicly visible, facing the street. The north façade should be visible only to the neighbors.

Bradyn Furry, the applicant, was sworn in. He noted that the owners, who currently reside at 423 Camino Don Miguel, intend to construct the new home as their primary residence and maintain their current home as a casita, thereby creating a compound, which is traditional in the area. The character of the proposed home will match that of 423 Camino Don Miguel, including the rounding of the corners, the window cladding, the off-white color under the portal, the staining, and the stucco color. He has considered the neighbors' concerns and demonstrated that the height of the proposed structure would not impact the amount of sunlight that reaches the neighboring homes even on the shortest day of the year, given the height of the neighbors' coyote fencing. The slope of the natural grade occurs outside the property line. The owners intend to add two buried 2,500-gallon cisterns to capture the roof runoff water and use it for irrigation. The lot coverage is proposed to be 34%, compared to the permitted coverage of 40%. The archaeological survey is in progress.

Public Comment:
Dreah LaRue, 409 Camino Don Miguel, Santa Fe, was sworn in. She stated that she was speaking for herself and her neighbor, Pamela Kelly, who is out of the country. She noted that their properties were four or five feet lower than the subject site, which makes the proposed 14-foot structure appear higher. They are not convinced that the proposed structure would not impact the amount of sunlight their gardens would receive, and Ms.

Kelly requested that the maximum allowable height in the neighborhood be changed to 13 feet.

Chair Rios noted that the Board's purview does not cover neighbors' viewscapes. Mr. Ruybalid confirmed that this matter is not a protected property interest.

Ms. West, previously sworn in, inquired regarding the corner radius and noted that the proposed structure would be a good addition to the neighborhood.

Ms. Beninato, previously sworn in, noted via teleconference that the proposed structure was carefully thought-out and meets the land use requirements.

Ron Simmons, 133 Via Alegre Street, Santa Fe, was sworn in. He identified himself as a contractor who remodeled Ms. LaRue's home and noted that the slide showing the distance of the proposed structure from Ms. LaRue's home is inaccurate.

Member Bienvenu inquired whether the rule stating that openings must be at least three feet from corners on publicly visible façades had been followed. He noted that if it had not, an exception would be required. The applicant responded that he believed the exception was only for windows.

Member Aguilar Medrano noted that some of the windows on the northwest corner, as well as the entry door, may also be less than three feet from a corner. The applicant responded that the north façade is not publicly visible. The distance from the garage door to the corner is 18 inches. Ms. Lamboy responded that the code need not be applied to façades that are not publicly visible.

Member Bienvenu requested confirmation that the case could not be determined at the current meeting if an exception was needed and had not been noticed. Ms. Lamboy responded that this is correct.

Mr. Ruybalid noted that the three-foot rule applies to recent Santa Fe-style buildings, not to old Santa Fe-style buildings. The features of these styles have been debated.

Member Simmons noted that the proposed structure appeared to imitate the old Santa Fe-style. Ms. Lamboy noted that the previous manager interpreted old Santa Fe-style and recent Santa Fe-style to be more materials-based. She suggested that the case be postponed to allow staff to review the exceptions.

Member Cherry noted that the minimum side setback is five feet and suggested that the applicant expand the garage footprint into that setback to obtain an additional 18 inches. The applicant agreed that the suggestion was feasible and noted that the postponement was acceptable. The Board suggested that the application be approved with conditions due to the existence of a feasible solution.

Board Action:
Member Bienvenu moved in case 2026-012107-HDRB at 425 Camino Don Miguel to approve the application with the conditions that archeological clearance be received before seeking a building permit, that the applicant's representations be incorporated into the approval that the radii of all corners will be similar to those of 423 Camino Don Miguel within a margin no greater than 20%, that the windows have deep reveals from the exterior in the same manner as those of 423 Camino Don Miguel, and that all door and window openings on publicly visible façades be adjusted so that they are no closer than three feet to a corner. Member Cherry seconded. The motion passed with the Board voting unanimously (6-0).

9. **Discussion Items**
Member Cherry requested staff's opinion on the statement of the applicant for case 2026-012126-HDRB, 515 Paseo de Peralta, that window dimensions are flexible. Ms. Lamboy responded that the flexibility applies in cases where window options matching historic windows are unavailable. This matter is planned for discussion at a workshop that has been postponed.

Member Cherry requested clarification regarding how public visibility is determined; for example, rooftop condensers and solar panels are visible from hills. Ms. Lamboy responded that she would need to double-check the matter; however, she believes that visibility is determined based on the view from the addressed street, and from the intersecting street in the case of a corner lot. Visibility from public parks is often considered as well.

Member Bienvenu inquired whether his motion for case 2026-012126-HDRB at 515 Paseo de Peralta needed to indicate that the applicant must return with revised plans for approval. It was noted that this should be understood.

Member Biedscheid noted that the term "a date certain" in the motion for case 2026-012126-HDRB at 515 Paseo de Peralta was not defined. Ms. Lamboy responded that, because the date was not defined, the case will remain on the agenda until it is heard again.

10. **Matters from the Board**
Chair Rios instructed Member Simmons and Member Degnan to listen to the recording of the current meeting and take notes on what was discussed during the hearing of case 2026-012126-HDRB at 515 Paseo de Peralta so that they can ensure the design is revised per the Board's suggestions. Ms. Romero will email the members and applicant to schedule a meeting date.

11. **Next Meeting**
The next meeting date is April 28, 2026.

12. **Adjournment**

Member Bienvenu moved to adjourn. Member Cherry seconded. The vote passed unanimously, and the meeting was adjourned at 9:04 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

_____ _____
Cecilia Rios, Historic Districts Review Board Chair Date

Regular Meeting of the Historic Districts Review Board
July 28, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue
Santa Fe, New Mexico

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=zzhqa_CMlB4&index=51

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. **Roll Call**
Roll call indicated the presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lauren Vagts, Senior Planner
Ms. Amanda Romero, Senior Planner
Mr. River Jarman, Planner
Mr. Graham White, Planner Technician

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. **Approval of Agenda**
Ms. Lamboy advised that cases 2026-012781-HDRB, 1099 Old Santa Fe Trail; 2026-012764-HDRB, 1062 Camino San Acacio; and 2026-012765-HDRB, 1062 Camino San Acacio, were postponed.

Member Degnan moved to approve the agenda, as amended. Member Biedscheid seconded. The motion passed unanimously by voice vote (3-0).

3. **Approval of Minutes**
   a. March 24, 2026
   b. April 14, 2026
   c. April 28, 2026
   d. May 12, 2026
   e. May 26, 2026
   f. June 9, 2026

Member Degnan moved to approve the six sets of minutes, as submitted. Member Biedscheid seconded. The motion passed unanimously by voice vote (3-0).

4. **Approval of Findings of Fact and Conclusions of Law**
   a. 913½ Acequia Madre, Case # 2025-10949-HDRB (August 26, 2025)
   b. 127 Duran Street, Case # 2025-11031-HDRB (September 9, 2025)
   c. 241 Maynard Street, Case # 2025-11032-HDRB (September 9, 2025)
   d. 528 and 530 Calle Corvo, Case # 2025-11043-HDRB (September 9, 2025)
   e. 425 Abeyta Street, Case # 2025-11033-HDRB (September 9, 2025)
   f. 511-A Camino Sin Nombre, Case # 2025-11034-HDRB (September 9, 2025)
   g. 549½ Agua Fria Street, Case # 2025-10945-HDRB (September 23, 2025)
   h. 643 Garcia Street, Case # 2025-10946-HDRB (September. 23, 2025)
   i. 126 Camino Santiago, Case # 2025-11103-HDRB (September 23, 2025)
   j. 128 Camino Santiago, Case # 2025-11105-HDRB (September 23, 2025)
   k. 532 Calle Corvo, Case # 2025-11108-HDRB (September. 23, 2025)
   l. 911 Roybal Street, Case #2026-11903-HDRB (March 10, 2026)

Member Biedscheid moved to approve the 12 sets of findings and conclusions, as submitted. Member Degnan seconded. The motion passed unanimously by voice vote (3-0).

5. **Matters from the Public**

Stefanie Beninato, P.O. Box 1601, Santa Fe, requested via teleconference that the Board and staff speak directly into the microphone and reported that a parapet roof was removed at 729 Don Diego Avenue.

6. **Staff Communications**
   a. **Survey on General Plan:** Ms. Lamboy invited the Board and the public to complete a survey at santafeforward.org.
   b. **Appeal of Board Decision:** Mr. Ruybalid reported that, on July 29, 2026, the Governing Body would be hearing an appeal of a Board decision taken on March 10, 2026, regarding a property on 911 Roybal Street.

c. **New Staff Members:** River Jarman, planner, and Graham White, planner technician, introduced themselves.

7. **Old Business**

There was no old business.

8. **New Business**

a. **2026-012691-HDRB, 216 Maynard Units A and B, Westside-Guadalupe Historic District, Contributing.** Green Image Construction, agent for Jennica Kilbride, owner, proposes to replace windows and change a garage door into a window with exceptions to Section 14-4.6(E)(4)(I)(a), altering openings on a primary façade and replacing historic windows on a primary façade. The agent also proposes to construct a four-foot-four-inch yard wall.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Board Action:

Member Biedscheid moved in case 2026-012691-HDRB at 216 Maynard Units A and B to postpone the case to the end of the agenda, due to the applicant's absence. Member Degnan seconded. The motion passed with the Board voting unanimously (3-0).

Member Cherry moved in case 2026-012691-HDRB at 216 Maynard Units A and B to postpone the case to August 11, 2026, due to the applicant's absence. Member Biedscheid seconded. The motion passed with the Board voting unanimously (3-0).

b. **2026-012779-HDRB, 107 West Palace Avenue (sidewalk), Downtown & Eastside Historic District, No status.** City of Santa Fe, owner, requests a historic status review for the Spitz Clock.

Ms. Vagts presented the case and staff recommendation. Staff recommended that the historic status of the object be upgraded to significant, with the north, south, east, and west elevations as the primary façades (Nos. 1 to 4 on elevation diagram), per Section 14-4.6(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

John Murphey, architectural historian, 2833 Plaza Verde, Santa Fe, was sworn in. Speaking via teleconference, he noted that he was informed that the yoke spacer was missing from the clock. He suggested that one be added, even if the design is not historic, in order to prevent additional moisture absorption.

Member Cherry inquired where the yoke spacer should be, and regarding its composition. Mr. Murphey responded that the yoke spacer is a membrane that should be between the

wooden clock head and the cast iron cradle. He offered to investigate the composition and report to Ms. Lamboy.

Public Comment:
Rick Martinez, 725 Mesilla Road, Santa Fe, was sworn in. He expressed appreciation that the clock was being statused and noted that it requires prompt maintenance. He offered his assistance with the matter at no cost, noting that he has been performing similar work for over 30 years.

Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She offered to request money from City Council for the clock's maintenance, if needed.

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she expressed agreement regarding the clock's need for maintenance and suggested that funding be requested from the City Council.

Member Cherry suggested adding space around the clock.

Board Action:
Member Cherry moved in case 2026-012779-HDRB at 107 West Palace Avenue to assign the Spitz Clock a status of significant. Member Degnan seconded. The motion passed with the Board voting unanimously (3-0).

c. **2026-012781-HDRB, 1099 Old Santa Fe Trail, Historic Review District.** City of Santa Fe, agent for Curtiss and Mary Brennan, owners, requests status review with primary façade(s) designation, if applicable, for a residential structure.

This case was postponed.

d. **2026-012764-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Contributing.** Gabriel Browne, agent/owner, proposes to construct a 3,440-square-foot freestanding residence to a height of 20 feet, nine inches on a sloped site, where the maximum allowable is 15 feet, eight inches, and to construct six-foot-high fencing. An exception to Section 14-4.6(F)(2) is requested to exceed the maximum allowable height and to Section 14-4.6(E)(4)(II) for use of metal portal elements.

This case was postponed.

e. **2026-012765-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Contributing.** Gabriel Browne, agent/owner, proposes to construct a 733-square-foot guesthouse with a pitched roof to a height of 13 feet, 10 inches, where the maximum allowable height is 15 feet, 8 inches,

and to construct a four-foot-high yard wall, where the maximum allowable height is three feet, four inches. Two exceptions are requested to Section 14-4.6(F)(4) for a pitch where one is not allowed and Section 14-4.6(F)(2) to exceed the maximum allowable height of the yard wall.

This case was postponed.

9. **Discussion Items**

There were no discussion items.

10. **Matters from the Board**

Chair Rios reported that Member Cherry plans to conduct a window workshop for staff and the Board and suggested that he also conduct a workshop on stucco. Member Cherry agreed to do so.

Chair Rios noted that there would be a free webinar on federal preservation on July 30, 2026. The webinar will cover changes to Section 106 and regulations that are under threat.

11. **Next Meeting**

The next meeting date is August 11, 2026.

12. **Adjournment**

Member Biedscheid moved to adjourn. Member Degnan seconded. The vote passed unanimously, and the meeting was adjourned at approximately 6:15 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

_____ _____

Cecilia Rios, Historic Districts Review Board Chair Date

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-11226-HDRB
Address – 1323 Paseo de Peralta
Agent's Name – Jennifer Salimbene, Santa Fe Permits
Owner/Applicant's Name – Capitol Counsel and Consulting, LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 28, 2025.

BACKGROUND

The commercial property at 1323 Paseo de Peralta is somewhat triangular in shape and is sandwiched between the Acequia de Los Pinos to the south and Paseo de Peralta to the north and west. The property consists of 0.2956 acres, with a contributing building in the Don Gaspar Historic District. The approximately 3,600-square-foot building consists of two original 1930s Spanish Pueblo Revival structures that were merged into a single structure in 1988 with a 1,800-square-foot addition. The 2000 Historic Building Inventory notes the alterations and addition to be "major," but also notes that the two original structures are in excellent condition, supporting the contributing designation. The building is a combination of adobe and wood frame with wood French doors, wood casement windows with false muntins, and a north portal constructed of post-and-beam construction, with exposed lintels and vigas.

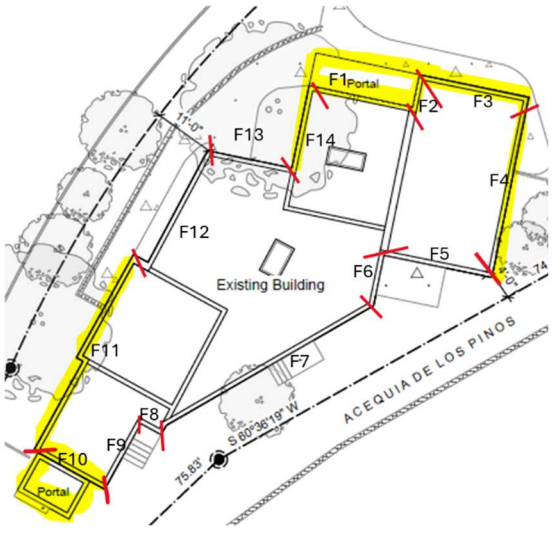
The structures of the two original buildings are still there, and the addition connecting the two mostly obstructs the back elevations, facing away from Paseo de Peralta. The addition is between the original structures and is at a scale that blends in with the original structure and does not overwhelm the historic aspects. To the south is the second original structure, which houses larger vigas in the western wall and a southern portal to complement the northern portal. The original portions of the structure have slight undulation to their parapets, where the addition does not. The primary facades for the building have not yet been designated. There is a note in the 2000 HBI of a 1990s addition; there is also a note regarding a 1988 case, but no other cases are on file in the Historic Preservation Division. It is presumed that the 1988 and 1990s additions are the same addition. The Applicant requests a historic status review and primary façades designation of a contributing structure.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.

2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing and recommended the north facades, including the portal (façades F1, F2 and F3), the east façade (F4), which are part of the first original structure; the west façade (F11) excluding the windows but including the exposed window headers, and the south façade (F10), including the portal and excluding the handrail of the southern original building, which are character-defining façades for the building, as the primary facades per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by Staff. The Board finds that the structure has historic integrity in that the original conjoined structures have been well maintained, and they have authentic, distinctive architectural features.
11. The Board finds that the north-facing façades (F1, F2 and F3) including the portal; the east façade (F4); the southernmost façade (F10) including the portal; and the west facades (F11 and F14) excluding the air conditioner in the



wall of F14, are the primary elevations of the structure with the features that define the character of the structure's architecture. These characteristics include the original undulating parapets, portals, divided-lite windows, viga tails, inset windows and exposed window headers.

12. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the structure's contributing status.
4. The Board designates the following elevations of the structure as the primary façades: the north façades (F1, F2 and F3) including the portal; the east façade (F4); the south façade (F10) including the portal; and the west facades (F11 and F14) excluding the air conditioner in the wall of F14.

IT IS SO ORDERED ON THIS 25th DAY of AUGUST, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-11227-HDRB
Address – 925 Canyon Rd.
Agent's Name – Trey Jordon, Architect
Owner/Applicant's Name – John and Mary Ann Vigil and Concepcion Lujan

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 28, 2025.

BACKGROUND

The residence at 925 Canyon Rd. is a non-contributing, vernacular two-story structure in the Downtown and Eastside Historic District. The 1,558-square-foot home was constructed sometime between 1950 and 1958 and is located on 0.203 acres. The residence sits at the front of the lot and faces south and is built of a combination of concrete block and adobe with block massing, crisp edges, a pronounced, seamed-metal fascia, deep inset windows – which are mostly aluminum-sliders – three exterior single-leaf doors, and a flat asphalt roof. A non-historic 1984 plywood porch with a shed roof is located on the south elevation and wraps around to the west elevation.

The lot was previously farmland where squash and other vegetables were grown. The property was part of the Vigil family going back to Edward Vigil's great-grandfather, Simon Vigil. It is unknown when Simon Vigil acquired the land because the 1897-98 White's map shows the larger property owned by Francisco Sena. Mary Vigil passed away in 2015, and Edward remained in the home until he died in 2021. The property was deeded to their three children. According to the 2025 Historic Cultural Properties Inventory, the Vigil family history with the property is important, and the residence is more than 50 years old, but the building does not have any historic or distinctive character, nor any historic integrity, because there have been too many additions that underscore the integrity and identity of the building.

The north elevation holds the two-story portion of the structure, as this is the lower portion of the sloped lot, which was constructed sometime between 1958 and 1966. The north elevation has various-sized windows and a small entry door, and the early 1970s laundry room addition at the northwest corner. The east elevation features aluminum-sliding windows except for the one steel-casement in the basement. The south, street-facing elevation consists of the core 1950s construction with a central entry flanked by windows. The 15-panel door is covered by a decorative security grille. The windows are aluminum-sliding units, conforming to the rest of the residence. The west elevation, while part of the 1950s core structure, has been altered with additions and the porch.

The chimney that bumps out is part of the original structure. The early 1970s laundry room addition introduced a new entry into the building and houses a single aluminum-sliding window under the portal. The west and south elevations of the residence are obscured by a

concrete masonry unit wall at a height that ranges from 5'9" to 6'10". This wall was constructed sometime before 1973, but after 1966. The rear of the lot is mostly dirt and is used for parking. There is a non-historic open shed at the very rear of the lot.

The Applicant requests a status review with primary façade designation of this residential structure.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be upgraded to contributing with the south and west façades of the original 1950s building as primary (R3 and R4), excluding the non-historic windows and non-historic portal, per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition

of a "non-contributing structure." The structure has no architectural distinction, and the many non-historic alterations impair its historic integrity. Façades that otherwise would be publicly visible are obscured by high, non-historic walls that are not compliant with the height restriction for the streetscape.

11. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board retains the structure as a non-contributing structure.

IT IS SO ORDERED ON THIS 25th DAY of AUGUST, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-11229-HDRB
Address – 815 Dunlap St.
Agent's Name – A. Christopher Purvis, Architect
Owner/Applicant's Name – Michael Zimber

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 28, 2025.

BACKGROUND

The 1,360-square-foot single-family residence at 815 Dunlap St. is listed as contributing to the Westside-Guadalupe Historic District. The single-story main residence was built of adobe in the 1930s with a 1940s addition on the north elevation. A solar greenhouse was added sometime in the 1970s/1980s on the south elevation (see the 2025 Historic Cultural Properties Inventory aerials). This greenhouse addition created a door where there was once a window.

In a hearing May 13, 2025, Case # 2025-10291-HDRB, the Board reviewed the status of the buildings on this property. The Board designated the residential structure contributing and the east, west and south elevations as primary, excluding the door opening and greenhouse on the south elevation, and excluding the non-historic materials. They also designated the storage structure and the garage units as non-contributing. The Board noted that if the greenhouse were to be removed, it would like the door behind it to be returned to a window.

For the most part, the windows are wood windows with one vinyl window centered in the west elevation and one steel casement window on the north elevation. The windows all have concrete-lug sills. The 1940s addition has the concrete-lug windowsills, except for the window on the northeast corner next to the door. This window is not inset and appears to be a newer installation than the other windows.

The Applicant proposes to:

1) Replace windows and doors, including historic windows on the primary facades. The windows will be white K-Kron painted wood true-divided-lite insulated glass, with lite patterns to match the existing windows. An exception is requested to SFCC Section 14-5.2(D)(5)(a) for replacing historic windows. With respect to the windows, the Applicant submits:
    a. Window C is historic and restorable. The Applicant proposes rehabilitating the window.
    b. Windows G and K are non-historic and will be replaced.
    c. A report by a qualified window assessment professional states that windows A, B, D, E, F, H, I, J and L are historic but are deteriorated beyond repair. The applicant requests that all these windows be replaced.

2) Remove the non-historic greenhouse structure on the primary, south façade.
3) Reestablish the window located behind the greenhouse, on the left of the door of the south primary façade, which is a non-historic door (noted as "not used").
4) Stucco the residence using cementitious Buckskin.
5) Install ground-mounted HVAC.
6) Install a 48"-high coyote fence on the north of the residence to screen the HVAC.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended a finding that the exception criteria have been met and recommended approval of the exception to SFCC Section 14-5.2(D)(5)(a) for replacing historic windows on primary façades, and recommended approval of the other elements of the application as they comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe Historic District Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(5)(a)(i), historic windows on the primary façades of contributing structures shall be repaired or restored wherever possible.
9. The Applicant proposes to replace historic windows on primary facades.
10. The Board finds that no exceptions are required for approval of all elements of this project proposal:
    a. Windows A, B, D, E, H, I, J and L are historic windows on primary façades, but are unrepairable, according to a report by a qualified window assessment professional;
    b. Window C is historic, on a primary façade and is repairable, and the Applicant proposes to restore it;
    c. Window F is historic, but it is not on a primary façade; it is also unrepairable;

d. Window G is non-historic and it is not on a primary façade;
e. Window K is on a primary façade but is non-historic;
f. The Board in Case # 2025-10291-HDRB excluded the greenhouse from the primary designation of the south elevation; and
g. Historic documentation supports the prior existence of a window at the location on the south façade where the Applicant plans to remove the greenhouse addition.

11. The windows the Applicant proposes as replacements duplicate the historic windows to be removed in the size, style and material of the originals.
12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-6 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 25th DAY of AUGUST, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: August 25, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director, MM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2026-012764-HDRB. 1062 Camino San Acacio, Downtown & Eastside Historic District, contributing, Gabriel Browne, agent/owner, proposes to construct a 3,440 sq. ft. residence to a height of 20'-3" on a sloped site, where the maximum allowable is 16'-4". Construct 6'-0" high fencing. An exception to 14-4.6(E)(4)(II) for use of metal portal elements.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents, height calculation, Stucco Guidelines]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria, renderings]

STAFF RECOMMENDATION:

The staff finds that the exception criteria to section 14-4.6(E)(4)(II)(b) have not been met and recommends denial for the use of metal for details on the portal, roof overhangs, and canales. The staff recommends approval of the other elements of the application as they comply with 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:

a) In case 2026-012764-HDRB, for 1062 Camino San Acacio, approve/deny the exception to section 14-4.6(E)(4)(II)(b) to use metal for details on the portal, roof overhangs, retaining walls, and canales, finding that the exception criteria have/have not been met.
b) In case 2026-012764-HDRB, for 1062 Camino San Acacio, approve/deny the increase in allowable height for sloped sites per section 14-4.6(F)(2)(II)(f).

> "The HDRB may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two feet. In no case shall the height of a facade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street."

c) In case 2026-012764-HDRB, for 1062 Camino San Acacio, approve/deny the elements of the project that do not require an exception.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-4.2(B). Based on the scope of the project, this development will require archaeological clearance before ground-disturbing activities.

BACKGROUND

This property was brought before the Board on June 9, 2026, under case 2026-012284-HDRB. The Board postponed the case for a redesign, with the clarification that a pitched roof would most likely require an exception, that the corners of the residence be rounded, and that additional windows on the street-facing façade be added. The Board also asked that staff recalculate the heights and pitches in the streetscape to confirm allowable height and whether a pitch exception was required. Staff recalculated the pitches in the truncated streetscape, finding 42% of the eligible buildings had pitched roofs and therefore a pitched roof on this property would require an exception. The applicant chose to redesign the structure with all flat roofs, with the exception of the portal shed roof. The recalculation of the maximum allowable height found that the height should not exceed 16'-4". The applicant continues to request 4' in extra height, to a maximum of 20'-3", for the sloped site. The overall height of the structure has been lowered from the initial design by six inches. The applicant has also made changes to the stucco color and texture. Perspective drawings have been added to the packet documents per the request of the Board.

SUMMARY:

Streetscape:

Camino San Acacio was once a rural neighborhood with family-built homes on the north side of the street. The family homes have evolved into family compounds with multiple buildings accommodating extended family members. Several properties have been subdivided so that each residence is on its own lot, though there is still a

compound feel to the area. The southern part of the street was farmland that was subdivided and sold off for the construction of single-family residences. Because many of the homes were family-built, there is an eclectic mix of vernacular, Spanish Pueblo Revival, and Territorial Revival styles. There is a mix of flat and pitched roof homes, with some built up against the street and others set back. The street is lined with latilla and board fences, concrete masonry, and stone yard walls of various heights. The street is not paved and has no sidewalks or walking areas, but it is frequented by pedestrians.

Site Description:
The property at 1062 Camino San Acacio is in the Downtown and Eastside Historic District and has a contributing garage near the street, with the north elevations designated as primary. A small non-contributing workshop structure is set back towards the southern portion of the property and is approved for demolition. Both structures are basic L-shaped forms built partially into the hillside.

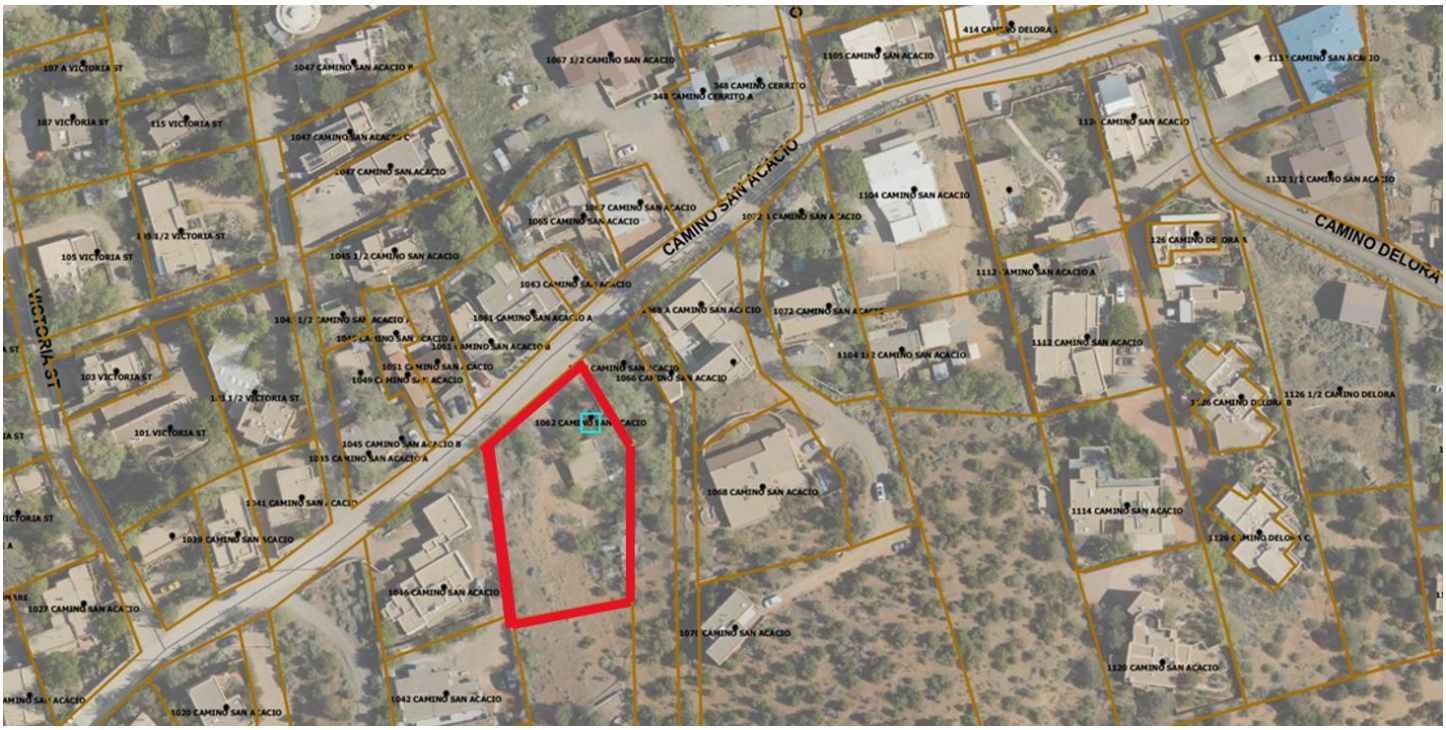


Figure 1: Property Location

The contributing garage is an 853 sq. ft. adobe structure with interior vigas. The building is stuccoed with brick coping parapets with a rowlock pattern working as dentils. The roof slopes south to the gutter and is modified bitumen. The roof was recently redone, along with replacing areas of the roof and installing new vigas and a concrete floor as approved under permit 2019-5288-EXTR. The garage on the east side of the north façade has swinging wood panel doors. To the west of the north façade is the only pedestrian entry to the building. The door is a stock ¼ glass unit with four raised panels. The west façade has a single four-lite non-historic in-swing casement window with a heavy concrete sill at the bottom of the window. The south elevation is partially dug into the slope and is divided evenly with two openings holding non-historic six-light casement windows and a non-historic overhang spanning the façade. The east façade is an empty wall.


Figure 2: Existing Northern Contributing Garage Structure

The southern or upper building was a 755 sq. ft. adobe non-contributing structure with a shed attachment on the east elevation. This structure was approved for demolition under case 2026-012133-HDRB on April 28, 2026.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:

Case 2026-012133-HDRB was a request for demolition of the southern accessory structure. The Historic Districts Review Board approved the demolition.

Case 2023-007358-HDRB was a status review for the two accessory structures on the property. The northern garage structure was designated as contributing, with the north-facing facades (N3 and N1) as the primary. The southern accessory structure was designated as non-contributing.

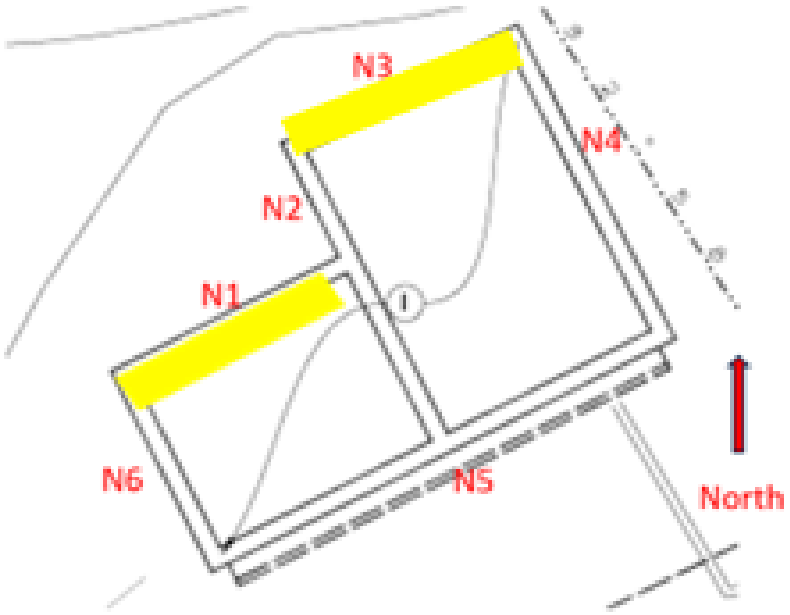


Figure 3: Primary Façade Diagram

ADMINISTRATIVE:
There are no previous administrative cases on file with the Historic Preservation Division.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

New Construction Primary Residential structure:

1) Construct a 3,441 sq. ft. primary residence to a height of 20'-3" where the maximum allowable height is 16'-4". The residence will consist of 2,213 sq. ft. of heated space and 1,228 sq. ft. of portals in a Recent Santa Fe Style. The site slopes 14' from the lowest to the highest portion of the footprint. The applicant is requesting additional height due to slope per Section 14-4.6(F)(2)(II)(f).
    a. Windows are simulated divided-lite on the publicly visible sides of the structure and without divisions on the remaining portions. Window and patio door exteriors will be aluminum clad wood in dark bronze anodized finish. While there are corner windows on the rear of the building, the publicly visible windows all meet the three feet from the corner requirement per section 14-4.6(G)(2)(II)(b).
    b. The roofs are flat except for the shed roof over the portal on the north elevation.
    c. The garage door will be a metal door in dark bronze color. The garage door is not publicly visible on the south end of the west elevation.
    d. Stucco in elastomeric "Buckskin".
    e. Details on the portal, roof overhangs, fascia, and canales will be made of steel and will rust over time to match the exposed roofs.

Property Improvements:

2) Construct retaining walls to create a terraced lot. No retaining wall will be greater than 6'-0" as required under section 14-8.5(C) of the Land Use Code. The taller retaining walls will be stucco-covered insulated concrete forms. The shorter retaining walls are designed to be made of mild steel, which will rust over time. The steel will match the coping flashings on the existing contributing garage. Stuccoed yard walls and retaining walls will be elastomeric "Adobe".

3) Install concrete exterior stairs with railings for access from one terrace to the next.
4) Construct a 6'-0" high latilla fence at the driveway. The driveway shall comply with the site visibility triangle as required under section 14-3.5(G)(1).

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(II)(b): The applicant requests an exception to *"In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities."* The request is for the use of metal for details on the portal, roof overhangs, and canales.

(i) *Do not damage the character of the district*

Applicant Response: There are two examples of steel portal columns in the streetscape; one is on the primary façade of a contributing structure. The difference between painted wood and steel is very subtle, and would likely not be visible to a casual observer. Paint will fade and peel; wood will twist and crack. Leaving a gap at the bottom of wooden columns, as required by code, leaves a strange floating detail which is clearly not traditional. Failing to leave a gap, or filling the gap with another material, leaves end grain exposed to moisture, which rots the columns. Using and expressing steel for these elements will enhance the character of the district because the column can fully engage with the wall it sits on, and the proposed columns will become more beautiful over time instead of less so. They will last generations. The character of the district is further enhanced by solutions which express their structural intent and materiality simply and honestly, as those are fundamental tenets of the New Mexico Vernacular.

Staff Response: The staff finds that this criterion is not met. Metal is not a historic architectural feature and is not allowed within the Downtown and Eastside Historic District. Portales are historically constructed with wood elements. Construction within the historic districts without consideration for historic materials does damage the character of the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: As described above, covering the columns of this structure with wood would not improve the appearance of the building. It would add cost and unnecessary work. These are hardships to the applicant. The public good is not served by a material that will degrade over time and need replacement when it rots away.

Staff Response: The staff finds that this criterion is not met. There is no actual hardship that requires metal over wood in this structure. The columns can be placed on top of a concrete build-up to keep the lower portion of the wood from sitting in water during wetter seasons. Maintaining a residence is the cost of homeownership.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*

Applicant Response: Allowing the steel columns to be exposed would strengthen the unique heterogeneous character of the City by allowing a unique heterogeneous solution to this problem.

Staff Response: The staff finds that this criterion is not met. There are other options to help mitigate wood rot on wood columns, such as, but not limited to, a concrete or rock base for the column to stand on so that the wood does not sit in water puddles and rain runs away from the wood. Also, constructing stucco columns is an option over wood, which would not use metal.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

F. Height, Pitch, Scale, Massing, and Floor Stepbacks.

The height, pitch, scale, and massing of any structure in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted elsewhere within this chapter.

I. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:

1. Downtown and Eastside;
2. Don Gaspar Area;
3. Historic Transition; and
4. Westside-Guadalupe.

b. In the Historic Review district, as specified herein.

II. Streetscape Standards

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

II. Height Limitations

The HDRB shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

a. If a proposed building has a parapet, the façade shall not exceed two feet above the average of the height of the façades in the streetscape.

b. If the proposed building has a pitched roof, the ridge height of the proposed building shall not exceed two feet above the average of the ridge height of the pitched roofs in the streetscape.

c. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

d. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.

e. The height and dimensions of signage are as set forth in Section 14-7.61. *Sign Regulations in the Historic Districts.*

f. The HDRB may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two feet. In no case shall the height of a façade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

III. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).

b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent of buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.

V. Scale

The height of a proposed building or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of buildings in the applicable streetscape, or the building on which the addition is proposed.

VI. Massing and Floor Stepbacks

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades of the structure be in conformance with Section 14-4.6G, *Additional District-Specific Design Standards,* and, in meeting those requirements, may require that different floor levels be stepped back.

E. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

I. Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

a. With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns.

Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors.

Arches are almost never used except for nonfunctional arches, slightly ogival, over gateways in freestanding walls.

b. All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.

c. Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

d. The rules as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents, and aerials shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

e. True old Santa Fe style buildings are made of adobe with a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

II. Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

a. No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks, or other design elements;

b. The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

d. No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

e. The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light

earth or dark earth color, matte or dull finish, and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complementary colors. Windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles, except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic

f. Flat roofs shall have not more than thirty (30) inches overhang.

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2023-007358-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District. Non-contributing. Praxis Design Build, agent for Gabriel and Mariam Browne, owners, requests a historic status review with primary facade(s) designation, if applicable, for two non-residential structures.

CASE NUMBER: 2023-007358--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 1062 CAMINO SAN ACACIO
Santa Fe, NM 87505

CONTACTS:

Applicant	GABRIEL BROWNE	1012 MARQUEZ PL STE 310B SANTA FE, NM 87505
Property Owner	GABRIEL BROWNE	

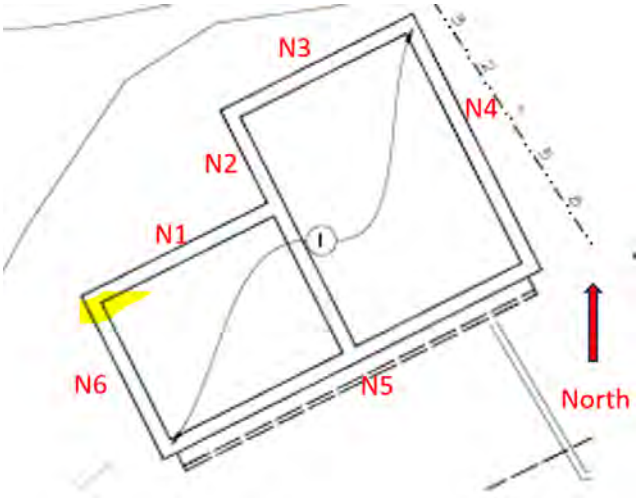
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 24, 2023. The decision of the Board was to designate the northern or lower structure as contributing with the north facing facades (N1 and N3) as primary and to designate the southern or upper structure as non-contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley



NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Ver. 12 1/14/2020

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2026-012133-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District, non-contributing, Gabriel Brown, agent/owner, proposes to demolish a 755 sq. ft. accessory structure.

CASE NUMBER: 2026-012133--HDRB

PROJECT TYPE: Demolition

LOCATION: 1062 CAMINO SAN ACACIO
Santa Fe, NM 87505

CONTACTS:		
Property Owner	GABRIEL & MARIAM BROWNE MICHAE	1051 CAMINO SAN ACACIO
Applicant	GABRIEL BROWNE	1012 MARQUEZ PL STE 310B SANTA FE, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Apr 28, 2026. The decision of the Board was to approve the demolition of the southern accessory structure as proposed.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

January 20, 2022

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #:
Rodriguez-Maes Outbuildings	1062 Camino San Acacio *Downtown and Eastside Historic District*	4. County: Santa Fe Parcel # 99309930

5. Property Type:
_x_Buildings:
__ Structures: walls
__ Site __ Object

6. Date of Survey: November 27, 2021

7. Previous Survey Date(s):
__Yes:
_x_No: per email from City HPD

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6767743,-105.9198448



10. Photo Information: John Murphey, photographer. View of north and west elevations, facing southeast. November 27, 2021.

11. Brief Description of the Property:

Stacked neatly at the bottom of a hill, on the south side of Camino San Acacio, are two anonymous buildings. Without context, it is difficult to understand their history and use. The plain buildings look like they could be small homes, but that was never their purpose. Historically they were associated with houses across the street and worked as garages and workshops.

Continued on Page 5.

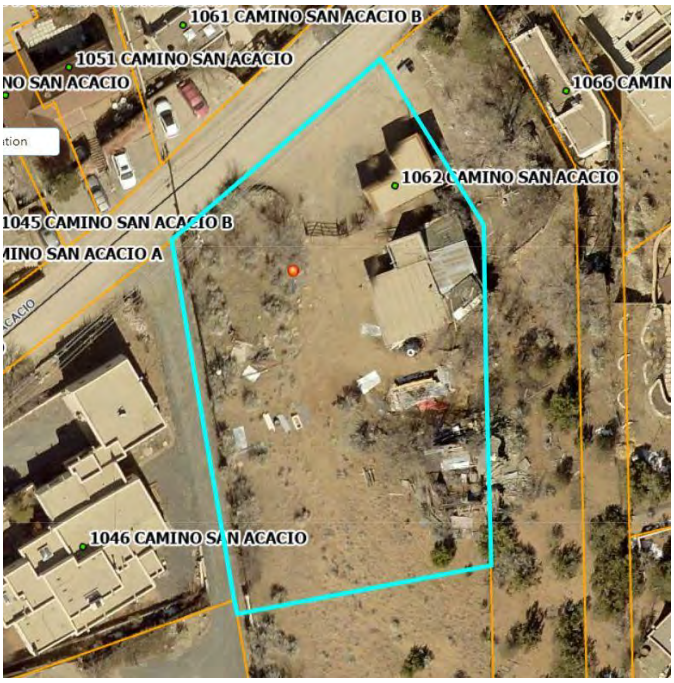
12. Who uses the property? Storage

13. Construction Date:
Date: pre-1948
_x_Known __ Estimated Source: 1948 aerial photograph

14. Setting:
__ Suburban __ Rural _x_ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __ Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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



Source: Office of the Santa Fe County Assessor

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: Gabriel Browne

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

Owner: Gabriel & Mariam Browne

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

20. Significance to Current Community: _x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: Lower and Upper Buildings __ No Status:

Per City of Santa Fe official designation map.

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Rodriguez-Maes Outbuildings	1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: November 27, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone: _x_Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: _x_Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood: __ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove _x_ Other: Corrugated metal

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__x At Grade _x_ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A
Lower and Upper Buildings combined

Operation	Material	Glazing	Number
Casement	Wood	4	1
Casement	Wood	6	2
Fixed	Wood	4	2
Sash	Wood	4/4	2

11. Doors __ N/A
Lower and Upper Buildings combined

Type	Style	Material	Number
Single-Leaf	1/4 Light	Wood	1
Double	Garage	Wood	1

12. Chimneys
N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:Post-1966; development of shed addition to Upper Building; aerial photograph
#2 Date: Unknown; change of windows, both buildings; material and visual evidence.

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Vernacular

17. Documents Available and Their Locations

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

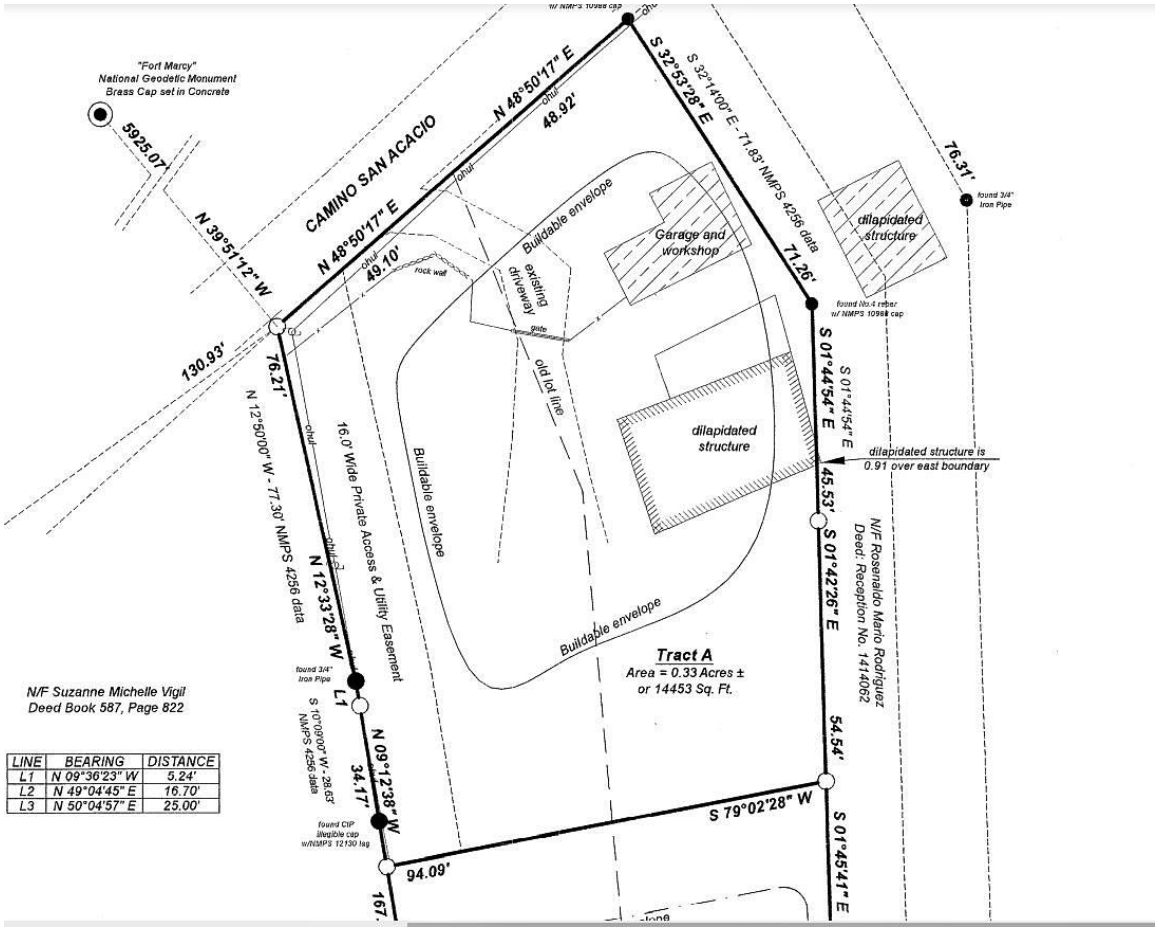
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2019 survey, courtesy LSC Survey, LLC.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Architectural Description Continued

Once part of a much larger parcel, the lot on which these buildings sit was recently reduced to its current size and given an address: 1062 Camino San Acacio.

Surrounding the property is land formerly owned by the same two families, now mostly separated and sold off. A piece to the south holds a family *capilla* crowning a ridge (Photo 2). Immediately to the east is the foundation of a knocked-down building and an old apricot tree.

The two structures, the Lower Building and the Upper Building, are basic L-shaped forms built partially into the hillside. Facing directly onto Camino San Acacio, the Lower Building is the better preserved of the two.

Lower Building

Built of adobe, with interior vigas, this roughly 853-square-foot structure has two rooms: a garage and a small office.

North

The garage has an 8’ opening holding swinging wood panel doors (Photo 4). The doors, made of 5”-wide boards, are painted white. The paint shows an older green coat. The panels swing out on 12” metal “T” hinges of unknown vintage. Rounding the round corner to the west is the only pedestrian entry to the building, holding a stock ¼ glass unit with four raised panels.

West

A single opening penetrates the west elevation (Photo 5). It contains a four-light, non-historic in-swing casement. A heavy concrete sill runs at the bottom of the window.

South

The long south elevation is partially dug into the slope (Photo 6). It is divided evenly with two openings holding recent six-light casements. A non-historic overhang spans the façade (Photo 6). Sticking out 13½”, it supports a metal gutter.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

East

The mountain-side of the building is a blank wall revealing stucco patching (Photo 7).

Construction Details

The building's public side is covered with slathered stucco. The thick textured overlapping strokes and the color suggest a re-stucco. Its parapets are capped with a brick coping in a pattern of rowlocks working as dentils. A metal cap, used to prevent water intrusion, obscures the top of the coping. The roof slopes to the south, dumping into the gutter. It is made of modified bitumen.

The building has recently been repaired under a permit. This work encompassed replacing two areas where the roof had failed and installing new vigas and a concrete floor.

Upper Building

The larger of the two, the Upper Building, sits on a shelf excavated into the hillside. At roughly 755-square-feet, it has an office and a garage (similar to its companion building). The garage doubles as a workshop. Its east elevation is covered by a crude shed made of disparate recycled wood elements.

North

The north elevation rises above grade on a mixed concrete and rubble foundation. The walls, reaching 3' above the ground, show their formwork (Photo 8). Above are adobe walls covered with a gray scratch coat. A crude coping made of clay tile blocks and bricks surmount the walls.

Attached to the east side is the beginning of the shed. It sits on a rubble stone wall and reveals various wood surfaces (Photo 9). It has a single gate, sheltered by an overhang of 2'x4's.

West

Two wide garage doors define the west elevation (Photo 10). The façade starts at the north at a setback with a window giving light to the office. While the opening is historic,

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

the windows are not original. The two four-light fixed units are separated by a 1"x 6 ½" board acting as a mullion. Like the north side, this portion was given a scratch coat.

The double garage doors are similar. Each has two panels holding 5" v-groove boards. They open with the same type of hinges as found on the Lower Building. An overhang extends nearly 24" over the openings.

South

The south elevation shows the building's construction material – mud brick (Photo 11). The mostly uniform 7"x 3 ½" x 16" earthen bricks are laid in a typical pattern and adhered with mud mortar. The rustic façade is broken with a grouping of sash windows. These newer units are fitted into an opening with the same type of board mullion found on the north side. A shallow overhang tops the wall. Rolled asphalt roofing is tacked across the feature.

Shed

Appended to the Upper Building's east side is a crude, mixed material storage area that may have once served as animal pens. The almost amorphous structure has three divisions, discernable only by changes in roof slope (Photo 12). It is made mostly of fragments of recycled lumber and corrugated tin.

The south end has an opening framed by large rough beams. Its structure sits on a mixed concrete and rubble foundation. Its roof is partially collapsed (Photo 13).

The middle section has an east-sloping shed roof with openings that resemble animal pens. It has been recently reinforced by new 3 ½" x 9 ½" beams (Photo 14).

The lower north section has a roof sloping in the same direction and erected over a rubble stone wall (Photo 9).

Based on the known use of the property, there is a high likelihood that the shed once enclosed animals. Aerial photographs show the area where the structure now stands divided into open-roof pens (Figure 4).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Historical Overview

Camino San Acacio Context

As a narrow shelf above Canyon Road, Camino San Acacio — originally San Acacio Road — developed slowly in the early 20th century and was considered the south edge of settlement (Figure 1).

The origin of the toponym is unclear. While not recognized in Spain, Saint Acacius was an early Christian martyr who became a subject of veneration in New Mexico. Unlike other patron saints, San Acacio is depicted in crucifixion. His name is affixed to a small colonial village in Costilla County, Colorado, originally part of New Mexico.

The rural neighborhood in Santa Fe which holds Camino San Acacio took on the name Talaya Hill. It meandered along a ridge above *Acequia de Los Lopez*, or Ditch No. 7. Acequia de Los Lopez, one of over a dozen ditches in Santa Fe, stretched for about two miles irrigating plots of corn, alfalfa, wheat, oats, beans — and small orchards planted with apples or apricots.[1]

Families built their homes on the tiny ridge, forming a row of houses known as a *cordillera* in regional archaic Spanish (Figure 1). The south side of the road, composed of a slope of Talaya Hill, served as uplands. Here, goats and sheep wandered the hillside.[2] The top of the hill was crowned by Talaya Hill Reservoir, a basin built in the 1890s to collect rainwater for fire suppression and to supplement the city's drinking water.

The first city directory listing for the road in 1932 reveals a fully populated neighborhood with mostly occupant-owned houses. These houses were given odd numbered addresses, indicating they sat on the north side of the road. The neighborhood had a small private chapel, St. Ignacio, later renamed St. Agnes.[3]

[1] State Engineer's Office, "Report: Santa Fe Hydrographic Survey," Santa Fe: State Engineer's Office, March 13, 1919, no pagination.

[2] Walter Drew, telephone conversation with John Murphey, November 29, 2021.

[3] Hudspeth Directory Company, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company), 360 and 464. In the late 1950s, the church at 1050 Camino San Acacio listed as a "private chapel" is the capilla located on a different portion of the property and historically maintained by the Maes family.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Like many Hispanic neighborhoods, the properties evolved into family compounds, with multiple buildings holding an extended-family household of parents, children, grandchildren, cousins, uncles, aunts — and in some cases, adopted children, widows, and boarders.

Rodriguez-Maes Property

The land is assumed is to be tied to Manuel Rodriguez, who owned a large tract straddling Acequia de Los Lopez as depicted on the White's map of 1897 (Figure 1). Particular to this study is Manuel's son Felix Rodriguez and his family. Together they owned two homes on the north side of San Acacio (1061 and 1063), which directly associate with the subject buildings.

The two homes in the early 1930s were owned by Felix Rodriguez, and his son, Jose Rodriguez. Felix, who died in 1931 at age 71, was living with his four daughters, three of whom were employed as servants.[4] His son, Jose, lived next door with his wife, Rosarita, and their four children. Jose worked as a sheepherder, making the seasonal trek into the mountains with his herd.

After Felix's death, his daughter Lucia married Luis H. Maes. Born around 1905, Luis (sometimes Louis) grew up in Lamy, where his father worked at a coke oven. After marriage, Felix and Lucia (often Louisiana) took over the home on San Acacio Road, raising a family. During the Great Depression, Luis and Jose worked for the New Deal Works Progress Administration like many men on their block.[5]

While most of the eastside was on municipal water and sewerage by the late 1940s, San Acacio didn't get service until late 1950s. In the early 1960s, the informal road embraced its first Anglos, including an architect associated with Alexander Girard, who purchased and remodeled a neighboring home..

The land on the south side of the road holding the building remained intact as a large parcel (Figure 3) at this time. Over subsequent years it would be whittled down and subdivided.

[4] United States Federal Census, *1930,* Census Place: *Santa Fe, Santa Fe, New Mexico;* Page: *13B;* Enumeration District: *0003;* FHL microfilm: *2341134.*
[5] I Ibid., 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 11A; Enumeration District: 25-5B.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Use of Buildings

In 1968, Walter Drew, a Wesleyan-educated contractor, moved onto a neighboring property and refurbished a shed to become his office. Drew made a quick acquaintance with Jose Rodriguez and his brother-in-law, Luis Maes. At the time of this report, Drew had helpful recollections on how the buildings were used through the early 1970s.[6]

Much older, and now widowed, Rodriguez had never learned to drive. He puttered around the hillside property, tending his sheep and goats. The old sheepherder had a folk-artist sensibility. He incorporated broken consumer goods into projects, including in the property's retaining walls (no longer part of the subject parcel). He had taken up weaving and kept his loom in one of the buildings. Rodriguez died in 1976.

A few years younger, his brother-in-law Luis Maes — who had worked for many years as a custodian — remained at his home across the street. He tinkered with his 1932 Ford pickup, which he kept in the upper building. Luis Maes died in 1994.

Since Maes' death, the block has experienced change, with the breakup of family land and the resulting infill of luxury homes on the south side. Many of the older homes on the south side have passed out of family ownership.

The parcel holding the study buildings remained in family ownership until recently. It was used for time as a woodwork shop.

[6] Drew, telephone conversation with John Murphey.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Evaluation of Historical Status

Both buildings appear to be old, being visible, at least in gross footprint, on a 1948 aerial photograph. The structures are of modest design and do not communicate their primary association as ancillary buildings associated with homes across the street. The Upper Building suffers advanced deterioration, and its integrity is further damaged by an ad-hoc, incoherent shed covering its east elevation.

Conclusion

The recommendation is to maintain Non-Contributing Structure status for both buildings.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Illustrations



Figure 1: Area context.
Subject buildings circled
October 25, 1948, aerial photograph.
Courtesy EDAC, University of New Mexico.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

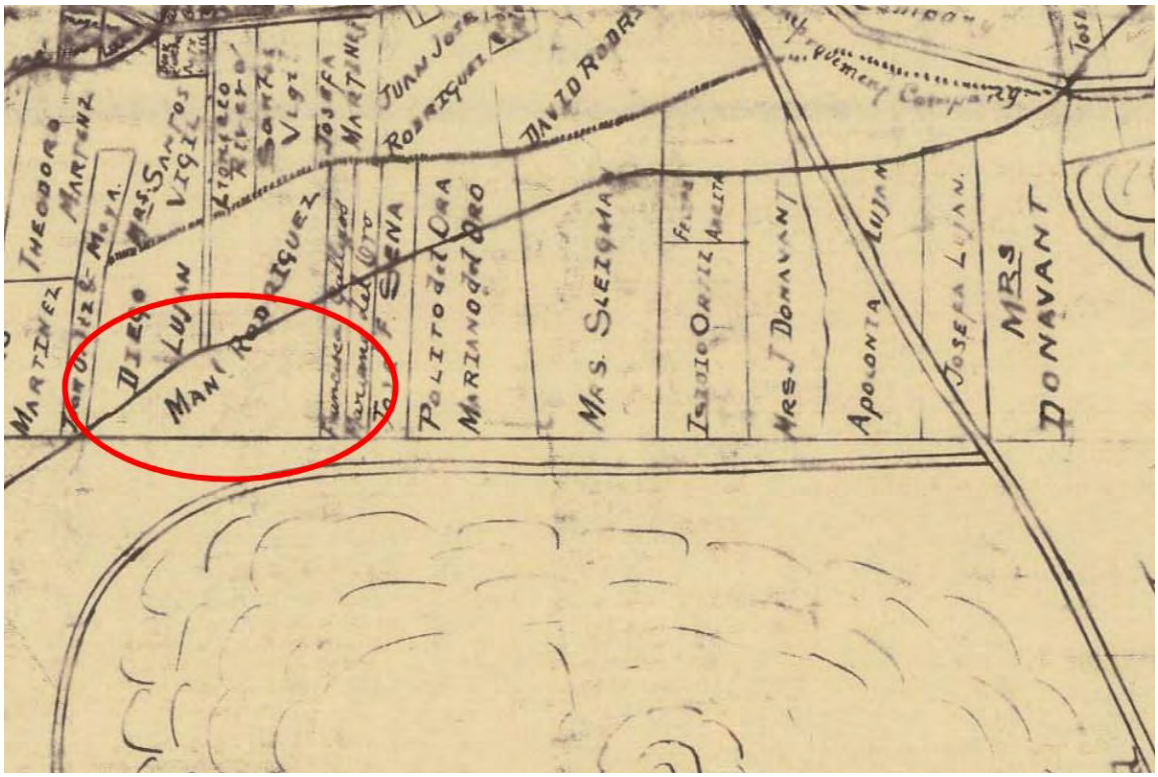


Figure 2: Manuel Rodriguez land circled.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Figure 3: 1957 parcel map superimposed over contemporary aerial.
Subject buildings circled.
"Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Figure 4: Subject buildings.
May 2, 1966, aerial photograph.
Courtesy New Mexico Department of Transportation.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

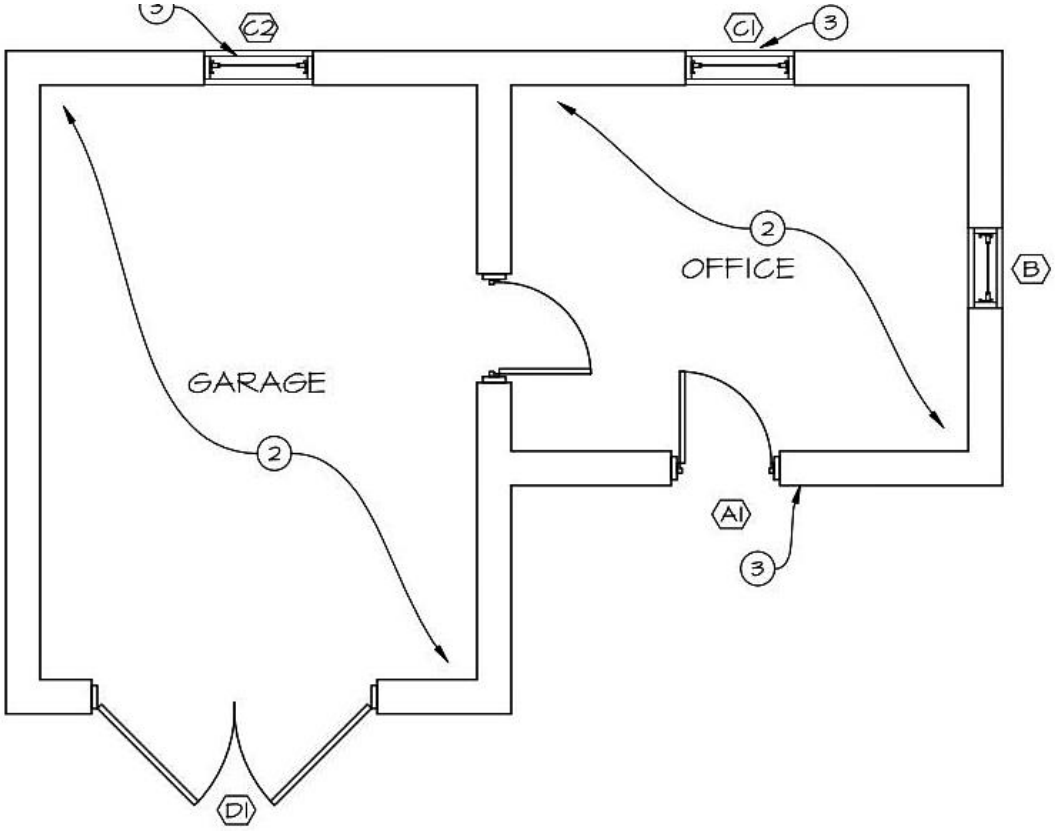


Figure 5: Lower Building footprint.
Courtesy Praxis Architects Inc.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

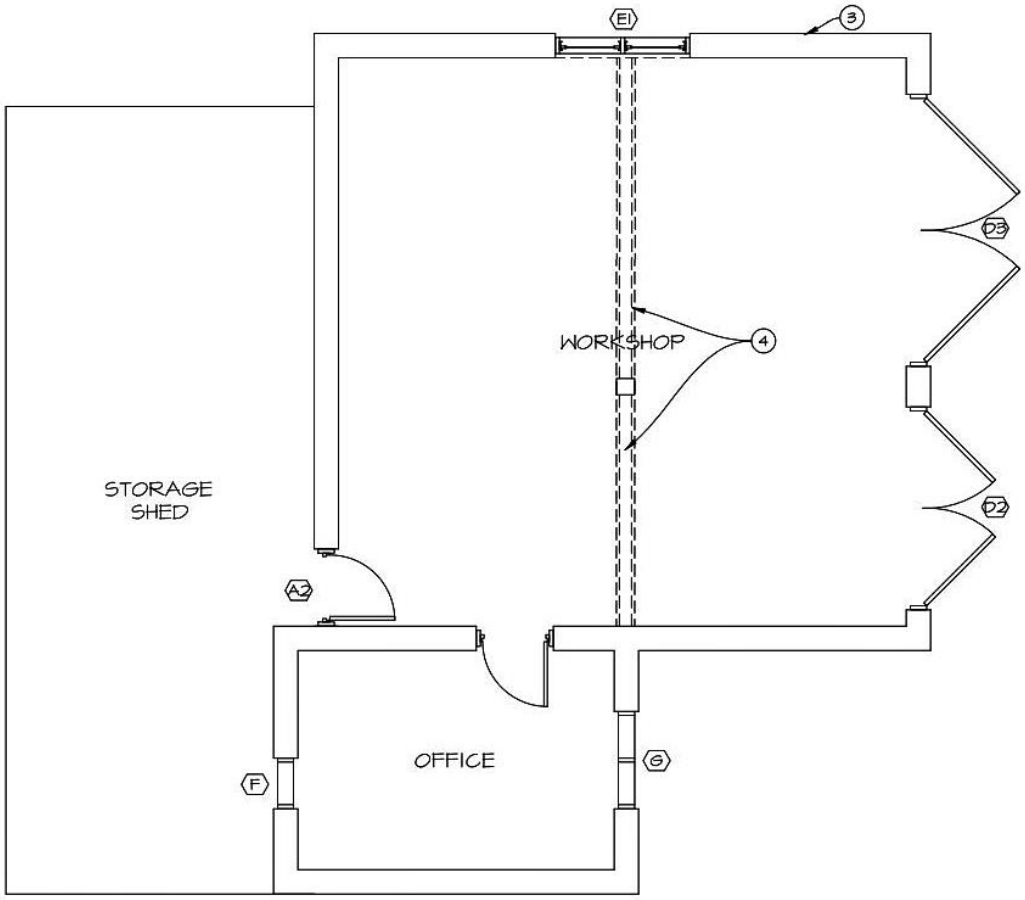


Figure 6: Upper Building footprint.
Courtesy Praxis Architects Inc.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Survey Photographs

(All images taken by John Murphey, November 27, 2021, unless otherwise noted)



Photo 1: View of property from Camino San Acacio.
Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 2: Deteriorating structure and capilla on separate property. Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 3: View of Upper Building from south edge of property.
Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 4: Lower Building, north elevation.
Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 5: Lower Building, west and south elevations.
Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 6: Lower Building, south elevation.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 7: Lower Building, north elevation.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 8: Upper Building, partial north elevation.
Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 9: Upper Building, north elevation, shed portion.
Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 10: Upper Building, west elevation.
Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 11: Upper Building, south elevation.
Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 12: Shed, east elevation.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 13: Shed, south portion at right.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 14: Shed, middle portion.
Camera facing south.

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 10/29/2025	Property Owner of Record Santa Ines Ltd. Co.		
Applicant/Agent Contact	Gabriel Browne, gabriel@praxisdesignbuild.com (505) 660-2294		
Site Address	1062 Camino San Acacio		
Suite or Space #	Subdivision Name n/a		
Lot # Tract A	Block # Section 30, T17N, R10	Total Roof Area (square feet) 4,704.3	
Lot Coverage % 36.3%	Lot Size (square feet) 12,482.1 sq. ft. excluding driveway easement		
Proposed Construction Description	New Single Family Home & ADU on lot with existing "contributing" garage structure		
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan		
Zoning District R5	Overlay Districts ☐ Escarpment ☐ Flood Plain ✓ Other		
Proposed Setbacks	Front 9'-0"	Rear 15'-2"	Left Side 5'-2" / Right Side 19'-8"
Required Setbacks	Front 7'	Rear 15'	Left Side 5' / Right Side 21'-0"
Proposed Height 24'-9"	Max Height 28'	Parking Required 3 / Provided 7	Bike Parking 2 / Provided 2

Historic Planning Case Manager Lani McCulley

If you selected "other," please write in the name of your case manager.

ADDITIONAL SUBMITALS (IF APPLICABLE)

☐ Y ✓ N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
☐ Y ☐ N Setback Affidavit and Agreement		
✓ Y ☐ N Site Visibility Triangle	✓ Y ☐ N Escarpment Slope Analysis	☐ Y ✓ N Flood Plain Grading Plan

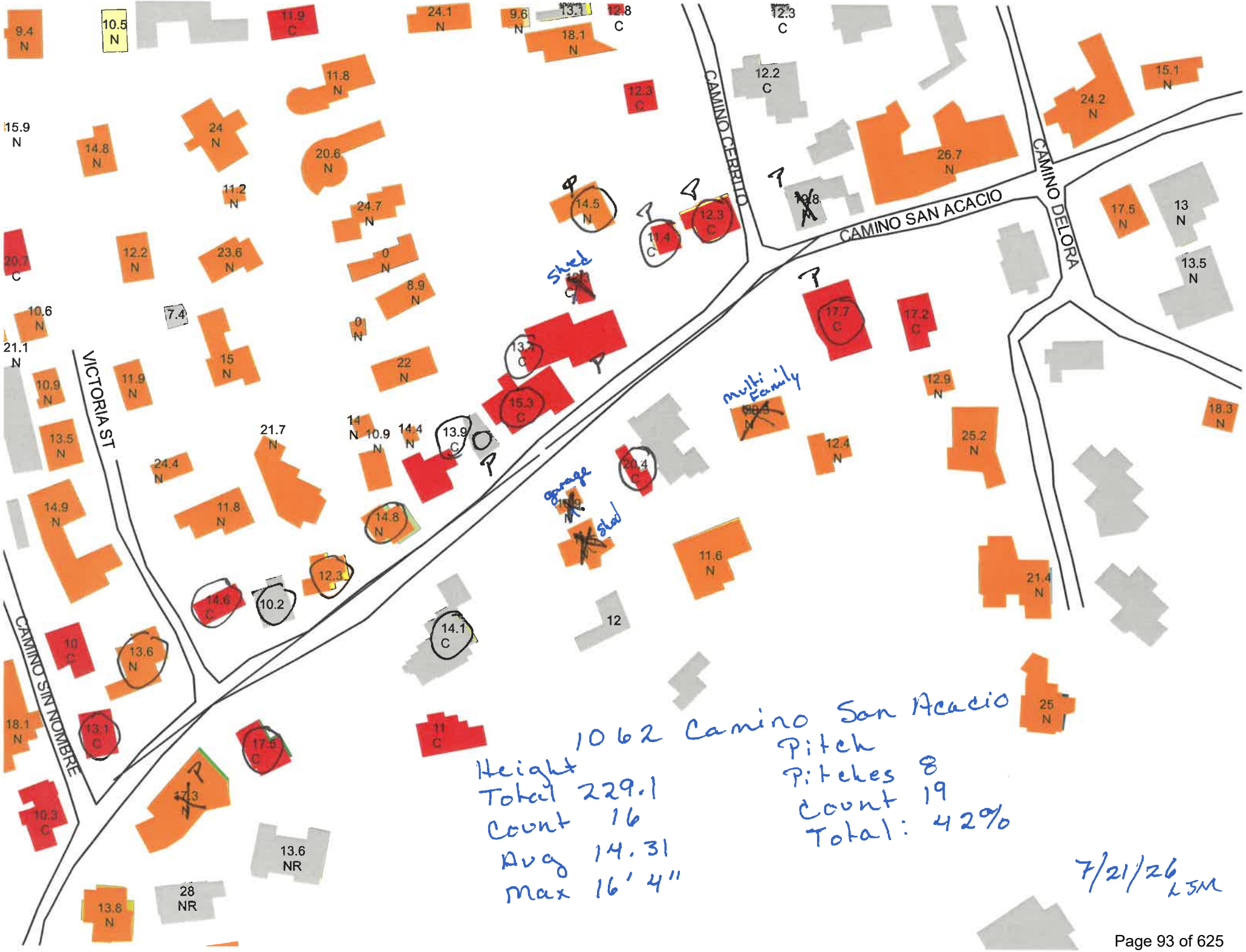
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Gabriel Browne ✓ Owner ✓ Applicant ☐ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions		
Preliminary Zoning Review completed by Stephanie Perea	Date 4-15-26	
Preliminary Zoning Review # 2026-012245-PAR		


CAMINO CERRITO
CAMINO SAN ACACIO
CAMINO DELORA
VICTORIA ST
CAMINO SIN NOMBRE
Shed
multi family
garage
shed
1062 Camino San Acacio
Height
Total 229.1
Count 16
Avg 14.31
Max 16' 4"
Pitch
Pitches 8
Count 19
Total: 42%
7/21/26 LSM


MARTINEZ LN
CAMINO CERRITO
CAMINO DELORA
CAMINO SAN ACACIO
CAMINO DON MIGUEL
CAMINO SIN NOMBRE
VICTORIA ST
DON MIGUEL PL
VIGIL LN
1062 Camino San Acacio
Total 1346
Count 28
Max Allowable Height = 48"

www.praxisdesignbuild.com
Tel 505.473.7766 Fax 505.474.7927
1012 Marquez Place, #310B Santa Fe, NM 87505

Lani McCulley &
Historic Design Review Board Members
Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87501

PRAXIS INC architects
PRAXIS LTD.CO. general contractor

Regarding: A new home at 1062 Camino San Acacio

August 4, 2026

Ms. McCulley & Historic Design Review Board Members:

Please accept this letter along with design drawings as a complete application for approval from the Historic Design Review Board for a new home and ADU at 1062 Camino San Acacio. This property is in the Downtown and Eastside Historic District.

This new home is designed in a Recent Santa Fe Style. The design incorporates a wall dominated appearance with deep set fenestration and parapeted stepped masses and an earth-tone stucco.

1. I request that the board allow the home to be built to a maximum height of 20'-3" tall where a maximum height of 16'-4" is explicitly allowed and the Board may, at its discretion allow up to 20'-4" because of the sloping nature of this site.
    a. The existing site, under the footprint of the house, slopes 12 vertical feet.
    b. The house has been designed so that its height is in proportion to the homes on either side of it. The Great Room mass of the house is 2'-3" lower than the elevation of the house to the west which I estimate to be at elevation of 7723' and 1'-9" higher than the house to east which I estimate has parapets at 7719'.
    c. The home has been designed to step up the hill to follow the natural terrain and minimize the appearance of unusual height from the street.
        i. The portal, which is the portion of the building closest to the street, is the shortest portion of the home at 13'-11" above the existing elevation at the midpoint of the street facing façade.
        ii. The Great Room mass is second-closest to the street. This mass is 18'-3" high relative to the existing elevation at the midpoint of the street facing façade. This mass has been shortened considerably from the previous submittal. In that submittal I had requested that this mass be allowed to be the maximum allowed 20'-9" tall.
    d. I am requesting that the Guest Room mass, the rearmost mass of the building which is not visible from the street be allowed to be 20'-3" tall. This is the portion of the building most buried into the hillside.

This height is only 9'-9" above the existing grade at its highest location within the footprint of this mass.

2. I intend to build a walk-out basement below the northeastern bedroom suite for storage and mechanical space. The finished grade at the doorway of this space will be at 7197'-8", 23'-4' below the parapet above. The doorway and finished grades in this area are hidden from the public view behind the front garage/shop building and are located within the footprint of the old rear shop building I intend to demolish. If the basement access doorway were not allowed, the appearance, massing and height of the building as viewed from the street would be precisely the same. The heights and massing proposed fall within the zoning height requirements for the property.
3. On the street facing façade, I have designed a shed roof portal in a traditional form with exposed posts and beams. As shown in the attached photo documentary, pitched roof portales are common in the streetscape and in keeping with the historic vernacular in this neighborhood. Note: Two portales in the streetscape have steel columns.
4. I request that the board grant me an exception to allow the posts & beams of the portal to be of exposed steel which will naturally achieve a rust finish. I have addressed the exception criteria for this in a separate document.
5. I have "set back" portions of the façade as described in the ordinance at the northwestern corner to extend and create a portal. Under portales, larger plate glass areas are allowed.
6. The home is planned to have solar photo-voltaic panels on the roof over the garage. The elevation of the highest point on the panels will be lower than the adjacent parapets.

The exterior finishes throughout the property are intended to be similar so as to draw the complex together in a coherent design aesthetic:

1. Permission to restucco the existing front garage structure came with the conditions that the existing stucco color and texture be replaced as closely as possible. The existing stucco is El Rey Color "Buckskin". For the other stucco finished elements in the complex, we intend to match this color in an elastomeric stucco with a medium sand finish. Outside stucco corners will have a ¾" bullnose.
2. A brick coping detail will be employed on the stucco pilasters in the coyote fence, and on the house balcony rail in homage to the brick coping detail preserved on the front shed building.
3. Window and doors will be aluminum and aluminum clad wood in dark bronze anodized or dark bronze factory applied finish. Windows will be simulated divided lite where visible from the street, except under the portal on the primary home.
4. The garage door will be a factory applied dark bronze color as close as possible to the color of the windows.
5. There are four canales on the home. Only one is visible from the street. Please grant permission to build the canales from mild steel.

6. There are two roof overhangs over doors which have an exposed fascia. Neither are visible from the street. Please allow a mild steel finish in these two areas.

If you have any questions or concerns regarding this request, please e-mail me, or call me on my cell phone number below. Thank you for your time and assistance with this matter.

Sincerely,



Gabriel Browne,
Owner & Architect
gabriel@praxisdesignbuild.com
(505) 660-2294 Cell

www.praxisdesignbuild.com

Tel 505.473.7766 Fax 505.474.7927

1012 Marquez Place, #310B Santa Fe, NM 87505

Lani McCulley &
Historic Design Review Board Members
Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87501

PRAXIS INC
architects

PRAXIS LTD.CO.
general contractor

Regarding: 1062 Camino San Acacio - fences & hardscape elements as part of the home and ADU construction.

August 4, 2026

Ms. McCulley & Historic Design Review Board Members:

Please accept this letter along with design drawings as a complete application for approval from the Historic Design Review Board for walls, fences, a trellis, a trash enclosure and other hardscape appurtenant to our application to build a new home and ADU at 1062 Camino San Acacio. This property is in the Downtown and Eastside Historic District.

In order to be able to build a home on this site, including access to and walkways between the structures, to develop gardens on the site, and to help control erosion, I plan to terrace parts of the property. The terraces will be defined by retaining yard walls which will be stucco covered insulated concrete forms (ICF) where taller and bent 14-gauge steel, where shorter.

1. The proposal includes a coyote fence between my driveway and the yards just east of the driveway. This fence will hide mechanical equipment, contain pets and offer privacy between the proposed home and the home to the west. I intend for this wall to be 6' tall and set back from the western property line 16'. It will be built with steel posts and rails and with cedar latillas. The longest run of this fence will be 28'-6" long.
2. [redacted]

The exterior finishes throughout the property are intended to be similar so as to draw the complex together in a coherent design aesthetic:

1. Permission to restucco the existing front garage structure came with the conditions that the existing stucco color and texture be replaced as closely as possible. The existing stucco is El Rey Color "Buckskin". For the other stucco finished elements in the complex, we intend to match this color in an elastomeric stucco with a medium sand finish. Outside stucco corners will have a ¾" bullnose.
2. The shorter retaining walls are designed to be made of mild steel which will be allowed to rust over time. The steel will match the coping flashings on the existing shed.
3. The hardscape will include standard grey concrete slabs and concrete steps.

If you have any questions or concerns regarding this request, please e-mail me, or call me on my cell phone number below. Thank you for your time and assistance with this matter.

Sincerely,



Gabriel Browne,
Owner & Architect
gabriel@praxisdesignbuild.com
(505) 660-2294 Cell

1062 Camino San Acacio
Exception for exposed steel columns at the portal on the primary residence

The proposed portal design is traditional in its form with posts and beams of traditional scale and proportion. It includes doubled columns closely spaced which is a traditional technique especially employed in the territorial style for wider spans, carrying greater load and adding a visual "weight" to each clustered column location.

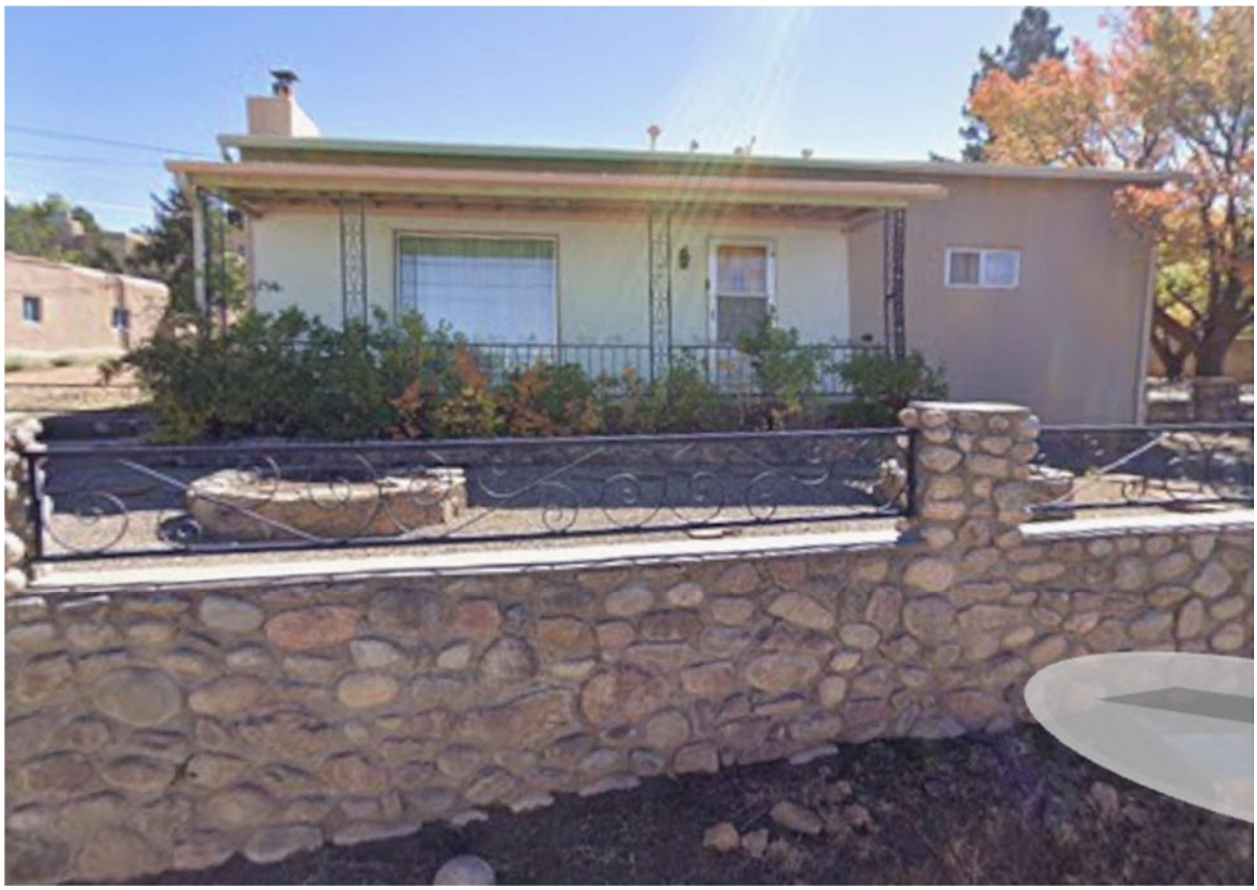
The code does not prohibit the exposed steel beam or leaving that exposed, but by a rather round about interpretation might require "wooden columns". This is a request for an exception to that requirement.

Variance Criteria:
(i) Exposed steel columns will not damage the character of the district. ***There are two examples of steel portal columns in the streetscape, one is on the primary façade of a contributing structure***. The difference between painted wood and steel is very subtle, and would likely not be visible to a casual observer. Paints will fade and peel, wood will twist and crack. Leaving a gap at the bottom of wooden columns, as required by code, leaves a strange floating detail which is clearly not traditional. Failing to leave a gap, or filling the gap with another material leaves end grain exposed to moisture which rots the columns. Using and expressing steel for these elements will enhance the character of the district because the column can fully engage to the wall it sits one, because the proposed columns will become more beautiful over time instead of less so. They will last generations. The character of the district is further enhanced by solutions which express their structural intent and materiality simply and honestly as those are fundamental tenants of the New Mexico Vernacular.
(ii) As described above, covering the columns of this structure with wood would not improve the appearance of the building. It would add cost and unnecessary work. These are hardships to the applicant. The public good is not served by a material which will degrade over time, and need replacement when it rots away.
(iii) Allowing the steel columns to be exposed would strengthen the unique heterogeneous character of the city by allowing a unique heterogeneous solution to this problem.

Photographic Study of Pitched Roof Portales in the streetscape

1104 Camino San Acacio – Contributing structure in the streetscape

Metal roofed, pitched portal, note steel portal columns



348 Camino Cerrito – Two Contributing Structures in the Streetscape

Metal roofed, non-parapeted portal



1067 Camino San Acacio – Currently non-contributing Structure in the streetscape:

Metal roofed, pitched portal note steel columns



1049 & 1051 Camino San Acacio

Metal roofed, shed-style portal



1045 Camino San Acacio – currently non-contributing

Membrane roofed, non-parapeted portal



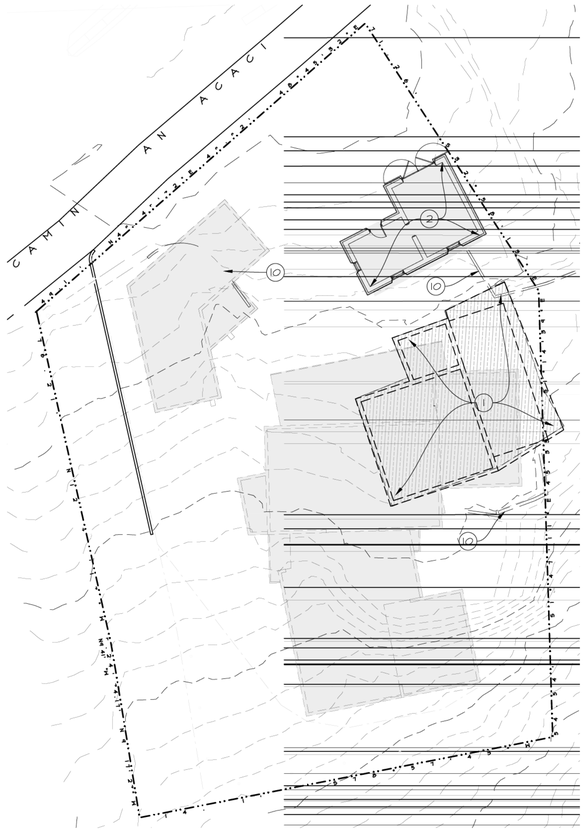
1021 Camino San Acacio – not currently contributing

Membrane roofed, non-parapeted carport



KEYED NOTES

1. EXISTING SHED TO BE DEMOLISHED SEE ACTION LETTER FROM THE HDRB MEETING APRIL 28, 2026 IN CASE #2026-012133
2. EXISTING HISTORIC CONTRIBUTING GARAGE STRUCTURE TO REMAIN - SEE ACTION LETTER FROM THE JUNE 9, 2025 HDRB MEETING IN CASE #2026-01228 AND DRAWINGS S1-1 FOR SCOPE
3. 8' TALL 36" WIDE STEEL TRELLIS
4. OFF-STREET PARKING AREA
5. EXISTING POWER POLES, GUY WIRES AND OVERHEAD POWER LINES
6. COYOTE FENCE SEE TYP FENCE SECTION
7. SAN ACAGIO FENCE - MASONRY PILASTERS STUCCO FINISH, DOUBLE BRICK COPING DETAIL, FENCE PANELS TO BE STEEL RAILS, 3" CEDAR LATILLAS
8. THINNER LINES REPRESENT LOWER, STEEL RETAINING WALLS
9. THICKER LINES REPRESENT TALLER, STUCCO COVERED ICF RETAINING WALLS
10. EXISTING CONCRETE SITE WALLS TO BE REMOVED
11. MILD STEEL MAIL BOX ON MASONRY, BRICK & STUCCO ADDRESS MONUMENT



NORTH 0 4' 8' 16' 24'

SCALE: 1/16" = 1'-0"

2 SITE PLAN A0-1



SCALE: 1/8" = 1'-0"

1 SITE PLAN A0-1

PROJECT INFORMATION

OWNERS:
GABRIEL & MARIAM BROWNE
1012 MARQUEZ PL #310B
SANTA FE, NM 87505
(505) 660-2244

ARCHITECT:
PRAXIS ARCHITECTS INC.
CONTACT: GABRIEL BROWNE
(505) 473-7166
1012 MARQUEZ PL #310B
SANTA FE, NM 87505

BUILDER:
PRAXIS LTD. CO.
CONTACT: GABRIEL BROWNE
(505) 473-7166
1012 MARQUEZ PL #310B
SANTA FE, NM 87505

PROJECT SUMMARY:
NEW ADU
NEW SINGLE FAMILY RESIDENCE

PROJECT AREAS:

	HEATED	UNHEATED (GARAGE)	ROOF >2' OVHG	ROOF <2' OVHG
(GROSS)		505.7		25.4
EXIST GAR *1				
EXIST SHOP *2				
NEW ADU	574.0		36.0	
NEW HOME	2212.9	521.8	671.3	28.5
TOTAL:	2786.9	1033.5	707.3	53.9

TOTAL UNDER ROOF = 4,704.3
TOTAL UNDER ROOF LESS ROOFS WITH LESS THAN 2' OVHG = **4,527.7**

LOT	14,404.5
16' DRIVEWAY EASEMENT	1,922.4
LOT LESS DRIVEWAY ESMT	**12,482.1**

LOT COVERAGE **36.27%** (UNDER ROOF LESS 2' OVHG/LOT LESS DRIVEWAY)

NOTE 1 - EXISTING FRONT GARAGE SPACE TO REMAIN
NOTE 2 - EXISTING REAR SHOP TO BE DEMOLISHED

ZONING ANALYSIS

Zoning Analysis for single family residence and ADU:
Zoning: R5
Section 14-7.1
- Net Lot Area- 12,481.2 sq. ft. (exclusive of driveway access easement on W. side of property) 4,000 sq. ft. minimum allowed by table 14-7.2-1
- Lot Coverage - see calculation above
- Minimum Required Open Space: Not Required. where lot coverage is less than 40%

Required Yards per table 14-7.2-1:
- Street: 1 (20 for garage or carport)
- Sides: 5' (10' step back for height more than 14' above finished grade)
- Rear: 15'

Height Standards - 24' by zoning plus 4' by 14-7.1-(C)(1)(b) from the lowest adjacent grade to the highest point on the structure, height also controlled by historic requirements. Chimneys are allowed to be up to 4' above height limitation.
Wall Height Standards - controlled by historic
Required Yards -
- The following structures are allowed in yards: Walls and fences also decks, planters, driveways, walkways, stairways and similar structures less than 30" above grade.
- Eaves or other roof projections may extend into required yards a distance of 2' or less.

Parking - Required 2 Per Dwelling Unit = 4 spaces required, 8 provided.
Visibility at Driveways and Yards: no structure, fence, wall, hedge or planting will be placed in the triangular area defined by the more restrictive of 5' along the edge of the driveway and 15' along the front property line or 15' back from the nearest travel lane 30' along the travel lane.
This property is subject to the Mountain Terrain Ordinance by map, but less than 25% of the property has a slope of 20% or greater.

HISTORIC

CASE #2023-001358 FRONT GARAGE STRUCTURE DEEMED CONTRIBUTING (2) STREET FACING FACADES ARE CONTRIBUTING REAR SHED & SHOP STRUCTURE DEEMED NON-CONTRIBUTING
CASE #2026-012133 - BOAR ACTION APRIL 28, 2026 - EXISTING REAR SHED TO BE DEMOLISHED
CASE #2026-01228 - BOARD ACTION JUNE 9, 2026 - EXISTING HISTORIC CONTRIBUTING FRONT GARAGE STRUCTURE TO REMAIN, NON CONTRIBUTING FACADES MAY BE INSULATED WITH EXTERIOR INSULATION NEW WINDOWS & DOORS IN WHITE COLOR BUILDING TO BE RESTUCCOED WITH EXISTING CEMENTITIOUS COLOR TO MATCH EXISTING TEXTURE
JULY 30, 2026 REVISED HEIGHT & PITCH CALCULATION DETERMINED PITCH IS NOT ALLOWED, AND AN ALLOWABLE HEIGHT OF 16'-4". BECAUSE THIS SITE SLOPES, HDRB MAY ALLOW A HEIGHT UP TO 20'-4". MAX WALL HEIGHT ALONG THE STRET IS 48".

CODE ANALYSIS

2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
CITY OF SANTA FE GREEN BUILDING CODE - CURRENT

PRAXIS INC
ARCHITECTS

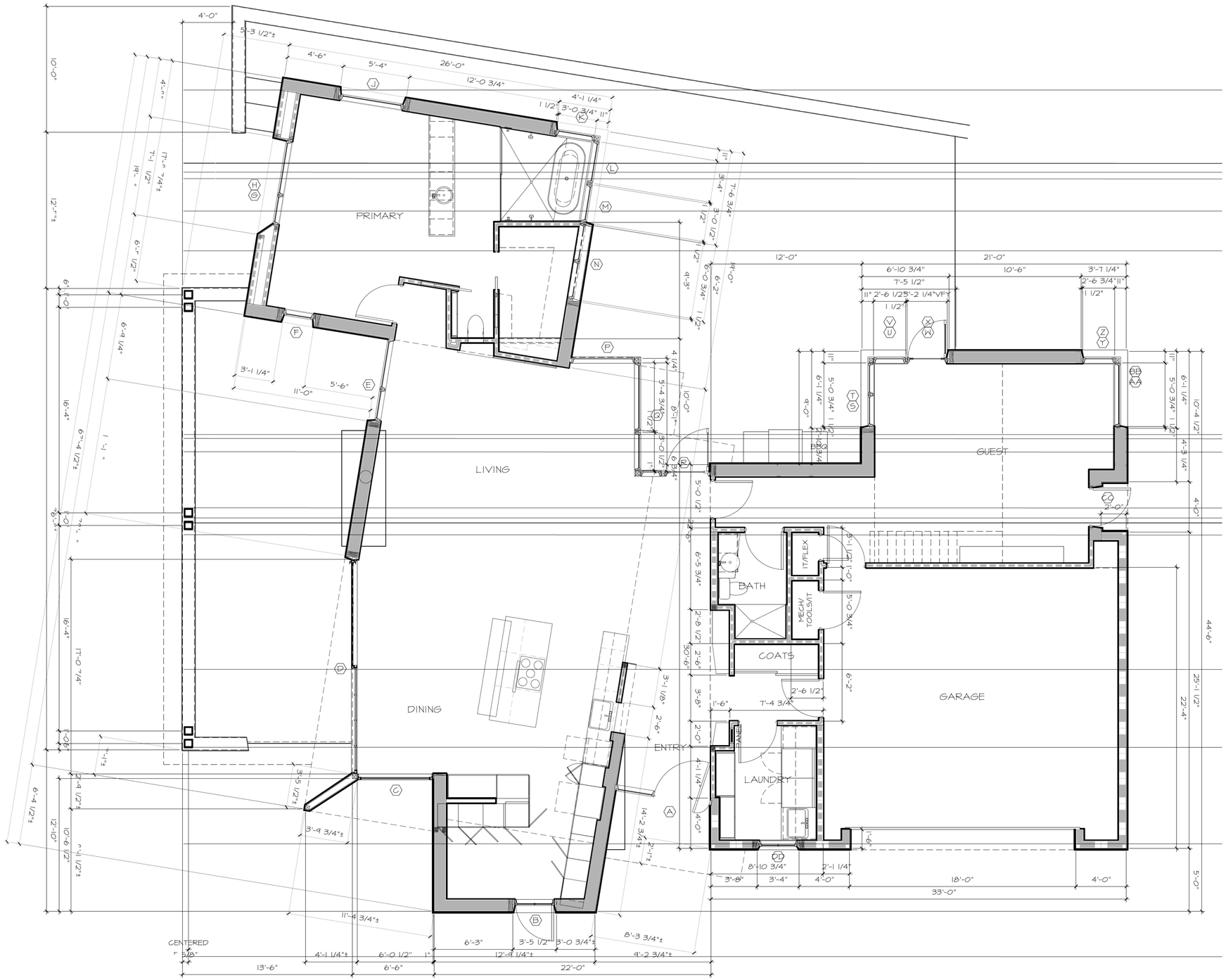
BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

SITE PLAN

DRAWN BY:	FILE NAME:
GB	1XX-A0-1
© COPYRIGHTS RESERVED	
REVISION: HISTORIC PACKET	DATE: 8/13/2025

A0-1

KEYED NOTES



PLAN

NORTH

SCALE: 1/4" = 1'-0"

H1-1

PRAXIS ARCHITECTS INC

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

MAIN HOUSE FLOOR PLAN

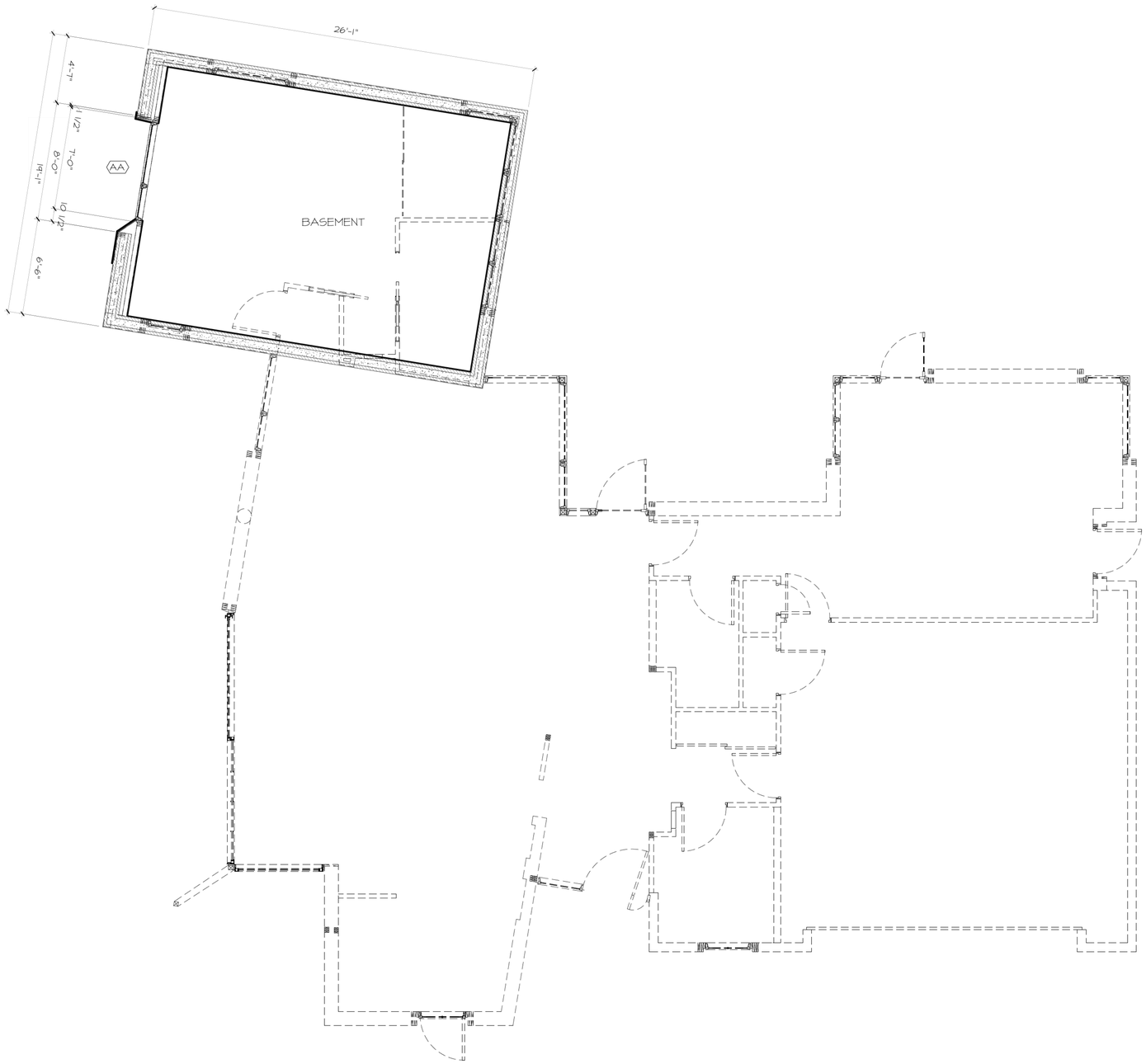
DRAWN BY: SB | FILE NAME: 1NS-H1-1

© COPYRIGHTS RESERVED

REVISION: HISTORIC PACKET | DATE: 8/13/2025

H1-1

KEYED NOTES



NORTH

BASEMENT PLAN

SCALE: 1/4" = 1'-0"

1
H1-8

PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE

1062 CAMINO SAN ACACIO

JOB NUMBER: 112

MAIN HOUSE BASEMENT PLAN

DRAWN BY: SD

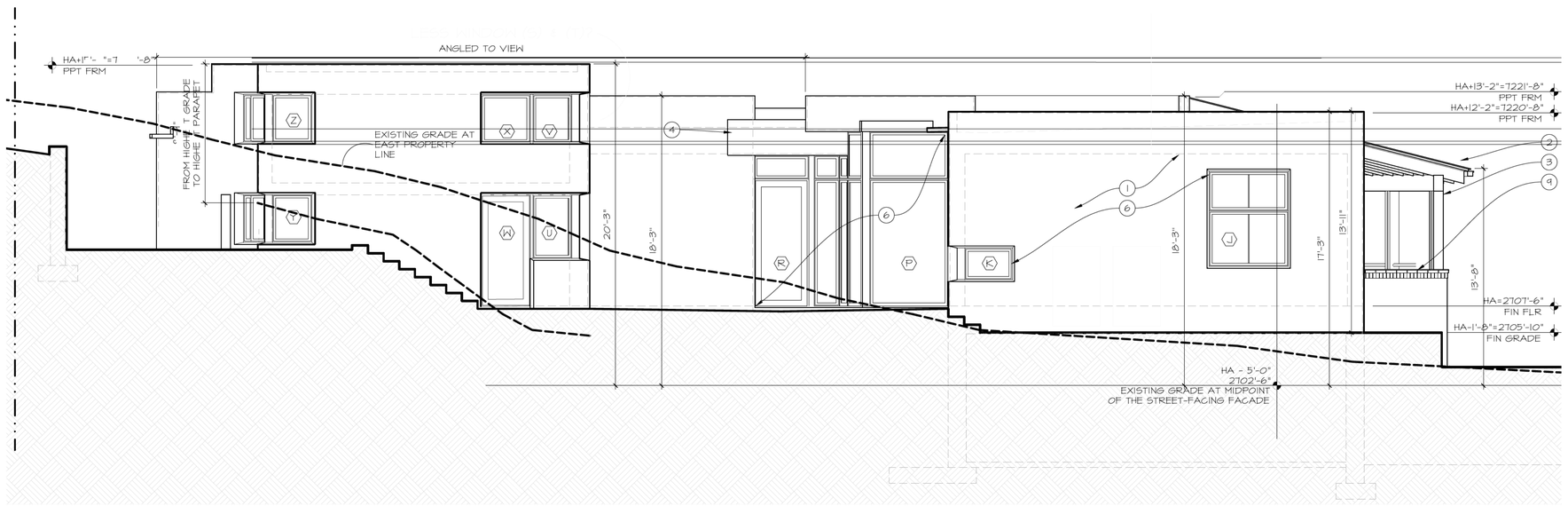
FILE NAME: 1N5-H1-B

© COPYRIGHTS RESERVED

REVISION: HISTORIC PACKET

DATE: 8/13/2025

H1-8



NORTH (STREET FACING) BUILDING ELEVATION

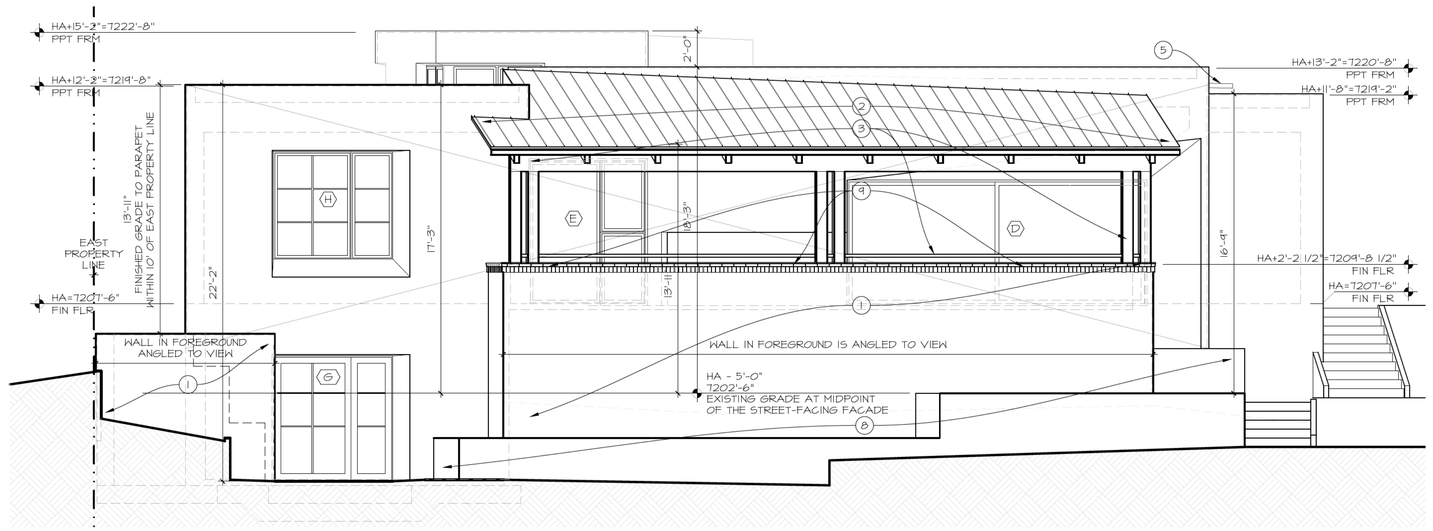
SCALE: 1/4" = 1'-0"

1

H2-1

KEYED NOTES

1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. ROOF OVERHANGS STEEL TO RUST
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH
7. FLUSH GARAGE DOOR IN DARK BRONZE
8. SHORTER RETAINING WALLS STEEL TO RUST
9. ON PORTAL BALCONY RAIL - TWO COURSE RED BRICK COPING DETAIL WITH STEEL CAP FLASHING



PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

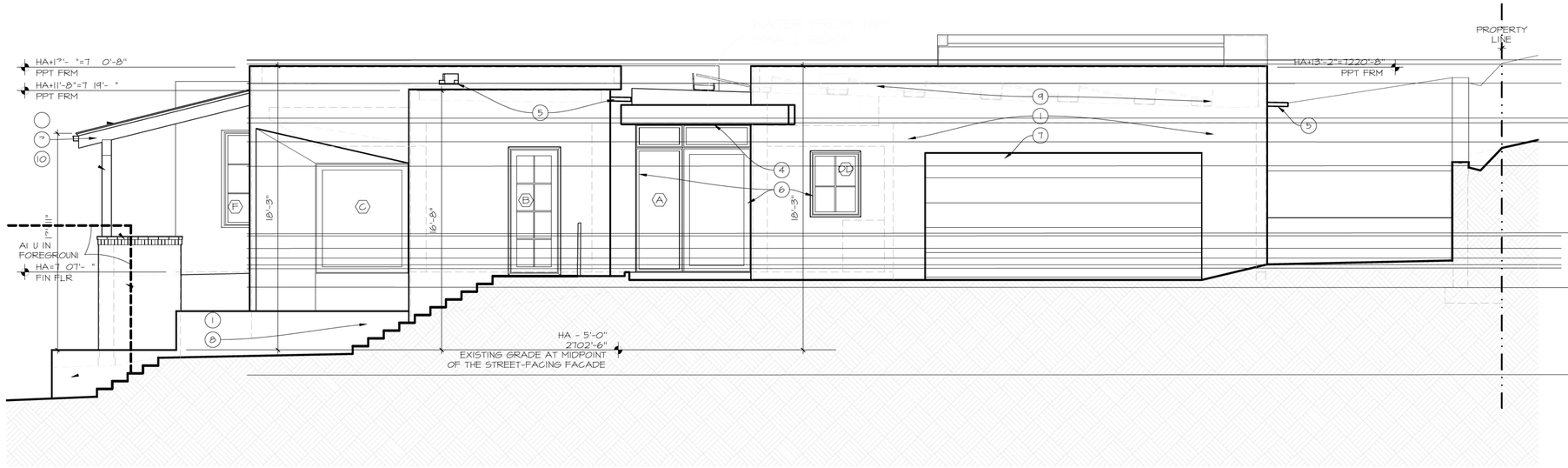
NORTH & EAST HOUSE ELEVATIONS

DRAWN BY: GB	FILE NAME: INS-112-1
© COPYRIGHTS RESERVED	
REVISION: HISTORIC PACKET	DATE: 8/13/2025

H2-1

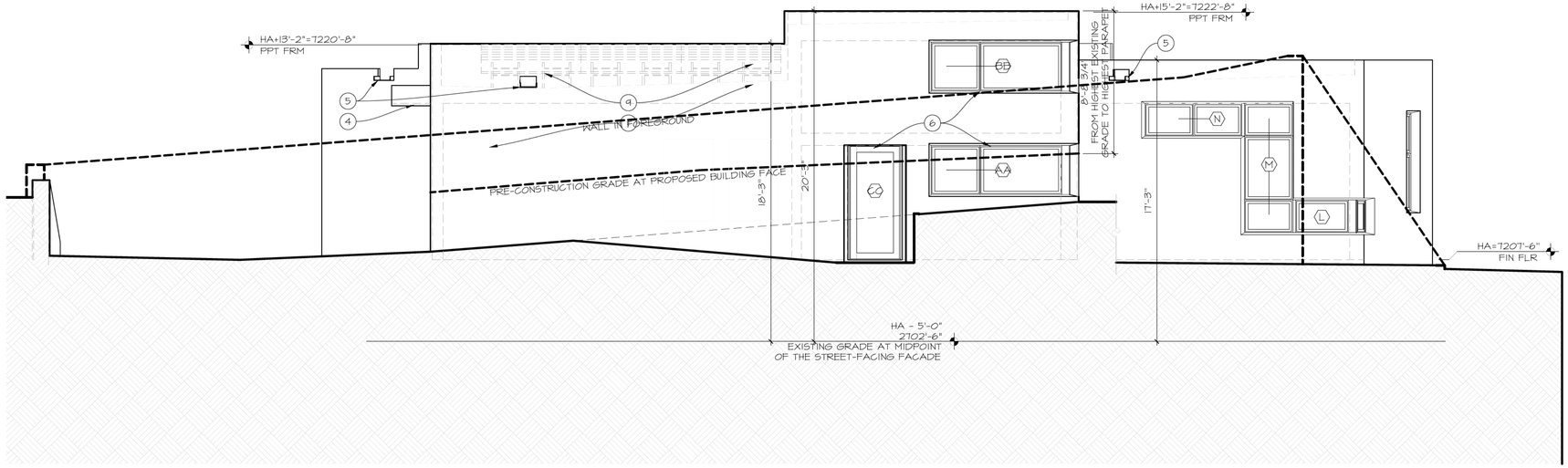
KEYED NOTES

1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. ROOF OVERHANGS STEEL TO RUST
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH
7. FLUSH GARAGE DOOR IN DARK BRONZE
8. SHORTER RETAINING WALL - STEEL TO RUST
9. SOLAR PANELS ON ROOF BELOW TOP OF PARAPET HEIGHT
10. ON PORTAL BALCONY RAIL - TWO COURSE RED BRICK COPING DETAIL WITH STEEL CAP FLASHING



SCALE: 1/4" = 1'-0"

H2-2



SCALE: 1/4" = 1'-0"

H2-2

PRAXIS ARCHITECTS INC

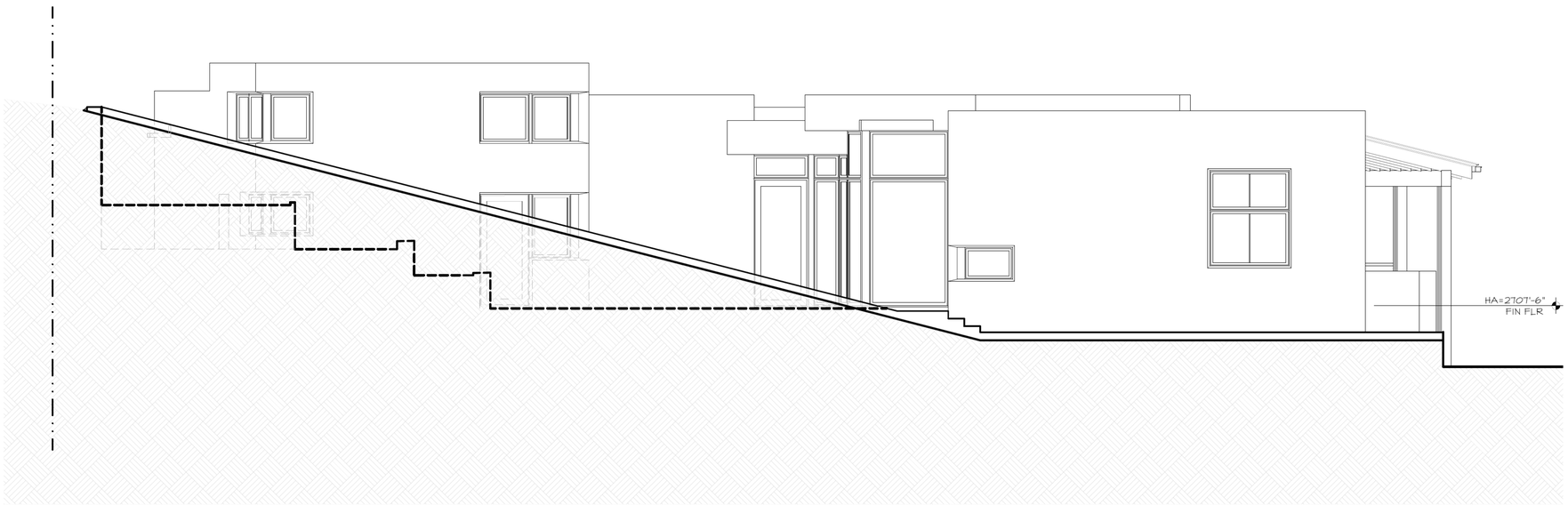
BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

SOUTH & WEST HOUSE ELEVATIONS

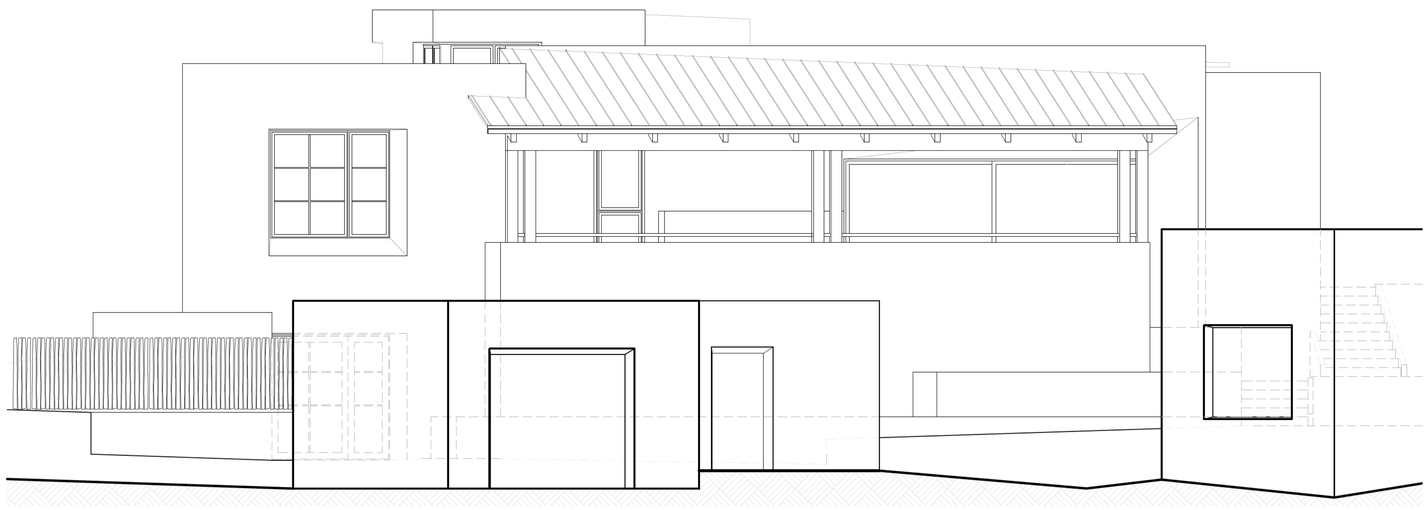
DRAWN BY:	FILE NAME:
SB	1N3-112-1
© COPYRIGHTS RESERVED	
REVISION: HISTORIC PACKET	DATE: 6/13/2025

H2-2

KEYED NOTES



EAST WALL ELEVATION
SCALE: 1/4" = 1'-0"



NORTH (STREET FACING) ELEVATION
SCALE: 1/4" = 1'-0"

H2-3

H2-3

PRAXIS INC
ARCHITECTS

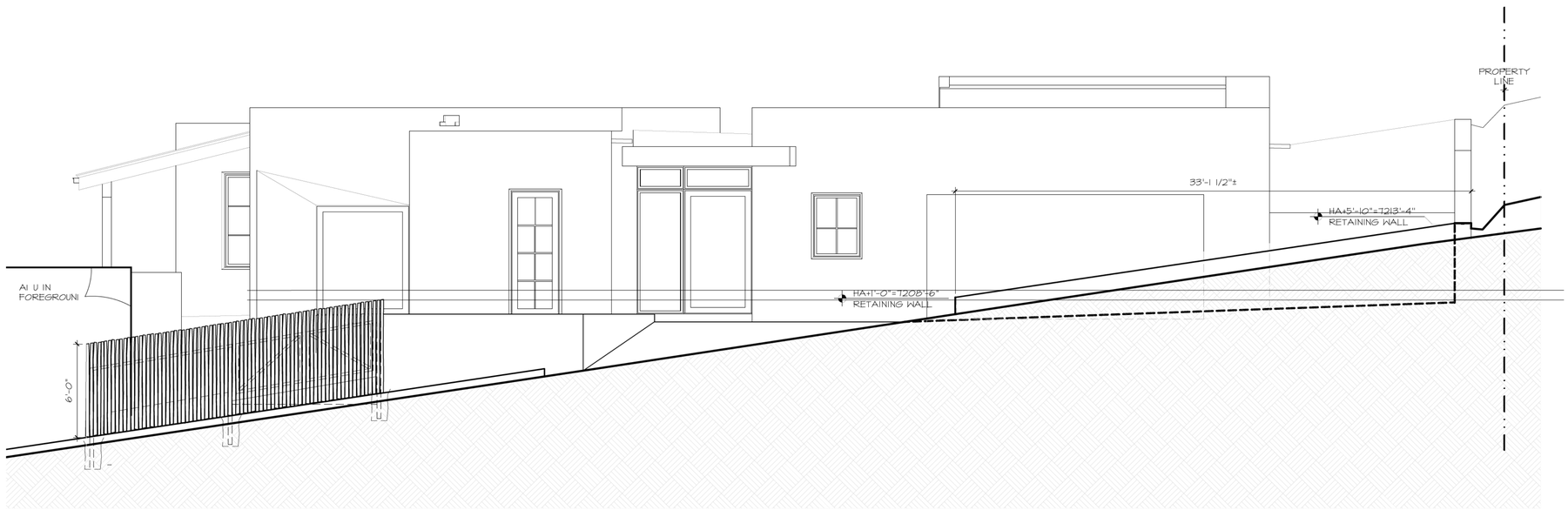
BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

NORTH & EAST PERIMETER WALL ELEVS

DRAWN BY: GB	FILE NAME: INS-H2-1
© COPYRIGHTS RESERVED	
REVISION: HISTORIC PACKET	DATE: 8/13/2025

H2-3

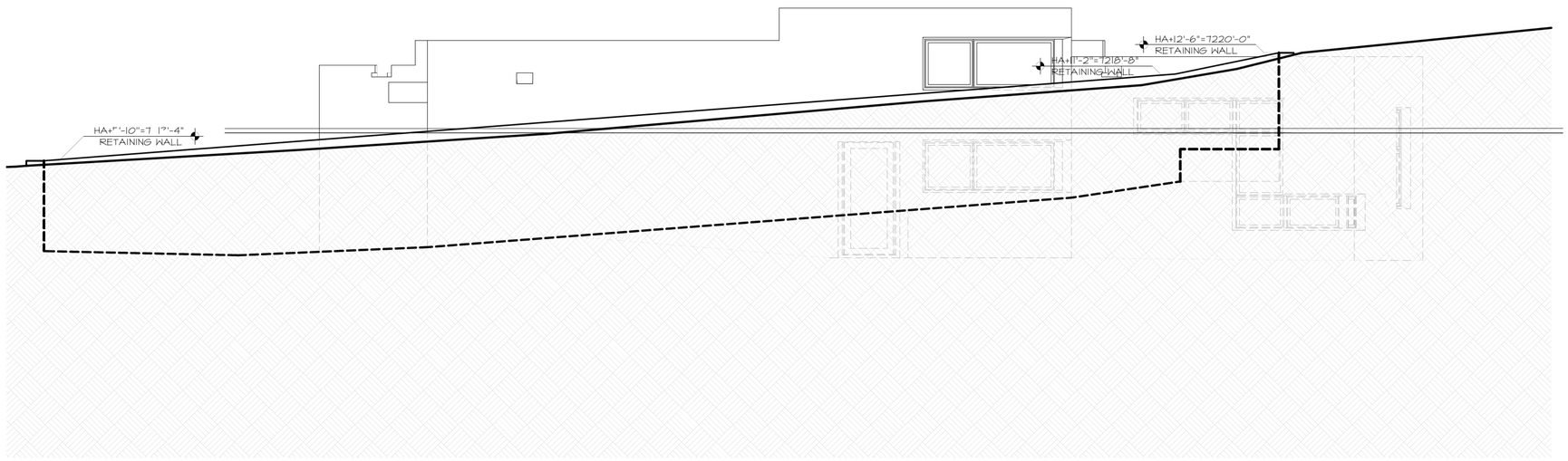
KEYED NOTES



WI I
III WALL III V ATION

CALE: 1/4" = 1'-0"

H2-4



IH
III WALL III V ATION

CALE: 1/4" = 1'-0"

H2-4

PRAXIS INC
ARCHITECTS

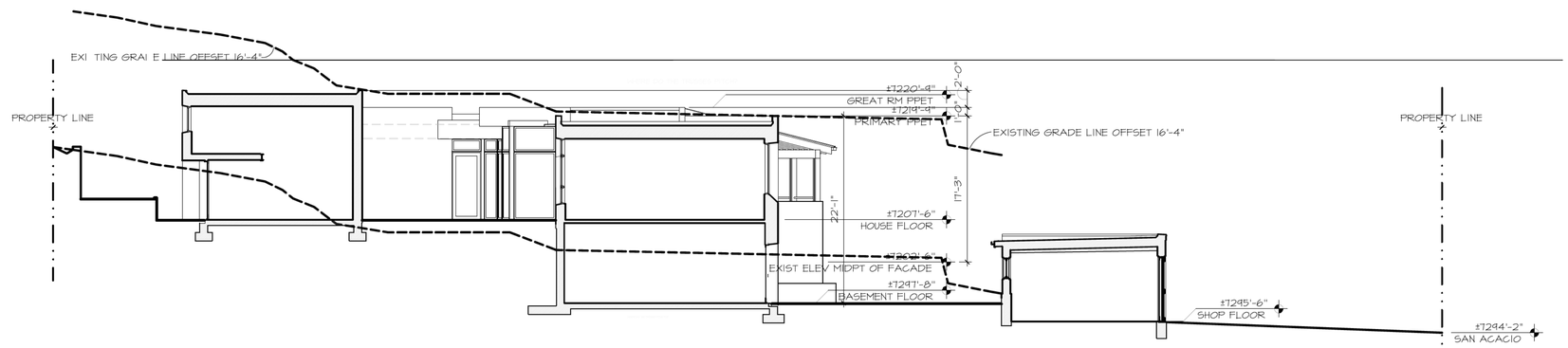
BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

SOUTH & WEST HOUSE ELEVATIONS

DRAWN BY:	FILE NAME:
SB	IN3-112-1
© COPYRIGHTS RESERVED	
REVISION: HISTORIC PACKET	DATE: 6/13/2025

H2-4

KEYED NOTES



SCALE: 1/8" = 1'-0"

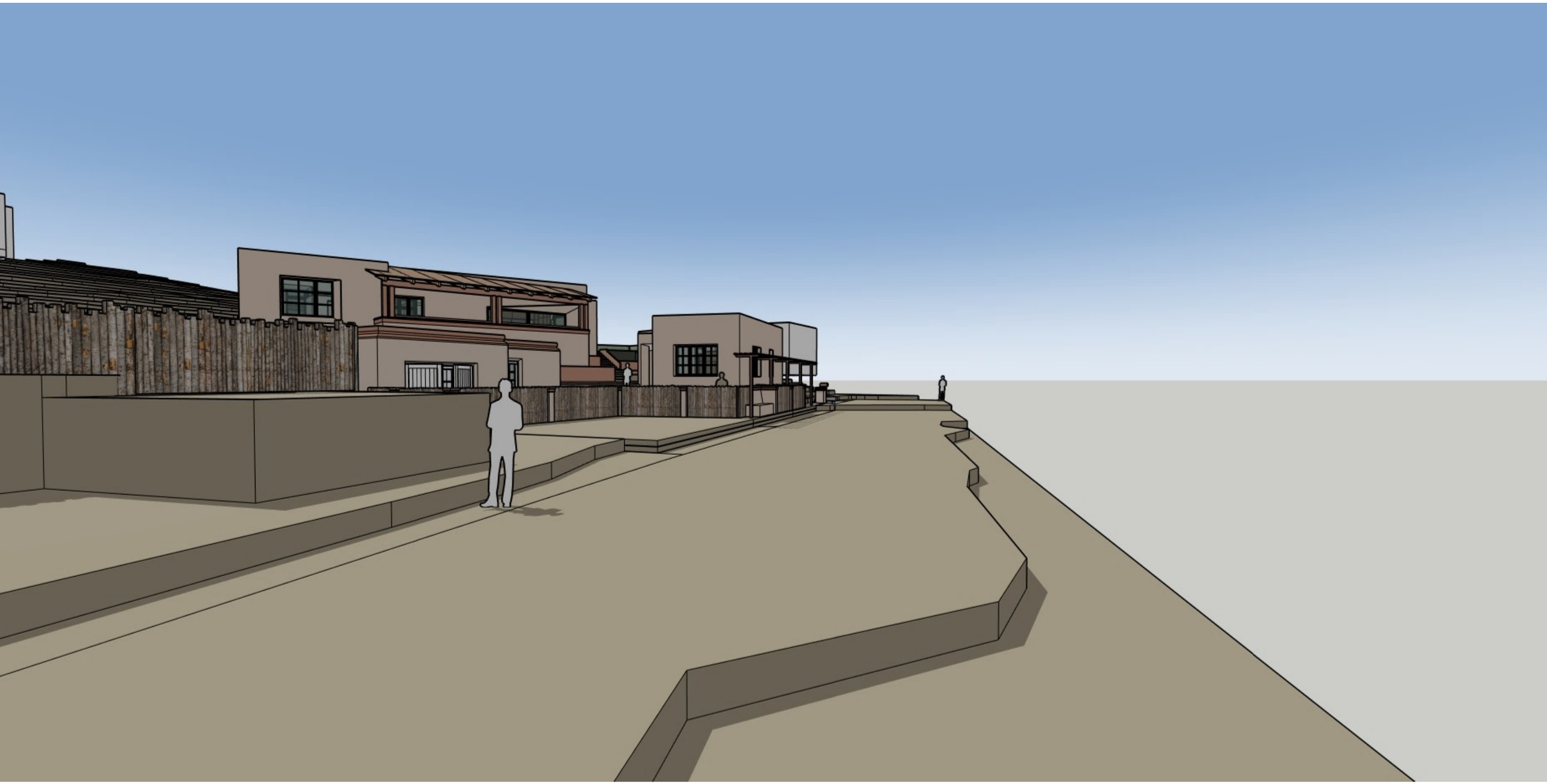
PRAXIS ARCHITECTS INC

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

SITE SECTION

DRAWN BY: SB
FILE NAME: INS-A3-1
© COPYRIGHTS RESERVED
REVISION: HISTORIC PACKET
DATE: 6/13/2025

H3-1

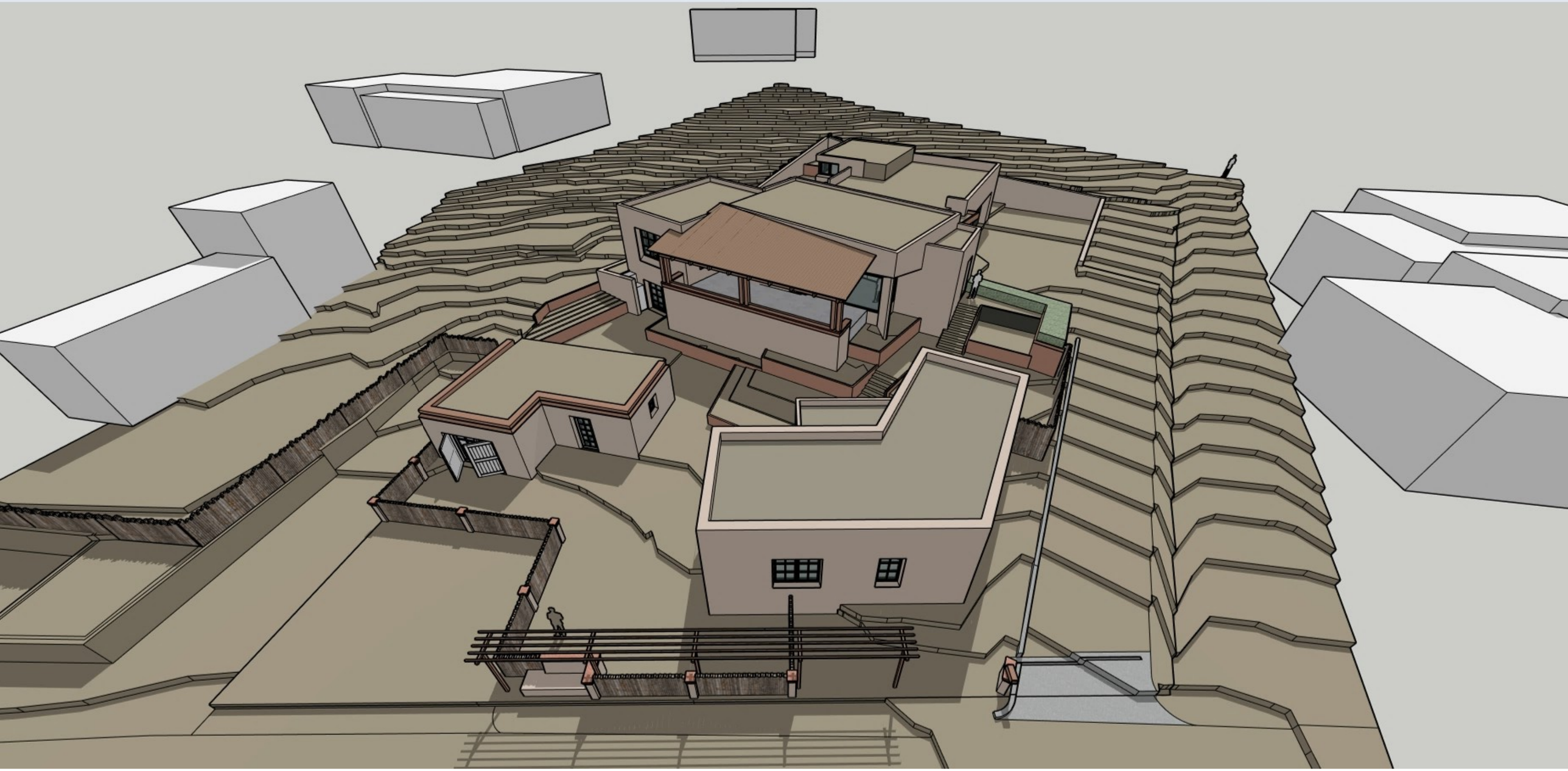


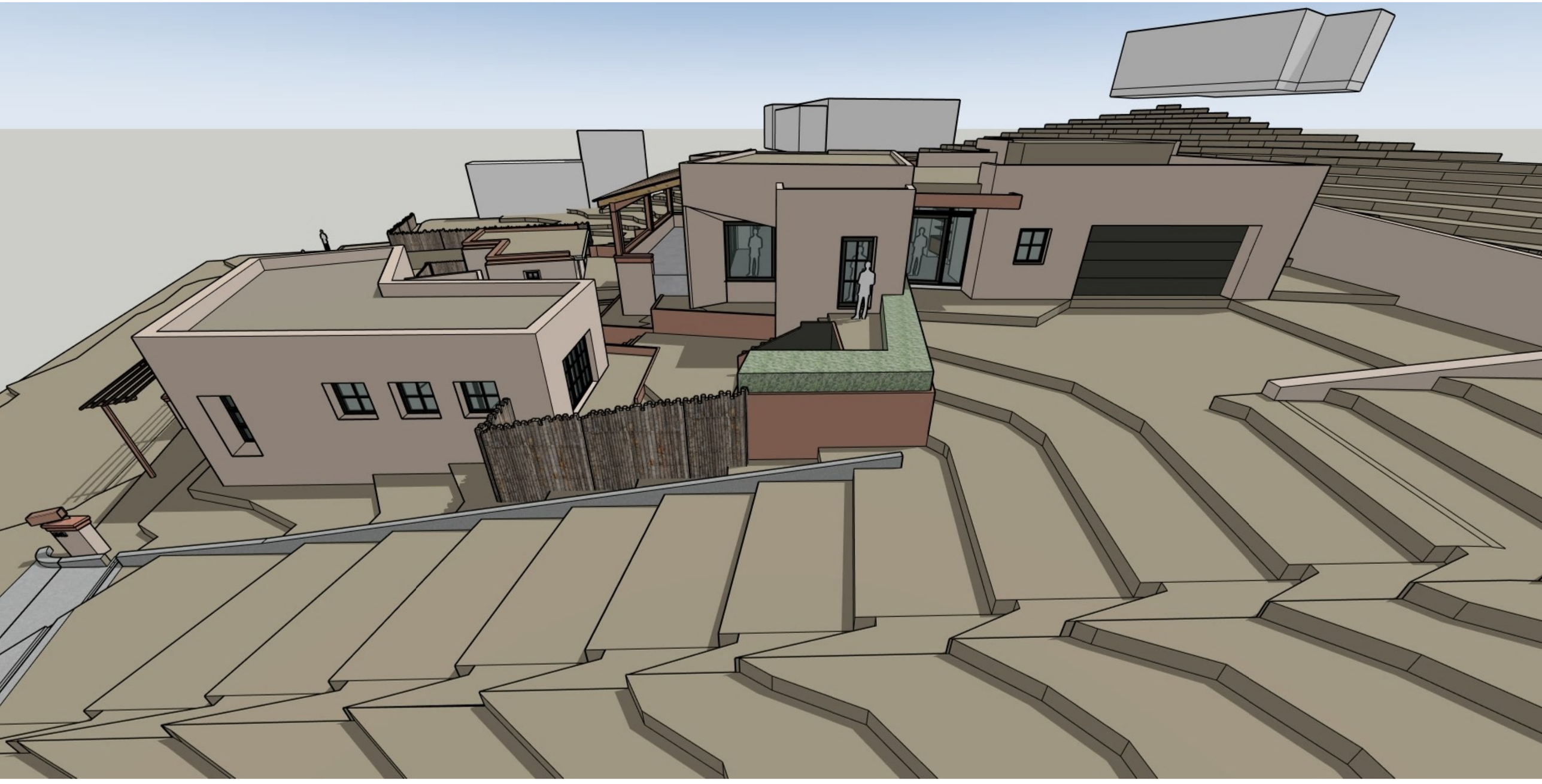


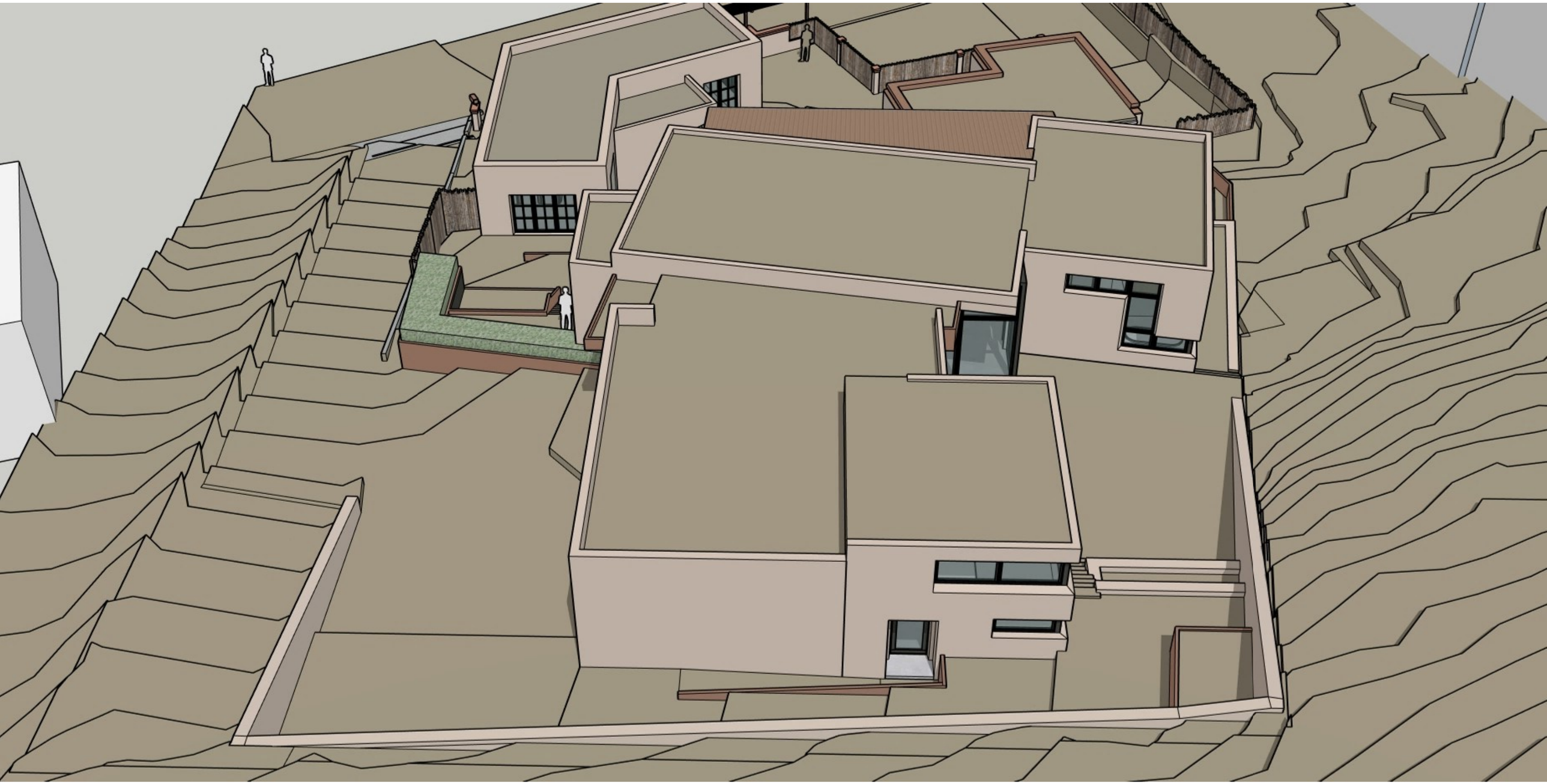


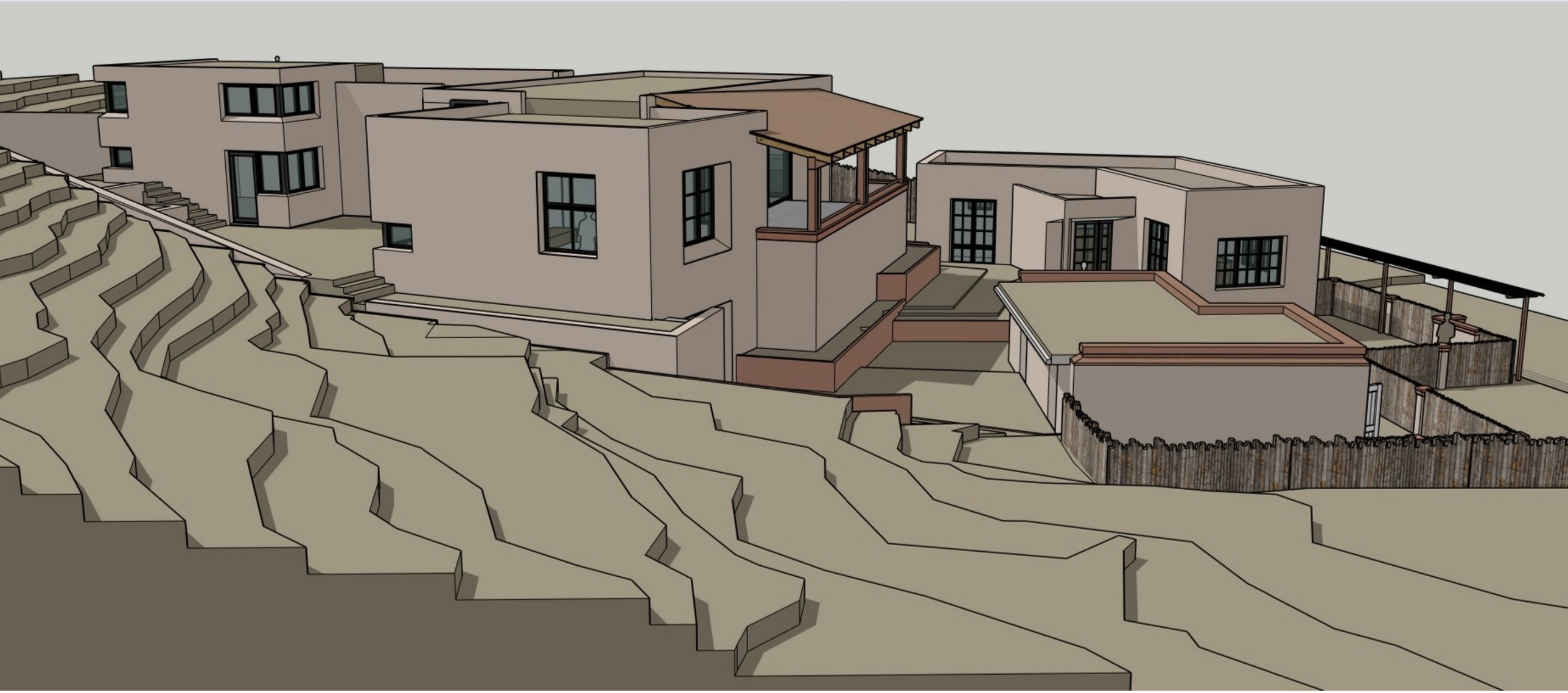



1062









Stucco Styles, Material, and Color Guidance in the Historic Districts

Purpose and Intent:
These guidelines are offered to promote preservation of the stucco styles and colors within the historic districts designated by the City of Santa Fe. This guidance is consistent with the standards set forth in SFCC 14-5.2 H Districts.

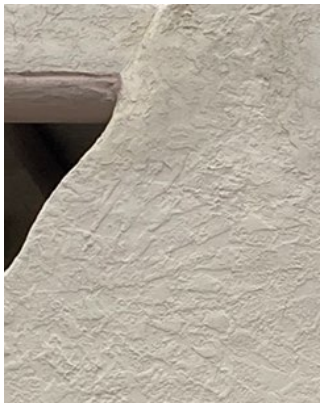
In Santa Fe, stucco is noted on the revival style buildings built from the late 19th century to the present. In some cases, the stucco exterior of buildings in Santa Fe is intended to simulate adobe and in other cases the stucco exterior of buildings represents more textured styles which demonstrate more practical or stylized designs of a particular time. The use of stucco in each of the Santa Fe historic districts is noteworthy and is important to maintaining the feel and character of Santa Fe. As such, the guidance for stucco style is considered necessary to preserve on contributing, significant, and landmark structures.

Stucco Style:
The historic districts in Santa Fe demonstrate a variety of stucco styles. Styles include more simple smooth finished stuccos as well as stuccos with more pronounced surfaces and textures. Stucco styles are a moniker of particular time periods, demonstrating architectural style as well as materials of a particular time.

In Santa Fe the most common historic styles for stucco finishes that require preservation include (but are not limited to): adobe finish, sand finish, pebble-dashed surfaces, dry-dashed surfaces, fan texture, and sponge texture. The style of stucco on contributing, significant, and landmark structures must be identified and preserved as an architectural feature per 14-5.2(D)(5) of the H Districts code.


Fan Texture near Delgado St.


Fan/Palate Texture; Gomez Rd


Heavy Sponge near Don Gaspar


Pebble-dashed Texture on Santa Fe Depot


Light Sand Texture on Greer Mansion


Light Sand Texture near Delgado St.


Smooth Finish Mud Plaster on El Zagan


Light Brushed Texture on on El Zagan


Smooth Finish on El Zagan

Material:
The use of the correct type of material on the exterior of historic buildings is essential to preventing damage and maintaining historic integrity.

Mud Plaster- Mud plaster is character defining and shall be preserved on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Cement Stucco- Cement stucco shall be used on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Synthetic Stucco- Synthetic stucco is permissible on non-contributing and new construction.

Paint- Paint is not permissible on cement stucco on contributing, significant, or landmark structures. Synthetic paint is permissible on non-contributing structures for the purposes of repair and maintenance or structures where paint is inherent to the historic nature of the building (e.g., buildings with wood siding).

Paint is generally not advisable on any building within the historic districts unless it is over elastomeric stucco that was previously approved.

Color:
Stucco color in the historic districts is also important to maintaining the look and feel of Santa Fe. Per SFCC 14-5.2 the color of stucco shall be predominately earth toned, meaning of the earth or soil, with lighter colors, such as white or yeso, being permissible underneath portals. Colors approved by the Historic Districts Review Board, which are listed below, are allowed in the historic districts, and can be approved administratively. These are color swatches for which to give a basis of reference. If pantone colors are used, this guidance may help provide a range to help guide color selections. Other stucco color requests required approval by the HDRB. If an applicant feels a proposed color, not included in this document, is right for a project it should be evaluated by the Board. Please review SFCC 14-5.2(E)- (I) for specific information on colors in each district.

The approved colors apply to both cement and synthetic stucco. El Rey® stucco colors are used to serve as a general guideline for acceptable colors. El Rey® brand is not required to be used. Other vendors are acceptable to use. A color chart can be provided upon request.

Exterior Stucco Colors Allowed THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Allowed Under Portals** THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Requiring HDRB Approval**
Madera	Cameo	Cameo
Hacienda	Candlelight	Candlelight
Fawn	Cream	Cream
Palomino	Ivory	Ivory
Sandalwood	Soapstone	Soapstone
Straw	Navajo White	Navajo White
Buckskin		Denim
Kokanee		Ash
Sand		Soft Rose
Sahara		Desert Rose*
Adobe		Pueblo
Suede		Coral
Bamboo		Cottonwood*
La Luz		Dove Gray*

**Desert Rose, Dove Gray and Cottonwood are not considered to be in harmony with the streetscape in the Downtown and Eastside Historic District.*

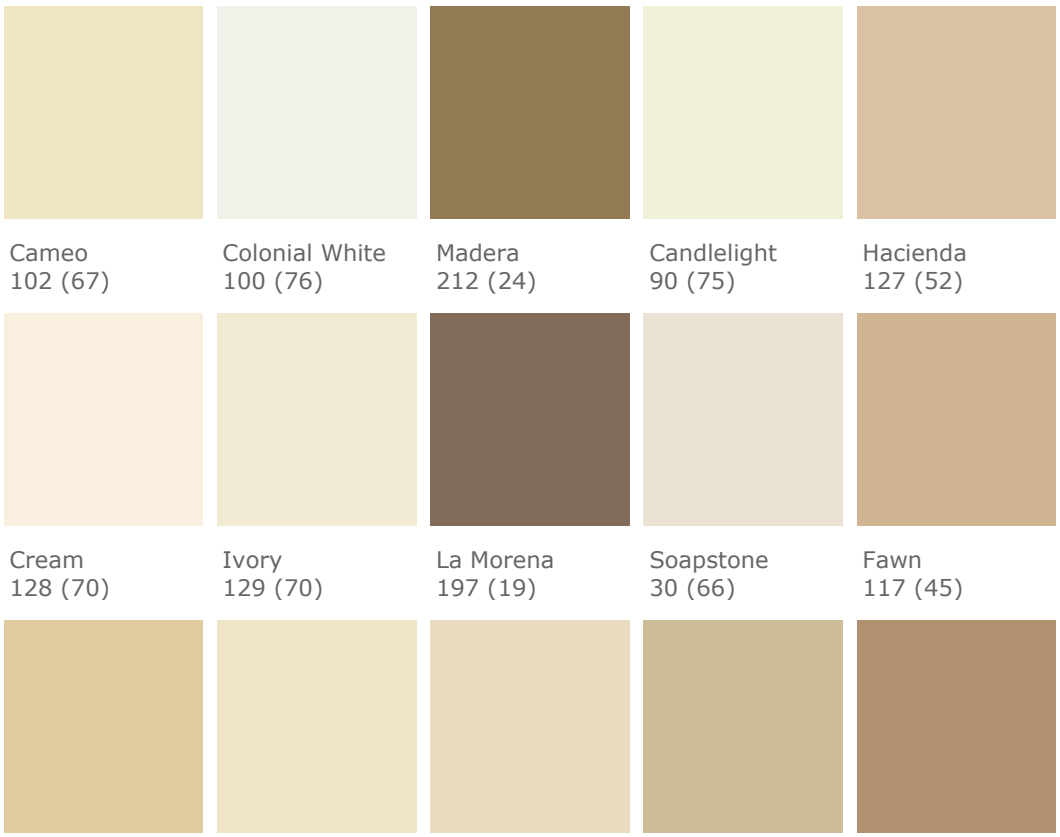
Stucco Approval:
Administrative Approval for Stucco- The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at a public hearing. The administrative approval is provided when maintenance and repair issues, and for color changes to existing stuccos when a permit is required. Administrative approval is also provided for stucco color change on existing HDRB approved cases.

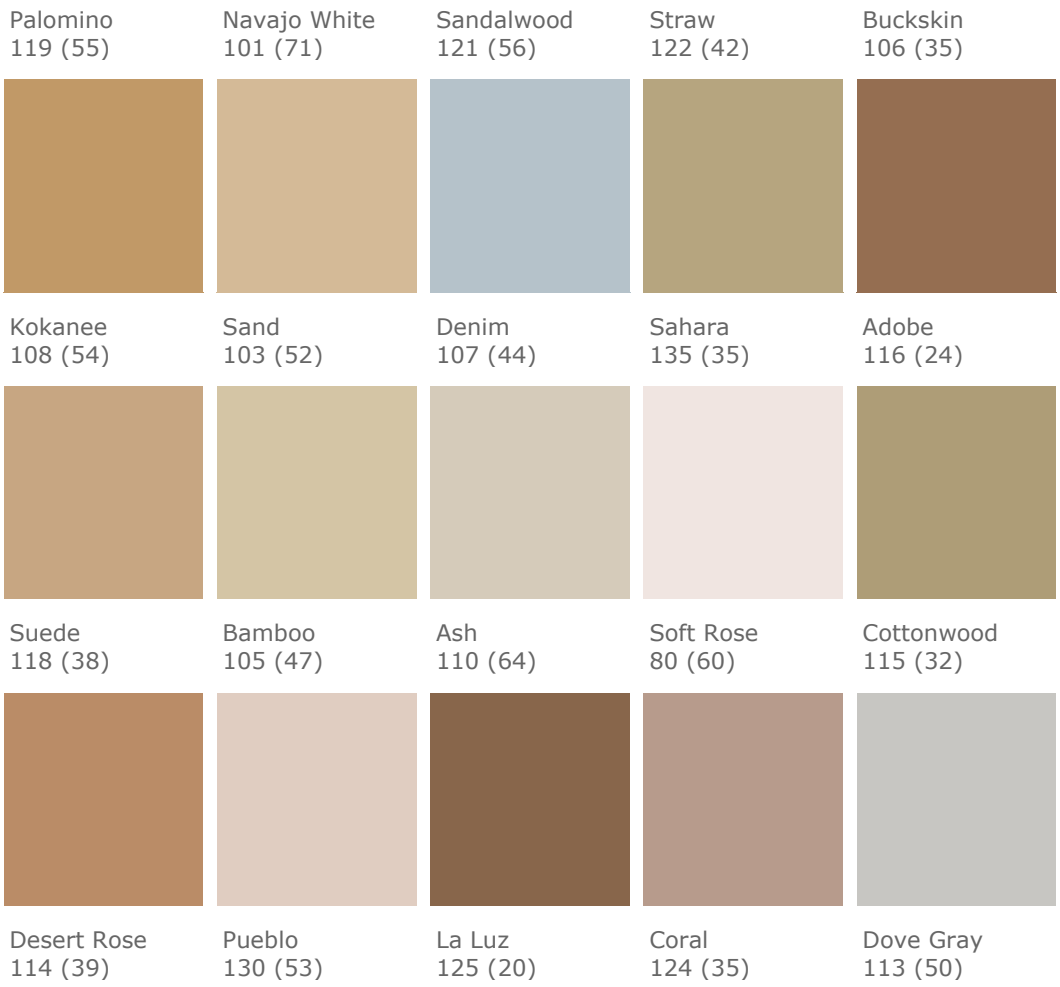
HDRB Approval of Stucco- HDRB approval of stucco is required as part of an application for remodel or new construction, or in the cases where a non-approved stucco color is requested.

No Approval Required- No administrative or HDBR approval is required for basic maintenance and cleaning of stucco where a permit is not required, and the color of the stucco will not change.

El Rey Stucco Chart:
Source of color chart- https://elrey.com/color-charts-premium.shtml

Premium Stucco Finish Colors





Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.

Due to individual computer screen limitations, colors shown here may not accurately reflect the Parex USA colors.

The colors shown are intended to show the approximate color of the finish. Color will vary depending on the type selected. Application by machine spray or texturing will increase the depth of the color. Variation in color due to weather, job conditions, and method of application should be expected. For color verification, request actual sample in the color and texture prior to ordering material. Apply a sample of finish to be used on actual substrate before proceeding with the application. ParexUSA is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application.

Regular Meeting of the Historic Districts Review Board
June 9, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue
Santa Fe, New Mexico

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=WMok3LylLaU

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:36 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. **Roll Call**
Roll call indicated the presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Joe Simmons

Members Absent
Mr. Scott Cherry

Others Present
Ms. Maggie Moore, Assistant Planning and Land Use Director
Ms. Natalie Cauley, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Mr. Dan Esquibel, Land Use Planner Senior

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. **Approval of Agenda**
Ms. Moore advised that the following cases had been postponed: 2026-012513-HDRB at 1226 Cerro Gordo Unit A, 2026-012285-HDRB at 619 West Alameda Street, 2026-012487-HDRB at 998 Acequia Madre, 2026-012488-HDRB at 925 Canyon Road, 2026-

Jennifer Berkley, 126 Martinez Street, Santa Fe, expressed agreement with the previous commenters and read a report about the pink house written 30 years prior, describing the importance of the building.

Stefanie Beninato, P.O. Box 1601, Santa Fe, agreed in teleconference with the previous commenters regarding the pink house and noted other houses of concern: one on East Houghton with two large solar panels and one on the West Houghton alley with a mini-split visible from the street.

6. **Staff Communications**

a. **Wildland-Urban Interface Educational Presentation by Ryan Handy:** Ryan Handy, Headwaters Economics, speaking via teleconference, shared a presentation called Living with Wildfire: Risk, Resilience, and Our Economic Future. Susan Riggs, Headwaters Economics, speaking via teleconference, shared strategies to balance historic preservation and wildfire mitigation. While some features common to historical homes, such as adobe, wall thickness, and fewer openings, promote wildfire resilience, others present vulnerabilities: flat roofs that are not Class A, exposed wood, wooden windows and doors, vegetation close to buildings, and wooden fencing close to buildings.

7. **Old Business**

There was no old business.

8. **New Business**

a. **2026-012284-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Contributing.** Gabriel Browne, agent/owner, proposes to replace windows and doors and install exterior insulation on the contributing structure; to construct a 3,440-square-foot freestanding residence to a height of 20 feet, nine inches, where the maximum allowable is 16 feet, nine inches; to construct a 733-square-foot guesthouse with a pitched roof; and to construct a six-foot-high fence and a four-foot-high yard wall. Additional height is requested due to slope, per Section 14-4.6(F)(2)(II)(f). Exceptions are requested to Section 14-4.6(E)(4)(II) for placing a new architectural finish on a primary façade and for using material not in keeping with the district.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria to Section 14-4.6 (E)(4)(II)(a) have not been met and recommended denial of the request for placing exterior insulation on the primary façade of a contributing structure. The staff found that the exception criteria to Section 14-4.6(E)(4)(II)(b) have not

been met and recommended denial for the use of metal for details on the portal, roof overhangs, and canales. The staff recommended approval of the other elements of the application, as they comply with Sections 14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Chair Rios inquired regarding the ordinance on pitched roofs in the area. Ms. McCulley responded that, per code, pitched roofs are only permitted if more than 50% of roofs in the applicable streetscape are pitched. Currently, exactly 50% of roofs in the streetscape in question are pitched. Staff did not request an exception, believing 50% was the correct guideline. Chair Rios noted that not many homes in the neighborhood had pitched roofs. Ms. McCulley responded that some of the roofs may have changed since the 1990s.

Member Bienvenu noted that three buildings are being described and that the requests are complicated. He noted that the proposed insulation would add several inches to the exterior, and colors that are not on the approved list are proposed. Ms. McCulley noted that the sand finish is acceptable, and synthetic stucco is acceptable on new construction. Rustic taupe would require an exception due to both the color and texture.

Member Bienvenu noted that the pitched roof of the accessory dwelling unit (ADU) must match the predominant pitch in the streetscape, if it is allowed. He inquired regarding the radius of the corners and the depths of the door and window reveals. Ms. McCulley responded that she believes they are two inches or less.

Chair Rios requested that Member Simmons explain the disadvantages of exterior insulation. Member Simmons responded that there are many ways to insulate the exterior of a building. Spray foam would prevent the walls from breathing; however, Rockwool insulation is more permeable.

Gabriel Browne, the applicant, 7604 Old Santa Fe Trail, Santa Fe, was sworn in. He noted that, as an architect, he was educated in the regional modernism style and wished to create connections to both the historic and current periods. He intends to create a family compound and noted that the casita needs to be at street level to accommodate his mother, who has mobility issues. He has discussed the design with his neighbors, and they have provided letters of support. He requested exterior insulation on the shed because insulating the inside would significantly reduce the available space. He noted that steel accents are found in the historic district and last longer than wood details. He noted that one of the neighborhood roofs is indicated as flat on the site map but is actually pitched; therefore, over 50% of roofs in the area are pitched. He noted that all of the windows on the ADU will be divided light.
Chair Rios inquired how many pitched roofs one would see when standing in front of the property and whether the applicant planned to round the corners of the two homes. Mr. Browne responded that the code does not specify that the pitched roofs in the

neighborhood must be visible from his home and that he prefers square corners but is open to the Board's direction.

Member Simmons noted that the three buildings in question are very different and that the two proposed new buildings should be in conversation with the existing contributing structure. Mr. Browne responded that the two proposed new buildings are in recent Santa Fe style. Member Simmons noted that two windows near the corner would look odd when viewing the home from an angle and that the ADU appears to be turning its back to the street. Mr. Browne responded that the street is dusty and noisy, and the form and shape of the ADU are intended to protect the courtyard. Additional windows can be added.

Member Simmons noted that he has no issue with the steel portal columns and requested that the applicant show perspective drawings. Mr. Browne did so.

Member Bienvenu inquired regarding a structure in front of the ADU and noted that steel, aside from roofs, is not traditional to the historic district. Mr. Browne responded that the structure is a trash enclosure.

Member Biedscheid noted that it would not be possible to address pitch without a noticed exception. She noted that the angle of the house facing the road is not traditional and inquired whether the applicants had considered setting the structure farther into the ground to avoid the height exception. She noted that stucco on a contributing building must be cementitious and expressed concern regarding the aluminum windows and combination of divided light and non-divided light.

Public Comment:
Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She noted that a wall on the north elevation appears to overlap with the windows and that the supports appear spindly.

Ms. Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she noted that the design is not compatible with the streetscape and that the windows appear modern.

Member Biedscheid inquired whether the applicant was willing to consider a redesign based on the concerns presented. Mr. Browne responded that he was; however, he does not feel he was given specific direction.

Chair Rios noted that it was unclear whether there were sufficient pitched roofs in the area to allow the applicant to build one, and that the proposal had too many modern elements as well as three different architectural styles.

Member Bienvenu suggested that one motion be made for the shed and another for the remainder of the application. He encouraged the applicant to view the video recording of the meeting and review the Board's comments.

Board Action:
Member Bienvenu moved in case 2026-012284-HDRB at 1062 Camino San Acacio, with respect to aspects of the application relating to the contributing shed and garage, to adopt staff's findings and recommendations that the exception criteria regarding the exterior insulation have not been met, and to otherwise approve the project with the conditions that the existing stucco and framing color and texture be matched as closely as possible, and that the stucco be cementitious. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

Member Bienvenu moved in case 2026-012284-HDRB at 1062 Camino San Acacio, with respect to the remainder of the application, specifically the construction of an ADU, fence, garbage enclosure, and primary residence, to postpone its consideration to a date to be determined by staff and the applicant and allow the applicant an opportunity for a redesign, taking into account the concerns expressed by the Board regarding the proposed design; and that staff determine whether an exception would be necessary for a pitched roof, and if so, that the applicant be consulted as to whether he will pursue an exception or redesign the roof as non-gabled. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

b. [redacted]

www.praxisdesignbuild.com
Tel 505.473.7766 Fax 505.474.7927
1012 Marquez Place, #310B Santa Fe, NM 87505

Lani McCulley &
Historic Design Review Board Members
Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87501

PRAXIS INC architects
PRAXIS LTD.CO. general contractor

Regarding: 1062 Camino San Acacio, Existing shed remodel, new home and new ADU

May 15, 2026

Ms. McCulley & Historic Design Review Board Members:

Please accept this letter along with design drawings as a complete application for approval from the Historic Design Review Board to remodel an existing shed, and for a new home and ADU at 1062 Camino San Acacio. This property is in the Downtown and Eastside Historic District.

I will keep and remodel the existing Contributing northern garage & shop building.

1. I intend to replace the non-historic pedestrian door on the north façade with a patio door.
2. I intend to save the existing swinging garage doors, to refurbish and repaint them, and to install new weather and rodent proof doors behind the garage doors such that the existing doors function as shutters.
3. I intend to replace the non-historic window on the west elevation with a window of the same size within the existing opening.
4. I intend to replace both of the non-historic windows on the South Elevation with patio doors reusing the existing headers.
5. I intend to strip the existing patchwork stucco from the full exterior of the building and add 4" of foam insulation, then to restucco the structure. In order to waterproof the stucco and preserve the existing coping, I propose a steel flashing which will rust and match the existing cap flashing.
6. I understand that adding 4" of foam to the two Primary elevations requires an exception. For the sake of the brevity of this letter, I address this request and the exception criteria in a separate document.

I intend to build a new home in a Recent Santa Fe Style. The design incorporates a wall dominated appearance with deep set fenestration and parapeted stepped masses with an earth-tone stucco.

1. I request that the board allow me to build the home to a maximum height of 20'-9" tall where a maximum height of 20'-9" may be allowed because of the sloping nature of this site. Under the footprint of the house, the site rises 14'. The proposed home steps back as it steps up the hill. The proposed home is bermed into the hillside 6'6" at the back. The house has been designed so that its height is in proportion to the other homes in the streetscape. The highest, living room, mass of the proposed house is set back about 55' from San Acacio and at a proposed parapet elevation of 7221'-0". While I don't have surveyed elevations of my neighbor's properties, I can make a reasonable guess from the contour information I have, and from field observations. By those calculations I calculate that the proposed new house is at the average of the elevations of the neighbors' homes on each side which are set back about the same distance from San Acacio. The house to the east has parapets with elevations of about 7723' and the neighbor to the west which has parapets with elevations of about 7719'.
2. I intend to build a walk-out basement below the northeastern bedroom suite for storage and mechanical space. The finished grade at the doorway of this space will be at 7197'-8", 23'-4' below the parapet above. The doorway and finished grades in this area are hidden from the public view behind the front garage/shop building and are located within the footprint of the old rear shop building I intend to demolish. The historic ordinance controls overall building height from the average of the highest and lowest existing or finished grade on the street facing facade, whichever is more restrictive. I've labelled, on the home's north elevation, the highest and lowest and average of the existing and finished grades. In this case, the average of the existing grades is the more restrictive, and the building has been designed to be no more than 20'-9" above this grade. If the basement access doorway were not allowed, the appearance, massing and height of the building as viewed from the street would be precisely the same. The heights and massing requested fall within the zoning requirements for the property.
3. On the street facing façade, I intend a pitched-roof portal in a traditional form with exposed posts and beams. Pitched roofs are allowed in this location. I request that the board grant me an exception to allow the posts & beams to be of exposed steel which will eventually rust. I have addressed the exception criteria for this in a separate document.

4. I have "set back" portions of the façade as described in the ordinance at the northwestern corner to extend and create a portal. Under portales, larger plate glass areas are allowed.

I intend to build an ADU on the northwestern part of the property. The ADU will mimic the massing, roof line, and roof finish of the historic home across the street at 1051 Camino San Acacio with a linear footprint, simple massing, deep-set window and door openings and 6:12 pitched roofs.

In order to be able to build a home on this site, including access to and walkways between the structures, to develop gardens on the site, and to help control erosion, I will be terracing parts of the property. The terraces will be defined by retaining yard walls which will be stucco covered insulated concrete forms (ICF) where taller and bent 14-gauge steel, where shorter.

I intend to build a coyote fence between my driveway and the yards just east of the driveway. This fence will hide mechanical equipment, contain pets and offer privacy between the proposed home and the home to the west. I intend for this wall to be 6' tall and set back from the western property line 16'. It will be built with steel posts and rails and with cedar latillas. The longest run of this fence will be 28'-6" long.

I intend to build a coyote fence along San Acacio and defining a parking area on San Acacio. This fence will be made of masonry pilasters a maximum of 12'-8 on center with horizontal steel rails and cedar latillas. This fence will not exceed 48" in height. Behind and above the section of this fence which runs along the street, I intend to build a trellis 8' high out of 3" rectangular steel in an asymmetrical "T" shape. The design is to support vines growing up the trellis and between supports.

The finishes throughout the property are intended to be:

1. Elastomeric stucco with a medium sand finish in Sto Color "Rustic Taupe" 280-B3
2. The pitched roofs, roof facia, and shorter retaining walls will be mild steel, allowed to rust to match the rusted pitched roofs and wainscot and other details across the street at 1051 Camino San Acacio.
3. Window and doors will be aluminum and aluminum clad wood in dark bronze anodized or dark bronze factory applied finish. Windows will be simulated divided lite where visible from the street, except under the portal on the primary home.

4. The garage door will be a factory applied dark bronze color as close as possible to the color of the windows.

If you have any questions or concerns regarding this request, please e-mail me, or call me on my cell phone number below. Thank you for your time and assistance with this matter.

Sincerely,



Gabriel Browne,
Owner & Architect
gabriel@praxisdesignbuild.com
(505) 660-2294 Cell

1062 Camino San Acacio
Exception for adding 4” of foam insulation to two Primary facades on a Contributing shed:

At its board meeting on Oct 24, 2023, in the matter of case #2023-007358, the board designated the northern or lower shed on this property as Contributing and determined that the two north (street) facing facades, N1 & N3 were Primary. One of these facades has a pair of large swinging garage doors and the other has a non-historic half-lite pedestrian door.

In order to secure the shed space, and make it usable and pleasant, and to protect the adobe, the space needs much better windows, doors, and wall insulation, and it needs these elements tied together with proper flashings.

I propose to apply 4” of exterior foam to the entire building, then apply a new stucco system.

I considered adding insulation on the interior, but because the spaces are so small, this would eliminate almost 10% of the usable interior space. Insulating on the interior would have the additional downside of isolating the thermal mass of the adobe from the inside space, negating the thermal advantage of adobe. Most importantly, insulating on the interior would trap the adobe and rubble foundations between the elastomeric stucco on the outside, and the foam on the inside. This would eventually lead to the failure of the adobe and foundations when water finds its way into the wall.

It is possible to insulate the interior of the two primary facades, and insulate the remainder of the building on the exterior. Insulating the interior of these two facades has the same downsides as listed above and mixing insulating on the interior and exterior has the additional disadvantage of having a strange flashing detail where the non-contributing facades have a 4” flashing overhanging the stucco at the coping and the two contributing facades have no such overhang. The difference from one facade to the other would look strange.

I understand that adding insulation to the exterior of the two primary facades requires an exception. I ask that you grant that exception. It would be in the best interest of this historic structure to transform from a cold, dusty, pest-ridden locker, into a warm building, renewed to properly seal out dust, pests, and moisture. Such a structure will be appreciated, used regularly and can be expected to last many more decades, perhaps centuries.

Variance Criteria for adding 4” of foam to the exterior of two street-facing Primary facades on Contributing structure:

(i) The addition of 4” of foam to these two facades will not damage the character of the district. This would be a very subtle change, not perceptible by the casual observer. Adding proper insulation enhances the utility and value of the structure, and assures its longevity and thereby its contribution to the character of the district.

(ii) The additional foam on the exterior is the only reasonable solution which insulates the structure without hastening its eventual failure. Encapsulating the adobe and rubble foundations will lead to the eventual failure of the adobe & rubble foundations which would be a hardship to the applicant, and would injure the public welfare. An additional public good is served by preventing rodent intrusion into the structure, reducing nuisance and health harms from rodents.

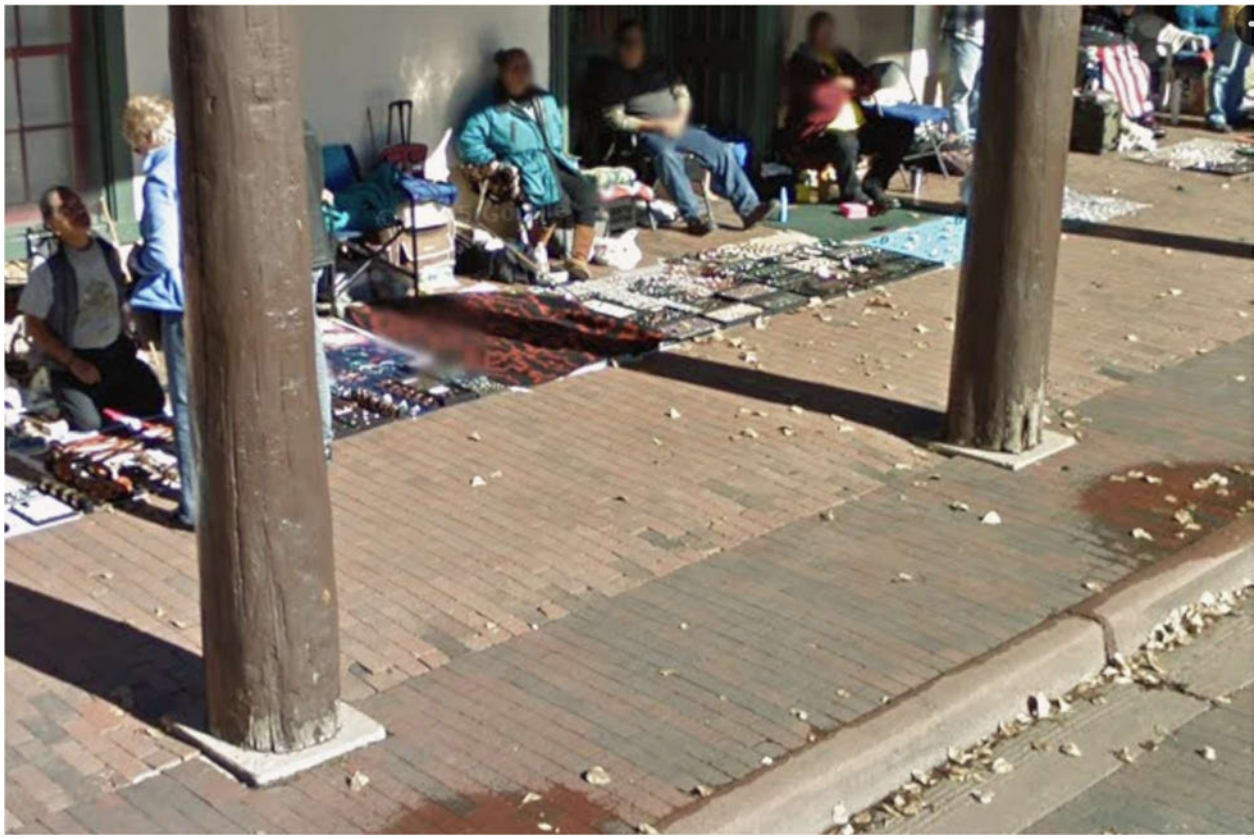
(iii) The additional foam would strengthen the unique heterogeneous character of the city by allowing this little structure to gain a second useful life, part of a larger project to allow my family to reside in this beautiful corner of the historic district.

1062 Camino San Acacio
Exception for exposed steel columns at the portal on the primary residence

The proposed portal design is traditional in its form with posts and beams of traditional scale and proportion. It includes doubled columns closely spaced which is a traditional technique especially employed in the territorial style for wider spans, carrying greater load and adding a visual “weight” to each clustered column location.

The code does not prohibit the steel beam or leaving that exposed, but by a rather round about interpretation might require “wooden columns”. This is a request for an exception to that requirement.

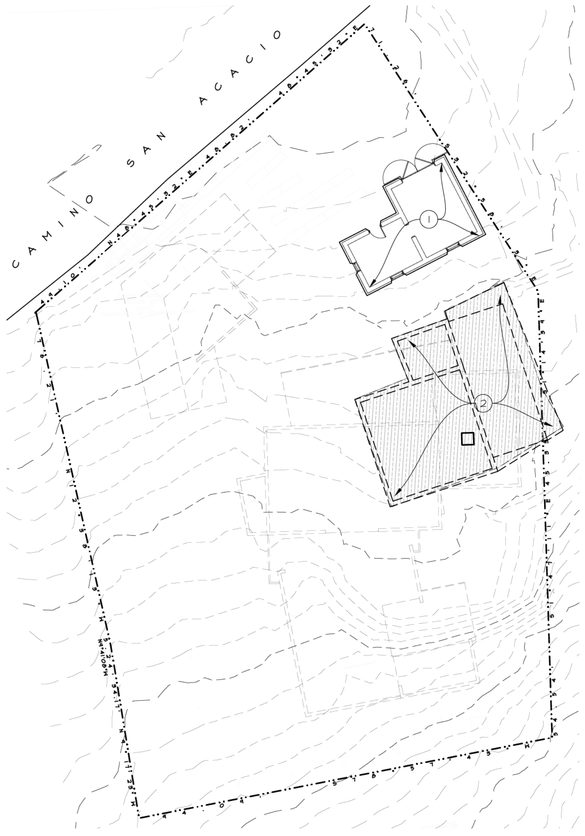
Variance Criteria:
(i) Exposed steel columns will not damage the character of the district. They will look more appropriate than a wood or wood-covered column supporting a steel beam. The difference between painted wood and steel is very subtle, and would likely not be visible to a casual observer. Paints will fade and peel, wood will twist and crack. Leaving a gap at the bottom of wooden columns, as required by code, leaves a strange floating detail which is clearly not traditional. Failing to leave a gap, or filling the gap with another material leaves end grain exposed to moisture which rots the columns. Using and expressing steel for these elements will enhance the character of the district because the column can fully engage to the wall it sits one, because the proposed columns will become more beautiful over time instead of less so. They will last generations. The character of the district is further enhanced by solutions which express their structural intent and materiality simply and honestly as those are fundamental tenants of the New Mexico Vernacular.
(ii) As described above, covering the columns of this structure with wood would not improve the appearance of the building. It would add cost and unnecessary work. These are hardships to the applicant. The public good is not served by a material which will degrade over time, and need replacement when it rots away.
(iii) Allowing the steel columns to be exposed would strengthen the unique heterogeneous character of the city by allowing a unique heterogeneous solution to this problem.



Its has been less than 10 years since the Palace of the Governor's portal remodel. The posts are already rotting out again.

KEYED NOTES

1. EXISTING HISTORIC CONTRIBUTING GARAGE STRUCTURE TO REMAIN - ADD 4" EXTERIOR INSULATION, REPLACE WINDOWS & DOORS TO CREATE WEATHER & PEST SEALS
2. 8' TALL 36" WIDE STEEL TRELLIS FOR VINES ATTACHED TO THE BACK OF THE YARD WALL PILASTERS
3. PROPOSED OFF-STREET PARKING AREA (2) SPACES REQUIRED FOR ADU, (3) SPACES PROVIDED
4. EXISTING POWER POLES & OVERHEAD POWER LINES
5. AREA CONTAINED IN THIS SHAPE IS THE ONLY AREA ON THE PROPERTY NOT WHICH CONTAINS SLOPES WHICH ARE OBVIOUSLY NOT MAN-MADE
6. --
7. --
8. --
9. LOWEST POINT OF NATURAL GRADE ON STREET FACING ELEVATION 7201'-3"
10. HIGHEST POINT OF NATURAL GRADE ON STREET FACING ELEVATION 7201'-9"
11. AVERAGE POINT OF NATURAL GRADE ON STREET FACING ELEVATION 2201'-6"
12. COYOTE FENCE SEE TYP FENCE SECTION
13. SAN ACACIO FENCE - MASONRY PILASTERS STONE FINISH AT BASE, STUCCO FINISH TOP, FENCE PANELS TO BE STEEL RAILS, 3" CEDAR LATILLAS

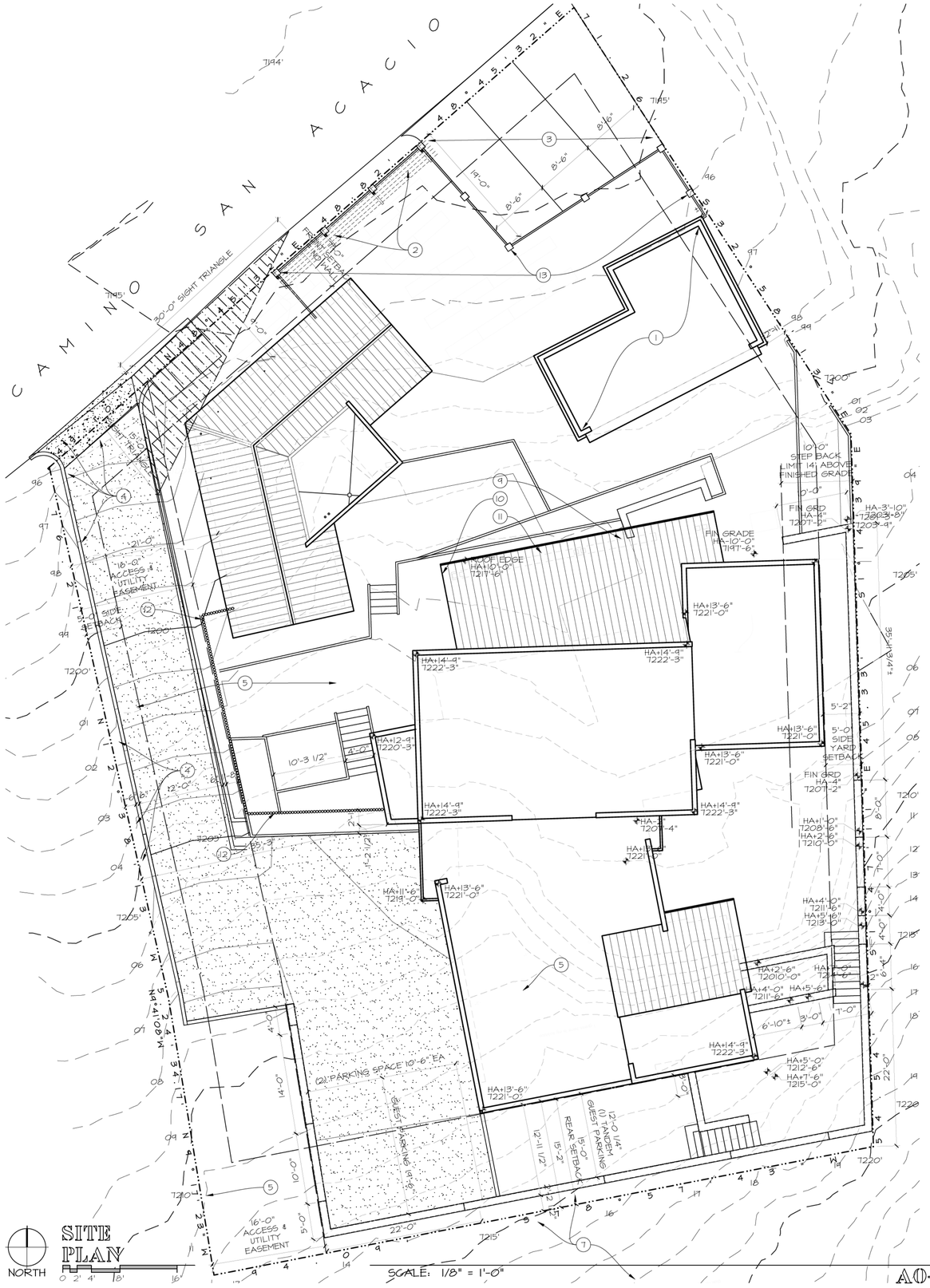


NORTH 0 4' 8' 16' 32'

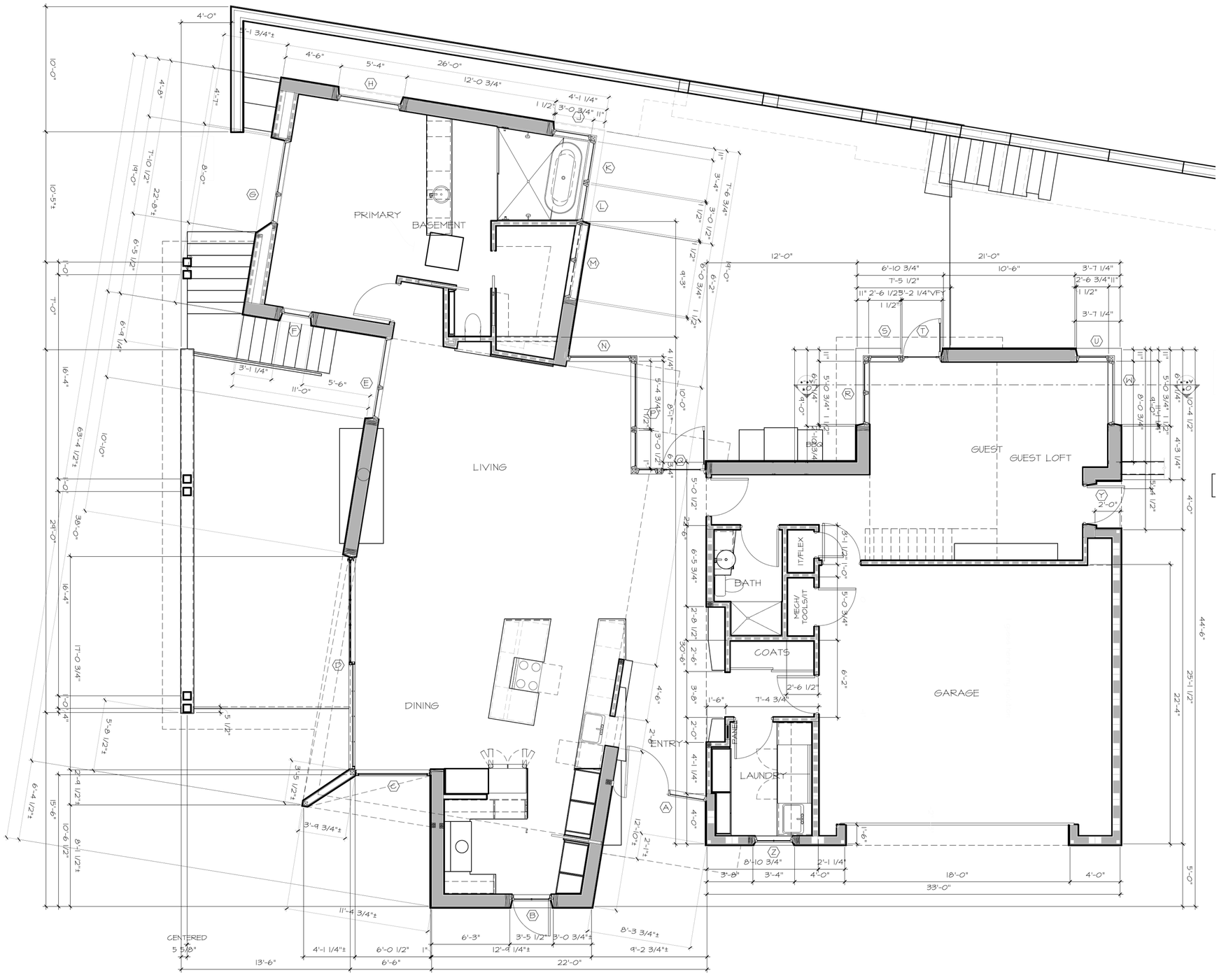
DEMOLITION SITE PLAN

SCALE: 1/16" = 1'-0"

2 A0-1



KEYED NOTES



NORTH

FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
H1-1

PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

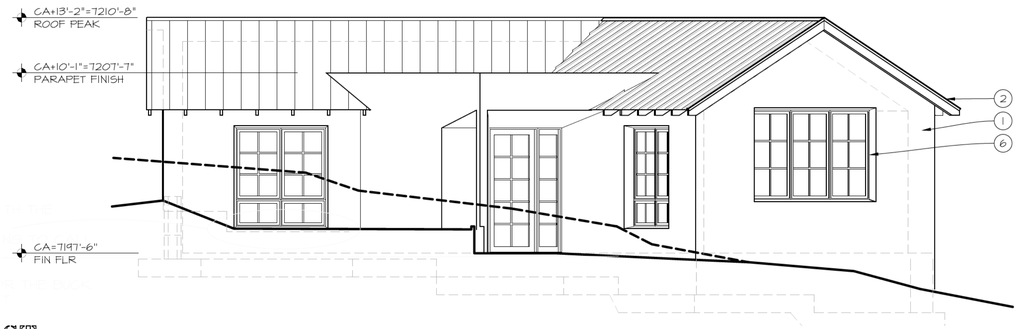
MAIN HOUSE FLOOR PLAN

DRAWN BY: GB	FILE NAME: INS-H1-1
© COPYRIGHTS RESERVED	
REVISION: DD-4	DATE: 5/15/2025

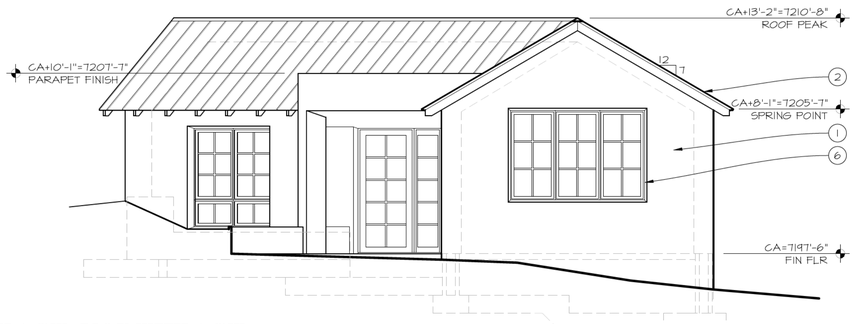
H1-1

KEYED NOTES

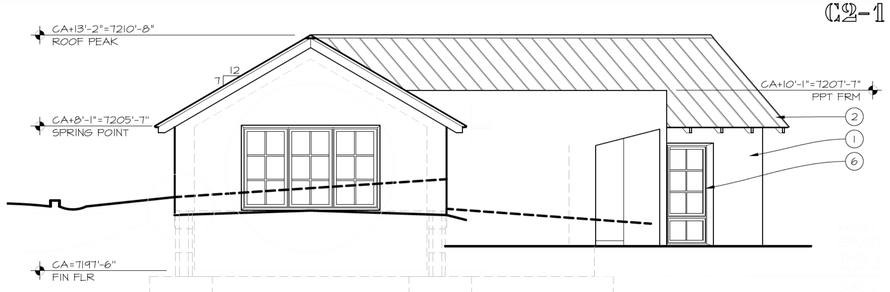
1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. NOT USED
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH



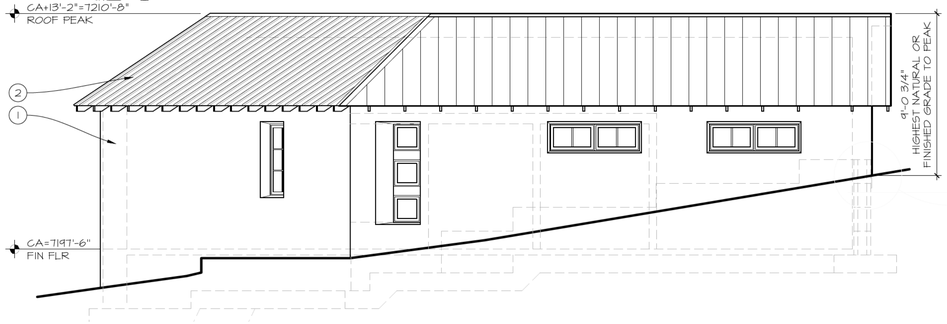
EAST
ADU ELEVATION 3
SCALE: 1/4"=1'-0"
C2-1



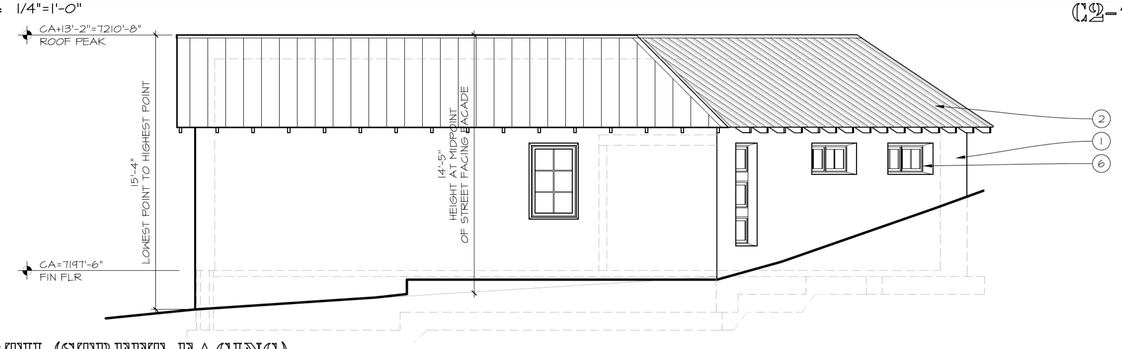
EAST NORTHEAST
ADU ELEVATION 4
SCALE: 1/4"=1'-0"
C2-1



SOUTH
ADU ELEVATION 3
SCALE: 1/4"=1'-0"
C2-1



WEST
ADU ELEVATION 2
SCALE: 1/4"=1'-0"
C2-1



NORTH (STREET FACING)
ADU ELEVATION 1
SCALE: 1/4"=1'-0"
C2-1

PRAXIS INC
ARCHITECTS

BROWNE
RESIDENCE
1062 CAMINO
SAN ACACIO
JOB NUMBER: 112

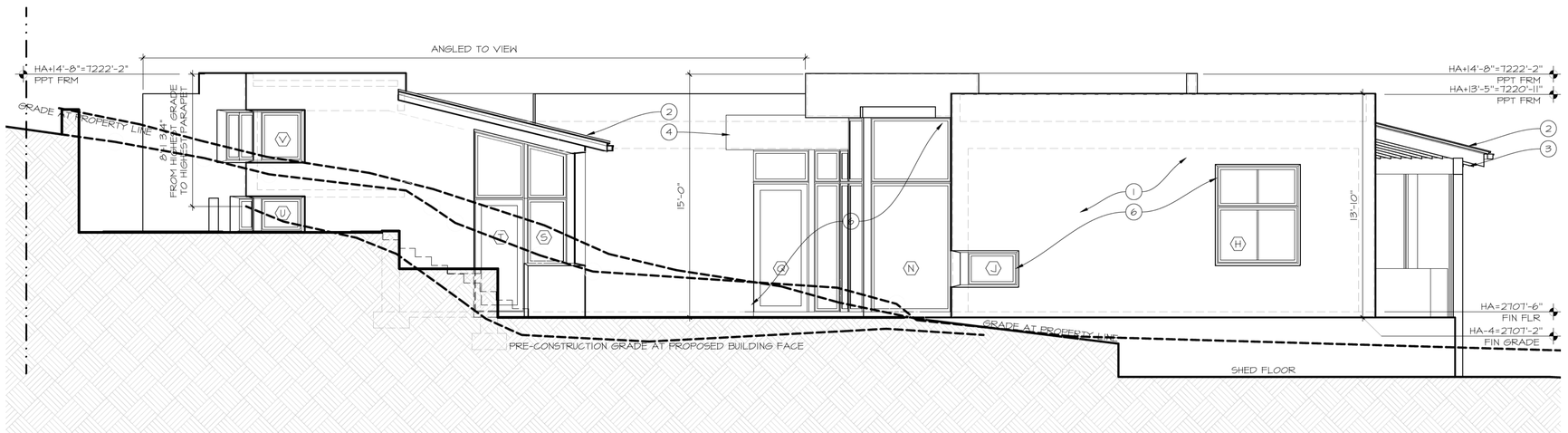
ADU BUILDING
ELEVATIONS

DRAWN BY:	FILE NAME:
SB	1NS-C2-1
© COPYRIGHTS RESERVED	
REVISION:	DATE:
DD-4	9/15/2025

C2-1

KEYED NOTES

1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. ROOF OVERHANGS STEEL TO RUST
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH
7. FLUSH GARAGE DOOR IN DARK BRONZE

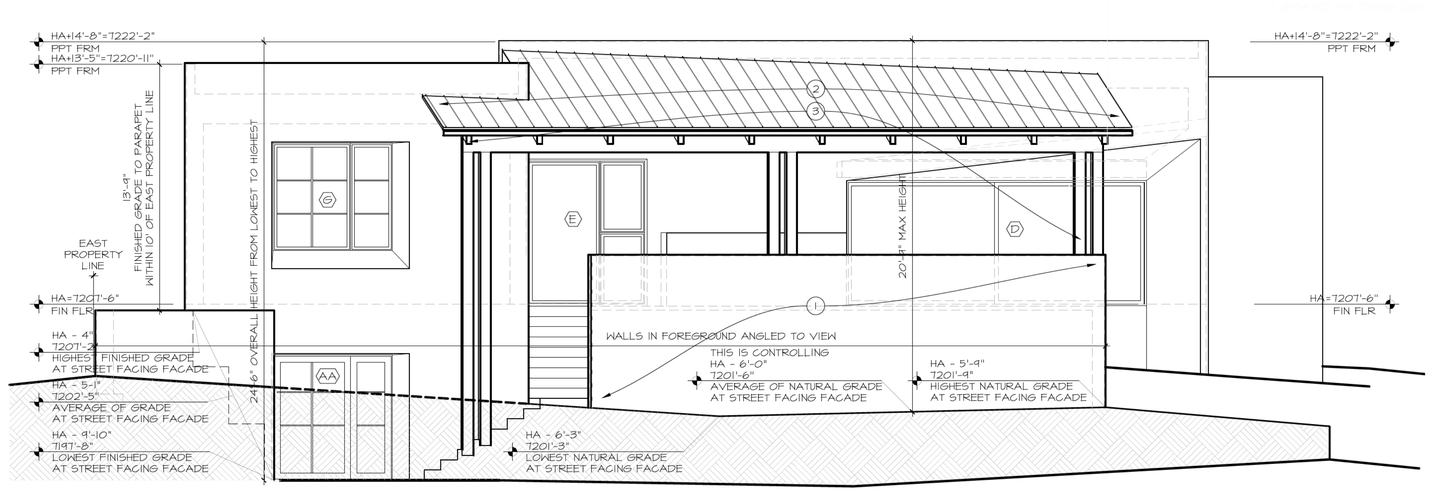


EAST
BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

2

H2-1



NORTH (STREET FACING)
BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

1

H2-1

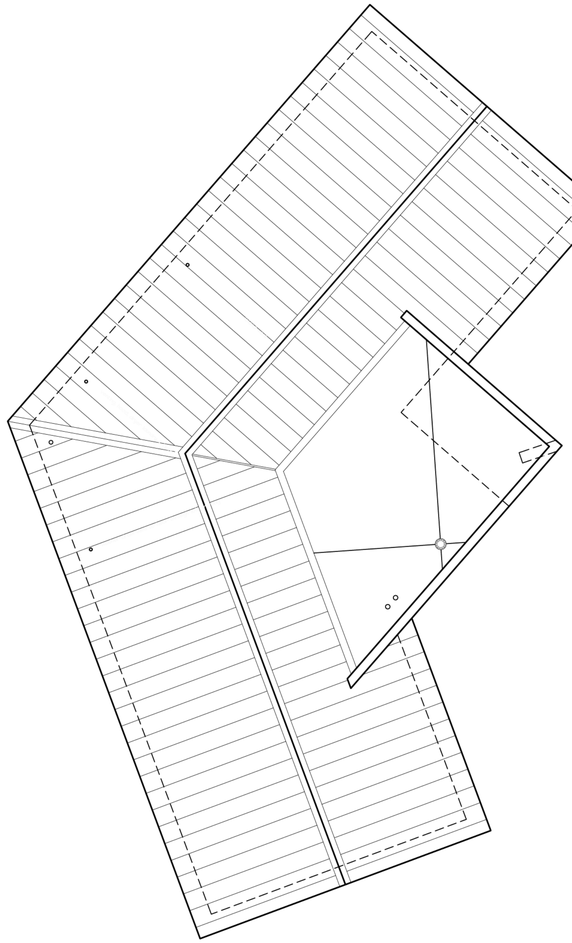
PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

NORTH & EAST HOUSE ELEVATIONS

DRAWN BY:	FILE NAME:
GB	INS-H2-1
© COPYRIGHTS RESERVED	
REVISION:	DATE:
DD-4	5/15/2025

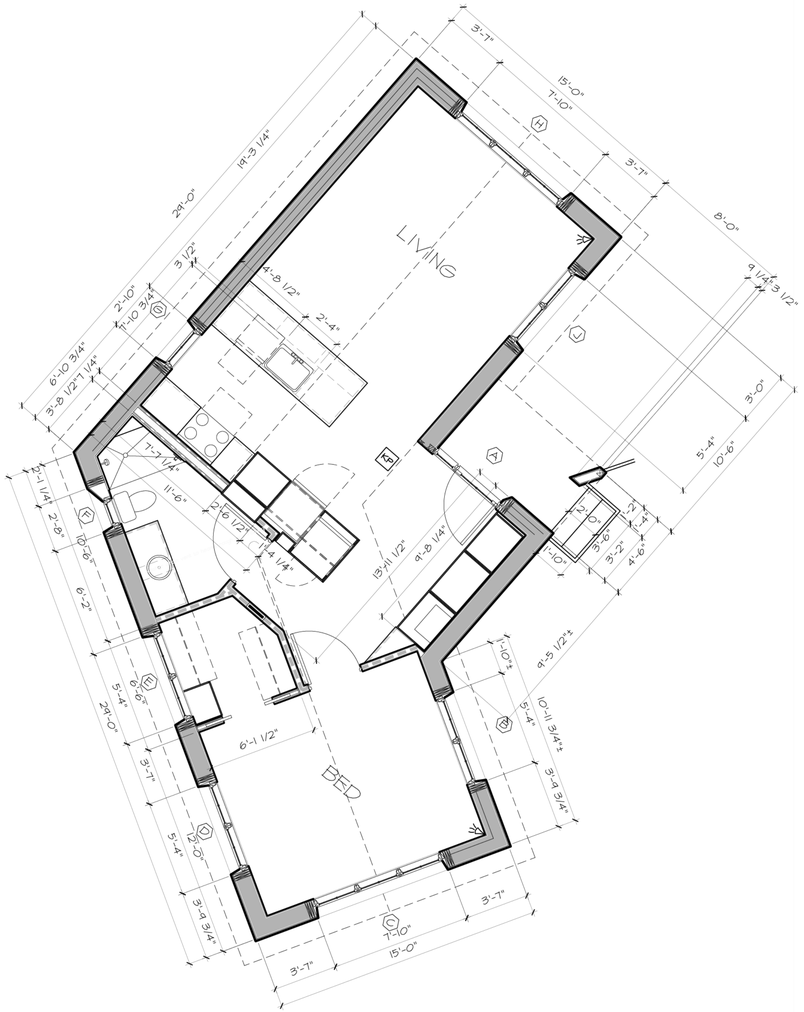
H2-1



ADU
ROOF PLAN
SCALE: 1/4" = 1'-0"

NORTH

2
C1-1



ADU
FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

1
C1-1

POWER & LOW-VOLTAGE

NOTE: LOCATIONS SHOWN ON ELECTRICAL DRAWINGS ARE APPROXIMATE. ANY EXACT LOCATIONS REQUIRED BY THE OWNER NEED TO BE CLEARLY DIMENSIONED ON THESE DRAWINGS

DUPLEX OUTLET - DECORA OR EQUAL
- CAB OUTLET ON FACE OF CABINET FRONT.
- DRW OUTLET INSIDE CABINET/ DRAWER, VRFY LOCATION
- DRY **DRYER OUTLET**
- DSP DISPOSAL SWITCHED OUTLET **TO BE HALF-HOT**
- D/W DISHWASHER OUTLET CAN BE HALF OF DUPLEX OUTLET
- FIR DEDICATED CIRCUIT FOR FIREPLACE
- FLR FLOOR PLUG W/ BRUSHED NICKELD PLATE, SEE FOUNDATION
- FRG REFRIGERATOR OUTLET, DEDICATD CIRC, VRFY LOCATION
- GAR OUTLET FOR GARAGE DOOR OPENER
- HOD HOOD POWER, VERIFY LOCATION
- IRR IRRIGATION CONTROL OUTLET
- JBX OUTLET ACTING AS J-BOX
- LOW OUTLET SUPPLYING POWER TO LOW-V HUB
- MIC MICROWAVE OUTLET, DEDICATED CIRC, VRFY LOCATION
- OVE **OVEN OUTLET, DEDICATED CIRC, VRFY LOCATION**
- ROF ROOF OUTLET - SEE ROOF PLAN
- SEC SECURITY SYSTEM DEDICATED OUTLET
- SHD POWER FOR WINDOW SHADE.VERIFY J-BOX REQUIREMENTS.
- UNC UNDER CABINET MULTI-OUTLET WIRE MOLD.
- WET WATERPROOF ENCLOSURE.
- WSH WASHER OUTLET.

HALF-HOT DUPLEX OUTLET - SEE SWITCH LOCATION ON LIGHTING PLAN

DOUBLE DUPLEX OUTLET

220V OUTLET - VERIFY REQUIREMENTS FOR SPECIFIC EQUIPMENT
- CAR CAR CHARGER. FUTURE PLUG
- DRY DRYER OUTLET
- EGT COOK TOP
- MEC HVAC
- RNG RANGE
- SHP SHOP OUTLET
- STM STEAM UNIT

LOW VOLTAGE - STUB OUT 3/4" CONDUITS FROM LOW-V PANEL TO ROOF FOR FUTURE EGMT. SEE PLAN FOR PANEL LOCATION.
- A AMPLIFIER LOCATION ALL SPEAKERS HOMERUN TO THIS LOCATION
- B DOOR BELL BUTTON
- C DOOR BELL CHIME LOCATION - MOUNT ON WALL NEAR CEILING
- D DATA - HOMERUN (2) CAT 6 TO LOW-V PANEL
- S SPEAKER - HOMERUN (2) 12 AWG SPEAKER WIRES TO AMPLIFIER LOCATION OF A/V ROOM.
- V TV - HOMERUN (1) RG6 TO LOW-V PANEL
- H LOW-V PANEL/ HUB LOCATION.
- W WIFI REPEATER - (2) CAT 6, CEILING

LIGHTING & SECURITY

NOTE: LOCATIONS SHOWN ON ELECTRICAL DRAWINGS ARE APPROXIMATE. ANY EXACT LOCATIONS REQUIRED BY THE OWNER NEED TO BE CLEARLY DIMENSIONED ON THESE DRAWINGS

LIGHT
- A RECESSED 4" LED CAN W/ GIMBAL TRIM, 3,000K TBS ELEC
- D SCONCE TBS VERIFY LOCATION TBS OWNER
- E VANITY FIXTURE VERIFY LOCATION TBS OWNER
- F FLAT LED FIXTURE 12"x48"x1" TBS OWNER
- J J-BOX W/ CONDUIT BELOW GROUND FOR FUTURE
- K KEYLESS PULL CHAIN LED FIXTURE TBS ELEC
- L LED TAPE LIGHT W/ TRACK AND LENS, TBS ELEC - VERIFY LOCATION AND TRANSFORMER LOCATION
- N NICHO LIGHT TBS ELEC
- P PENDENT LIGHT TBS OWNER
- U CONVENTIONAL UNDER-CABINET LIGHT TBS ELEC

FAN - BY ELEC SEE VENTILATION PLAN

SWITCH - DECORA OR EQUAL
- 3 THREE WAY
- 4 FOUR WAY
- T TIMER SWITCH
- F FAN SPEED
- J JAMB SWITCH

DIMMER - SLIDING TYPE WITH ROCKER SWITCH BELOW

SMOKE ALARM

CO2 & SMOKE ALARM COMBO

THERMOSTAT - SEE HEATING PLAN

SECURITY SYSTEM
- 1 CAMERAS - HOMERUN (2) CAT6.
- 2 MOTION SENSOR
- 3 DOOR CONTACT
- 4 KEYPAD

PRAXIS INC
ARCHITECTS

BROWNE
RESIDENCE
1062 CAMINO
SAN ACACIO
JOB NUMBER: 112

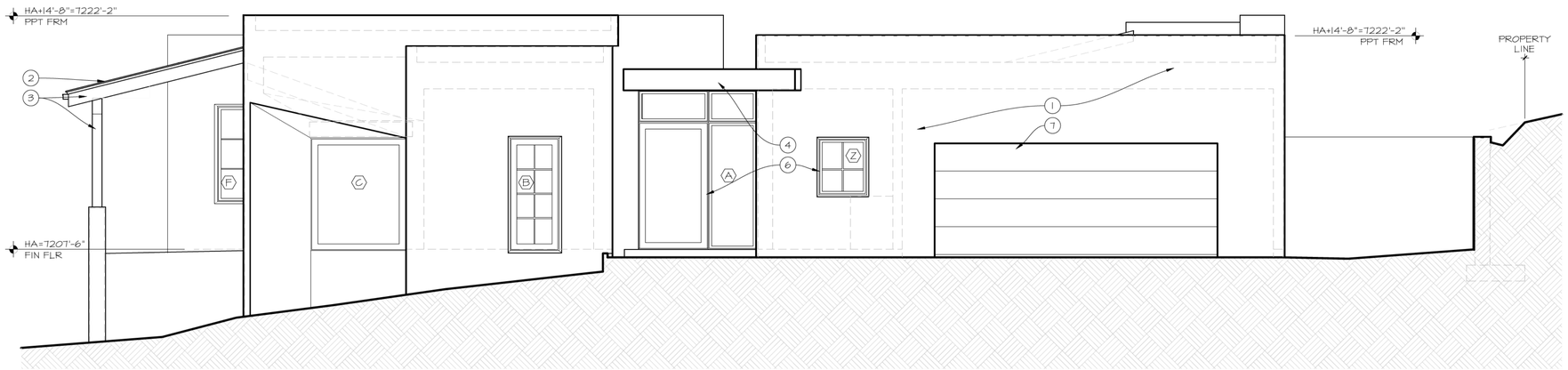
ADU FLOOR &
ROOF PLANS

DRAWN BY: GB	FILE NAME: INS-C1-1
© COPYRIGHTS RESERVED	
REVISION: DD-4	DATE: 5/15/2025

C1-1

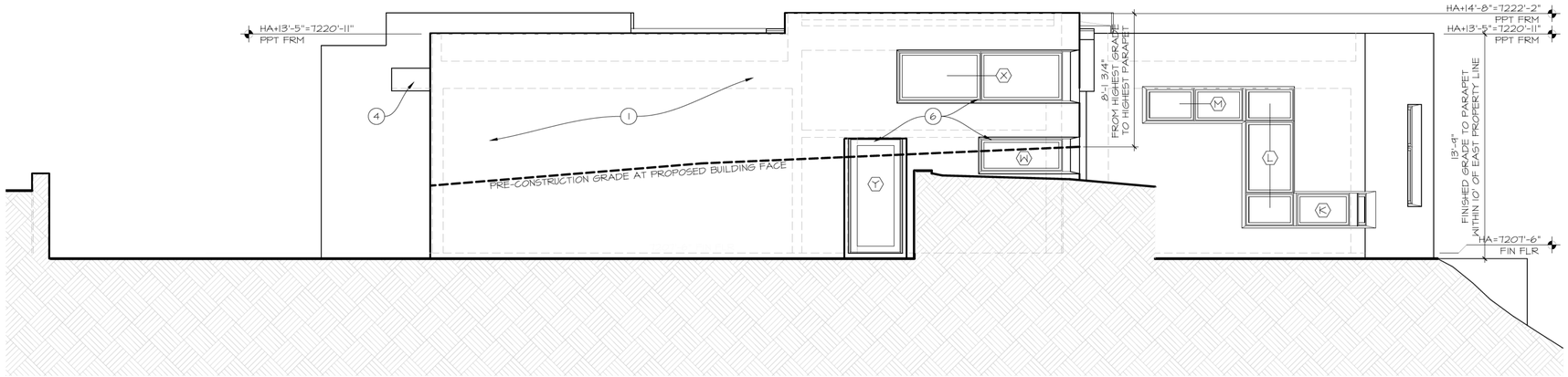
KEYED NOTES

1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. ROOF OVERHANGS STEEL TO RUST
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH
7. FLUSH GARAGE DOOR IN DARK BRONZE



WEST
BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

2
H2-2



SOUTH
BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

1
H2-2

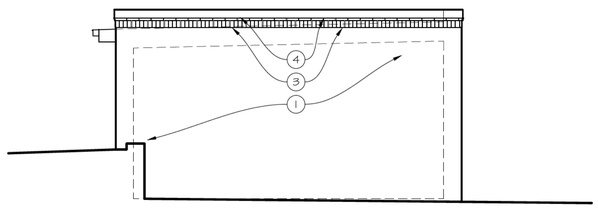
PRAXIS INC
ARCHITECTS

BROWNE
RESIDENCE
1062 CAMINO
SAN ACACIO
JOB NUMBER: 112

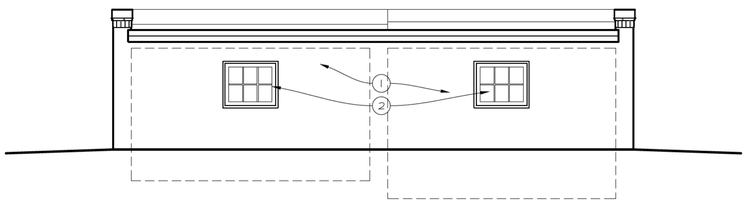
SOUTH & WEST
HOUSE ELEVATIONS

DRAWN BY:	FILE NAME:
GB	INS-H2-1
© COPYRIGHTS RESERVED	
REVISION:	DATE:
DD-4	5/15/2025

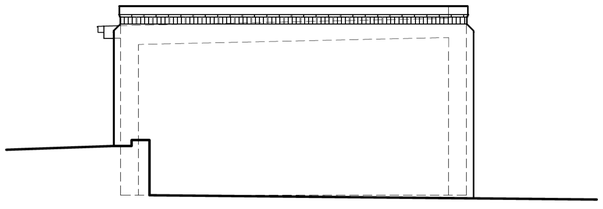
H2-2



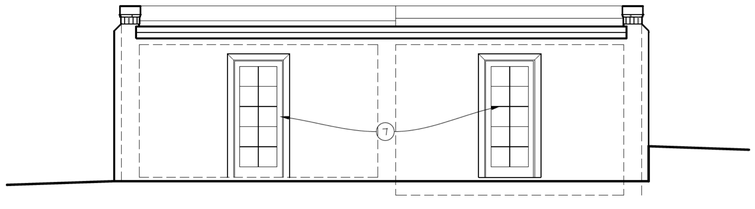
SHED EAST
EXISTING ELEVATION (NON PRIMARY FACADE) 8
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



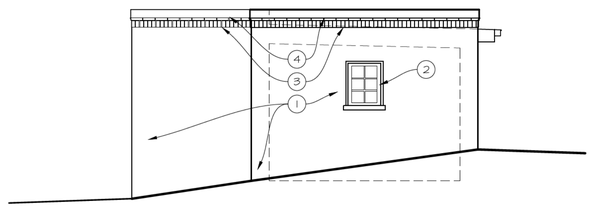
SHED SOUTH
EXISTING ELEVATION (NON PRIMARY FACADE) 7
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



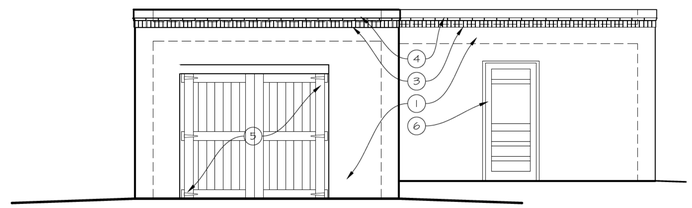
SHED EAST
PROPOSED ELEVATION (NON-PRIMARY FACADE) 6
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



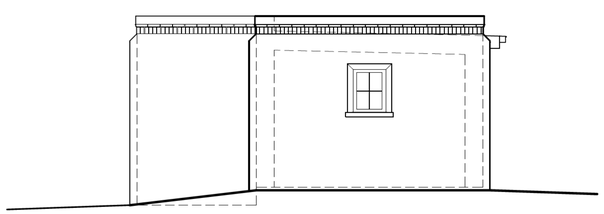
SHED SOUTH
PROPOSED ELEVATION (NON-PRIMARY FACADE) 5
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



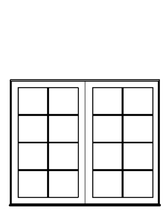
SEHD WEST
EXISTING ELEVATION (NON-PRIMARY FACADES) 4
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



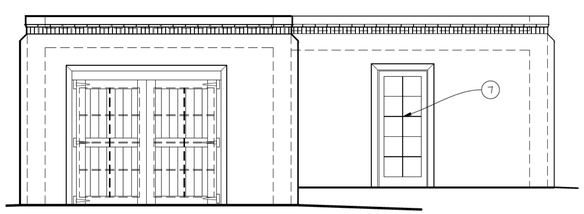
SHED NORTH
EXISTING ELEVATION (PRIMARY FACADES) 3
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



SHED WEST
PROPOSED ELEVATION (NON-PRIMARY FACADES) 2
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



ELEVATION OF "HIDDEN" DOORS



SHED NORTH
PROPOSED ELEVATION (PRIMARY FACADES) 1
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1

KEYED NOTES

1. STUCCO COVERED ADOBE WALLS, STRIP STUCCO TO ADOBE, ADD 4" FOAM, RE-STUCCO TO MATCH THE HOUSE COLOR 3/4' ROUNDED CORNER DETAILS
2. BARN SASH FIXED WINDOWS - NOT HISTORIC, REPLACE WITH ALUMINUM CLAD WOOD WINDOWS IN DARK BRONZE TO MATCH THE HOUSE
3. BRICK COPING TO REMAIN, CUT FLASHING BELOW COPING TO PROTECT WALLS BELOW
4. EXISTING RUSTY STEEL CAP
5. HAND-MADE WHITE PAINTED PINE GARAGE DOORS TO BE REPAINTED IN THE SAME COLOR
6. EXISTING HALF-LITE 5 PANEL NON-HISTORIC ENTRY DOOR
7. NEW 10 LITE ALUMINUM CLAD WOOD DOOR

PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

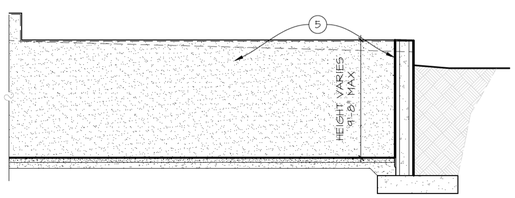
FRONT BUILDING EXISTING & PROPOSED

DRAWN BY:	FILE NAME:
GB	1NS-S2-1
© COPYRIGHTS RESERVED	
REVISION:	DATE:
DD-4	9/15/2025

S2-1

KEYED NOTES

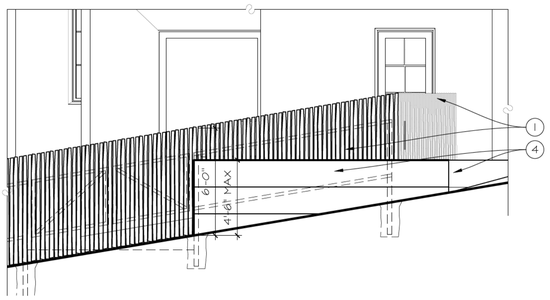
1. APPROX 12"x12"" STUCCO COVERED PILASTER
2. CEDAR LATILLAS LASHED TO STEEL PIPE
3. 3" SQUARE TUBE STEEL T'S TO SUPPORT 1 1/2" LIGHT GAUGE TUBING TRELLIS MEMBERS
4. STEEL RETAINING GARDEN WALLS BUILT OF 14 GAUGE STEEL, THIS WILL RUST OVER TIME AND MATCH THE OTHER RUSTY ELEMENTS ON THE PROJECT
5. STUCCO COVERED INSULATED CONCRETE FORM RETAINING YARDWALL - STUCCO TO MATCH HOUSE COLOR



ALONG EAST SIDE OF DRIVEWAY
TYPICAL YARDWALL ELEVATION 3

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

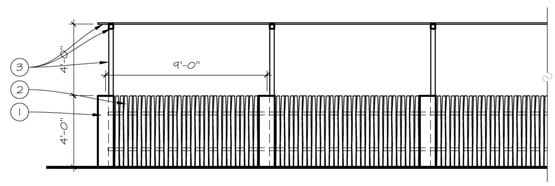
A0-3



ALONG EAST SIDE OF DRIVEWAY
TYPICAL YARDWALL ELEVATION 2

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

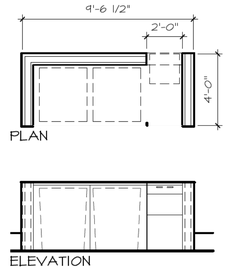
A0-3



SAN ACACIO FRONTAGE
TYPICAL YARDWALL ELEVATION 1

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

A0-3



TRASH ENCL
PLAN & ELEV 4

SCALE: 1/4" = 1'-0"

A0-3

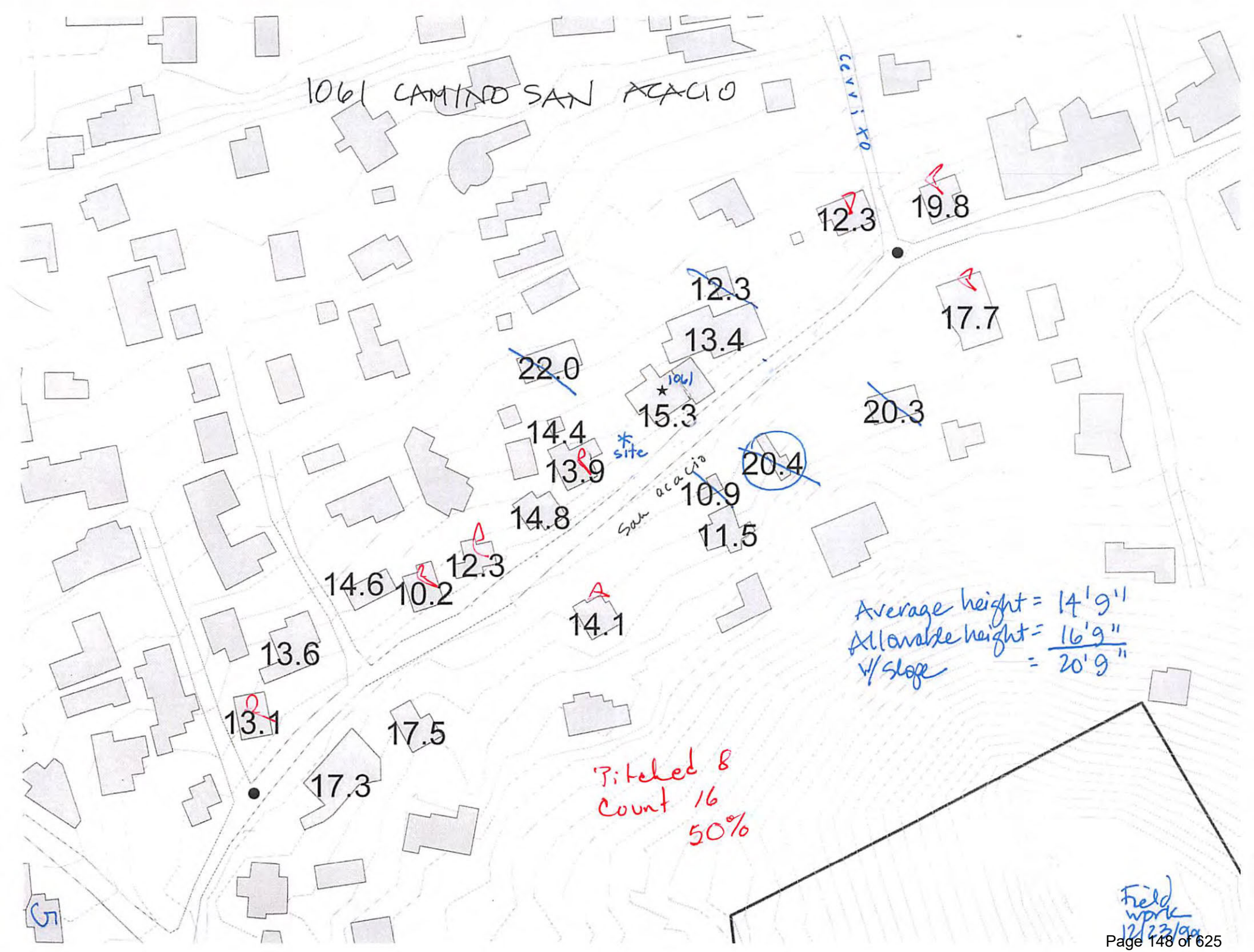
PRAXIS INC
ARCHITECTS

BROWNE
RESIDENCE
1062 CAMINO
SAN ACACIO
JOB NUMBER: 112

YARDWALL TYPICAL
ELEVATIONS

DRAWN BY: GB	FILE NAME: 1NS-AX-X
© COPYRIGHTS RESERVED	
REVISION: DD-4	DATE: 5/15/2025

A0-3


1061 CAMINO SAN ACACIO
Cervino
12.3
19.8
12.3
13.4
17.7
22.0
1061
15.3
20.3
14.4
site
13.9
20.4
San Acacio
10.9
14.8
11.5
12.3
14.6
10.2
14.1
13.6
13.1
17.5
17.3
Average height = 14'9"
Allowable height = 16'9"
W/ Slope = 20'9"
Titled 8
Count 16
50%
Field work 12/23/20


MARTINEZ LN
CAMINO CERRITO
CAMINO DELORA
CAMINO SAN ACACIO
CAMINO DON MIGUEL
VICTORIA ST
CAMINO SIN NOMBRE
DON MIGUEL PL
VIGIL LN
1062 Camino San Acacio
Total 1346
Count 28
Max Allowable Height = 48"

1062 Camino San Acacio

Reassessment of Building Heights, Wall Height, and Pitch as requested by the HDRB on June 9, 2026, for case 2026-012284-HDRB.

This utilizes the streetscape as defined by the code sections:
14-4.6(F)(1)(II)(b) *“When determining streetscape, the following structure types shall be excluded: institutional structures, buildings originally constructed to house a hotel, multi-unit residential, buildings with non-historic multiple stories, non-historic pitched roof, auxiliary outbuildings such as sheds, existing structures approved by way of a variance or exception, and yard walls and fences whose height is inconsistent with the predominant height of yard walls and fences on an applicable streetscape.”*

14-4.6(F)(1)(III)(b) *“If the streetscape is truncated by an intersecting block or a visual intrusion, such as a curve or turn in the streetscape, before the 600 feet is measured, the streetscape shall include all buildings, yard walls, or fences up to and including those which front the intersection or intrusion.”*

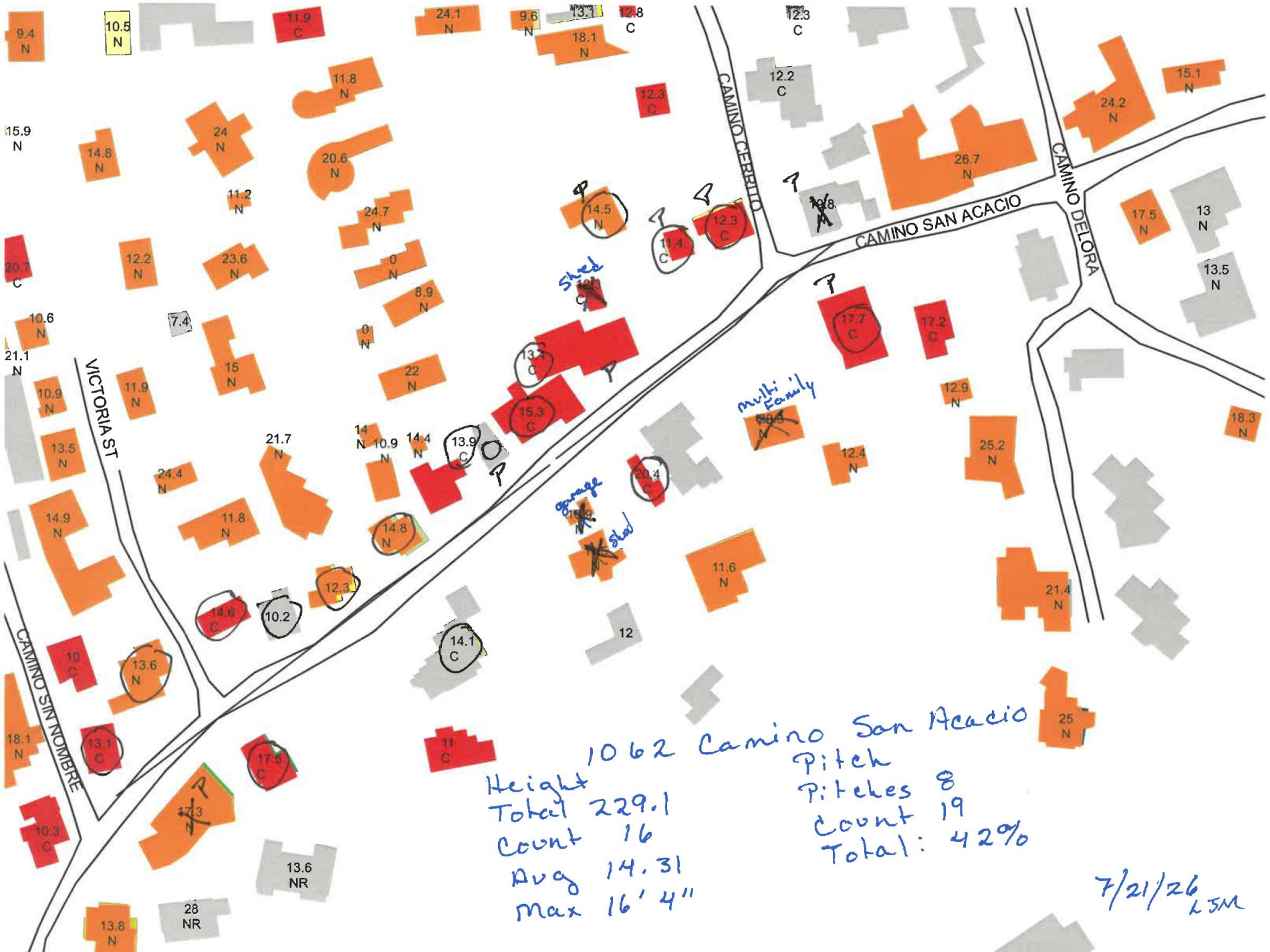
Pitches on the streetscape are at 42%.

The maximum allowable building height is 16’4”.

The maximum allowable street frontage yardwall/fence height is 48”.

Other calculations and documents including those from the applicant are not being utilized as the final calculations.

New Building and Pitch Calculations used for this case



Wall Height Calculation used for this case



1062 Camino San Acacio

This utilizes the streetscape as defined in the 1999 calculation.

Pitches on the streetscape are at 33.33%.

This calculation excludes two properties which were previously included but do not have street frontage.

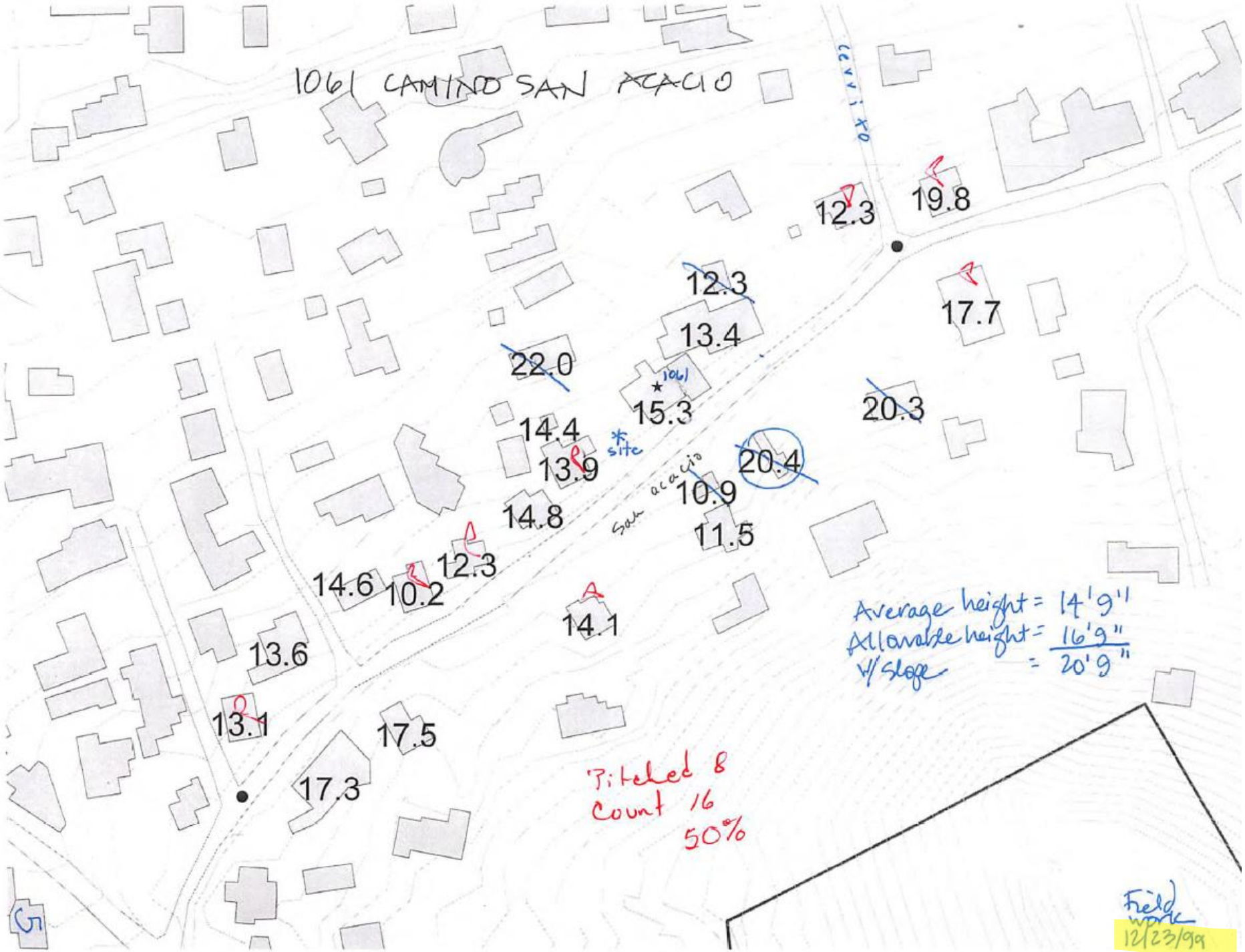
The maximum allowable building height is 15’8” where it was previously at 16’4”

The maximum allowable street frontage yardwall/fence height is 41”.

All calculations and sheets are included here for review, including the calculation provided by the applicant.

These documents are not used for the final calculations. They are for comparison purposes only.

Previously used Building Height Calculation was calculated by staff in 1999

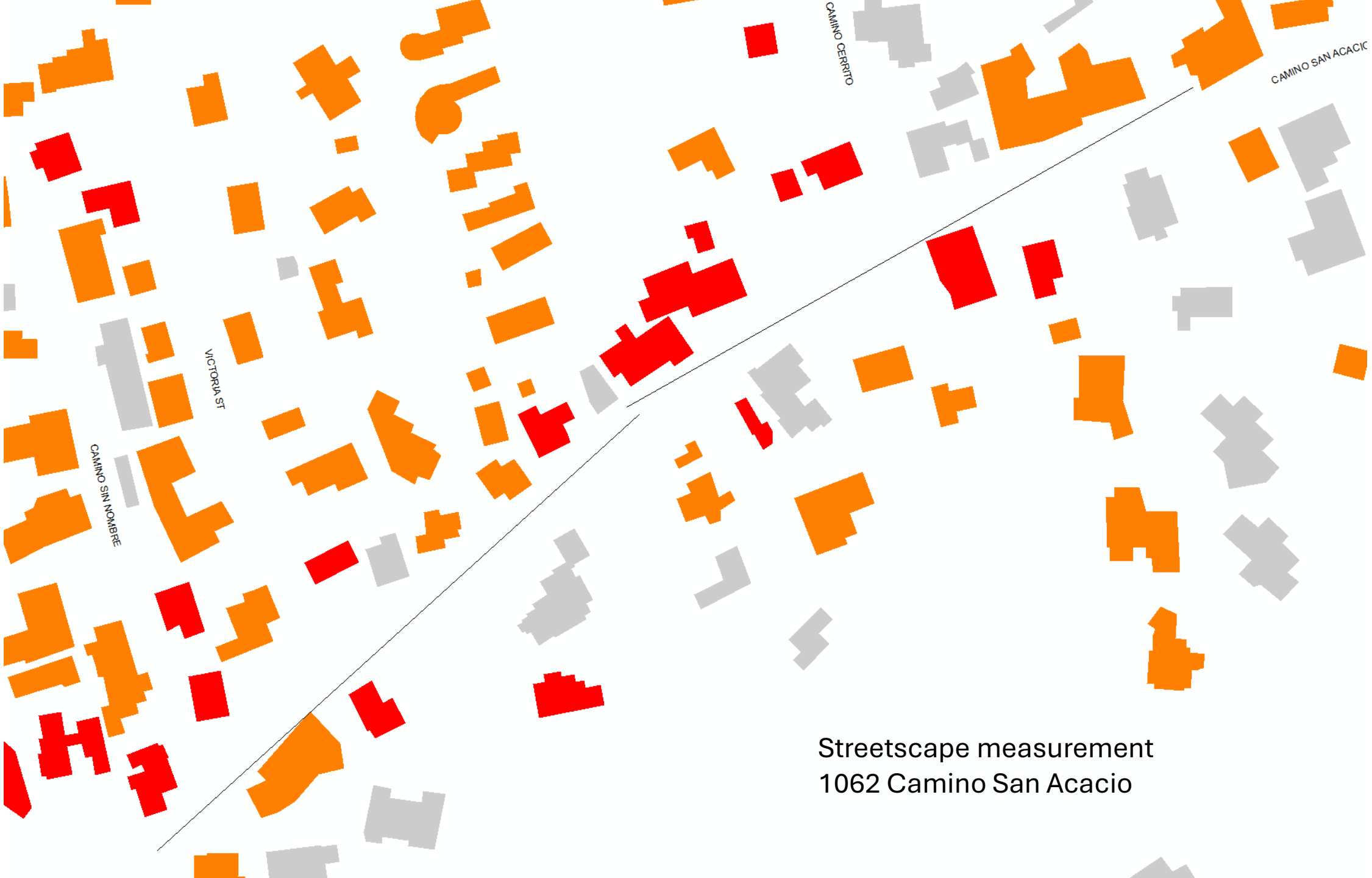


Portions of Code applied to this pitch calculation

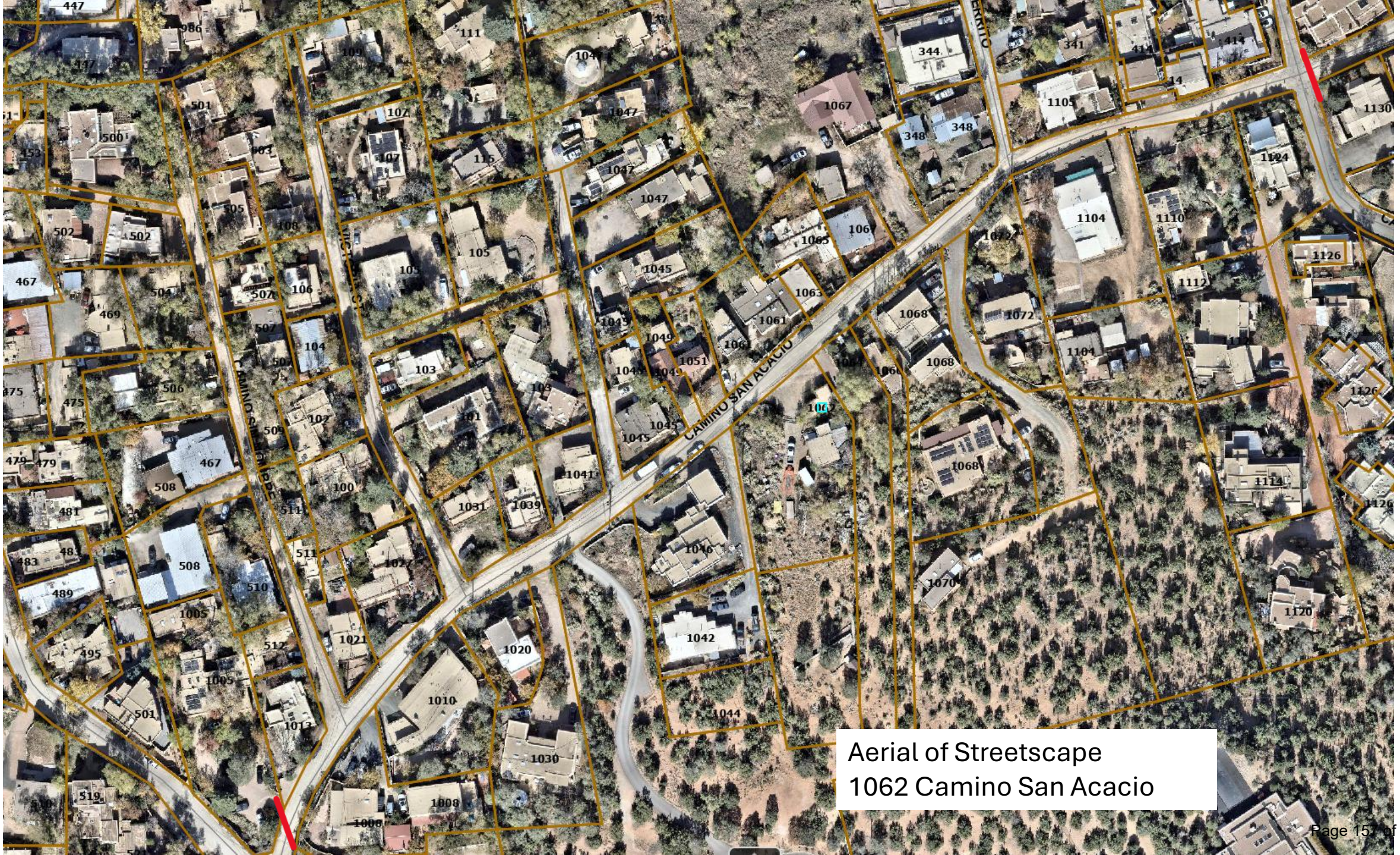
14-4.6(F)(1)(III)(a) If the project is located on a street that extends linearly with no interruptions or truncations, the streetscape shall include buildings, yard walls, and fences on both sides of the street on which the proposed building, yard wall, or fence is to be located, for a distance of 600 feet measured from the midpoint of the street-facing facade(s) of the proposed building, yard wall, or fence in both directions parallel to the street centerline (excluding all truncations in this study) ** (note all of these calculations are ignoring the street truncation requirements of the code)

14-4.6(F)(1)(II) When determining streetscape, the following structure types shall be excluded: institutional structures, buildings originally constructed to house a hotel, multi-unit residential, buildings with non-historic multiple stories, non-historic pitched roof, auxiliary outbuildings such as sheds, existing structures approved by way of a variance or exception, and yard walls and fences whose height is inconsistent with the predominant height of yard walls and fences on an applicable streetscape

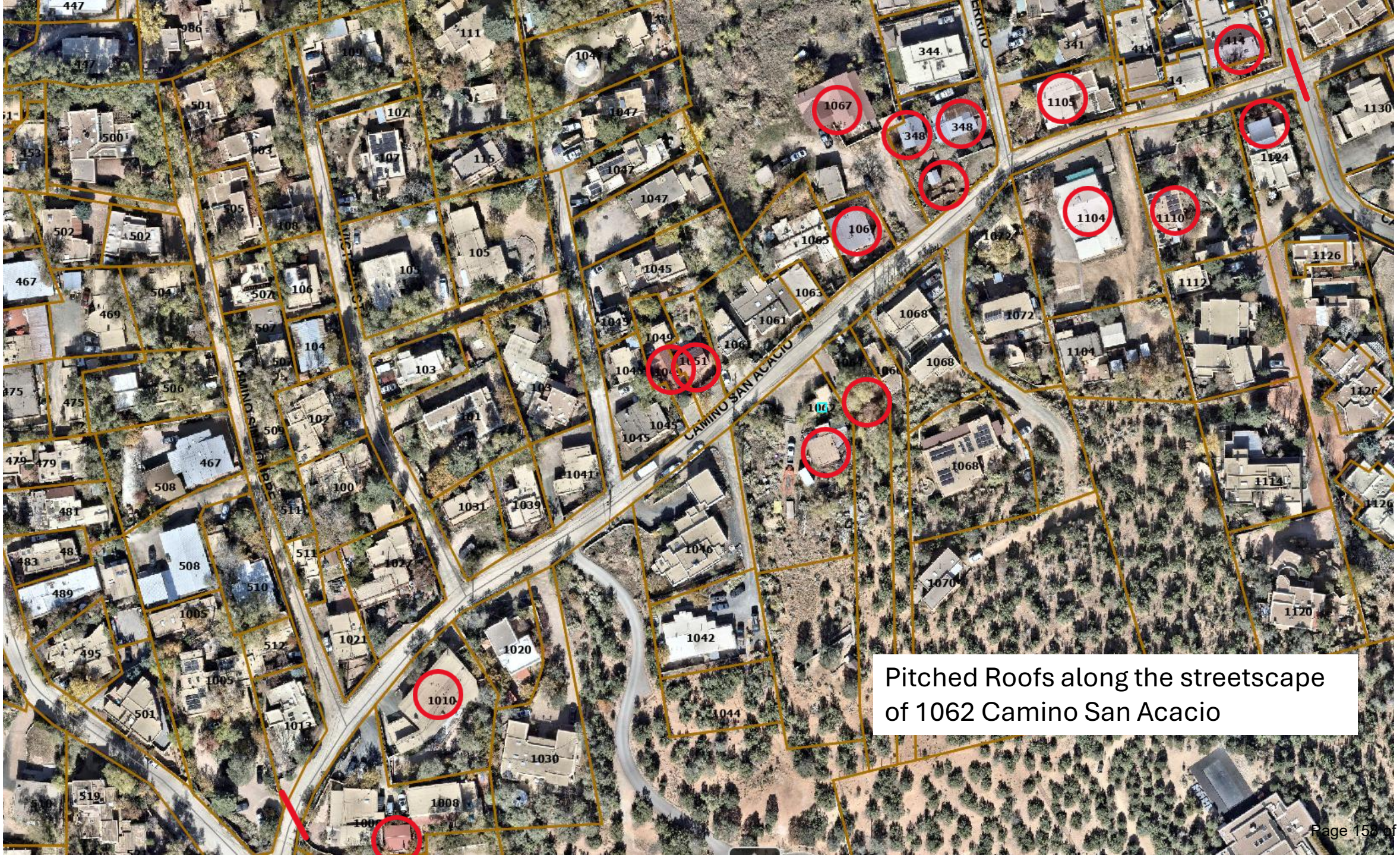
14-4.6(F)(2)(IV) Pitch If the determined streetscape includes over 50 percent buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.



Streetscape measurement
1062 Camino San Acacio



Aerial of Streetscape
1062 Camino San Acacio



Pitched Roofs along the streetscape of 1062 Camino San Acacio

South side of Road Starting at Camino Delora going to the west:

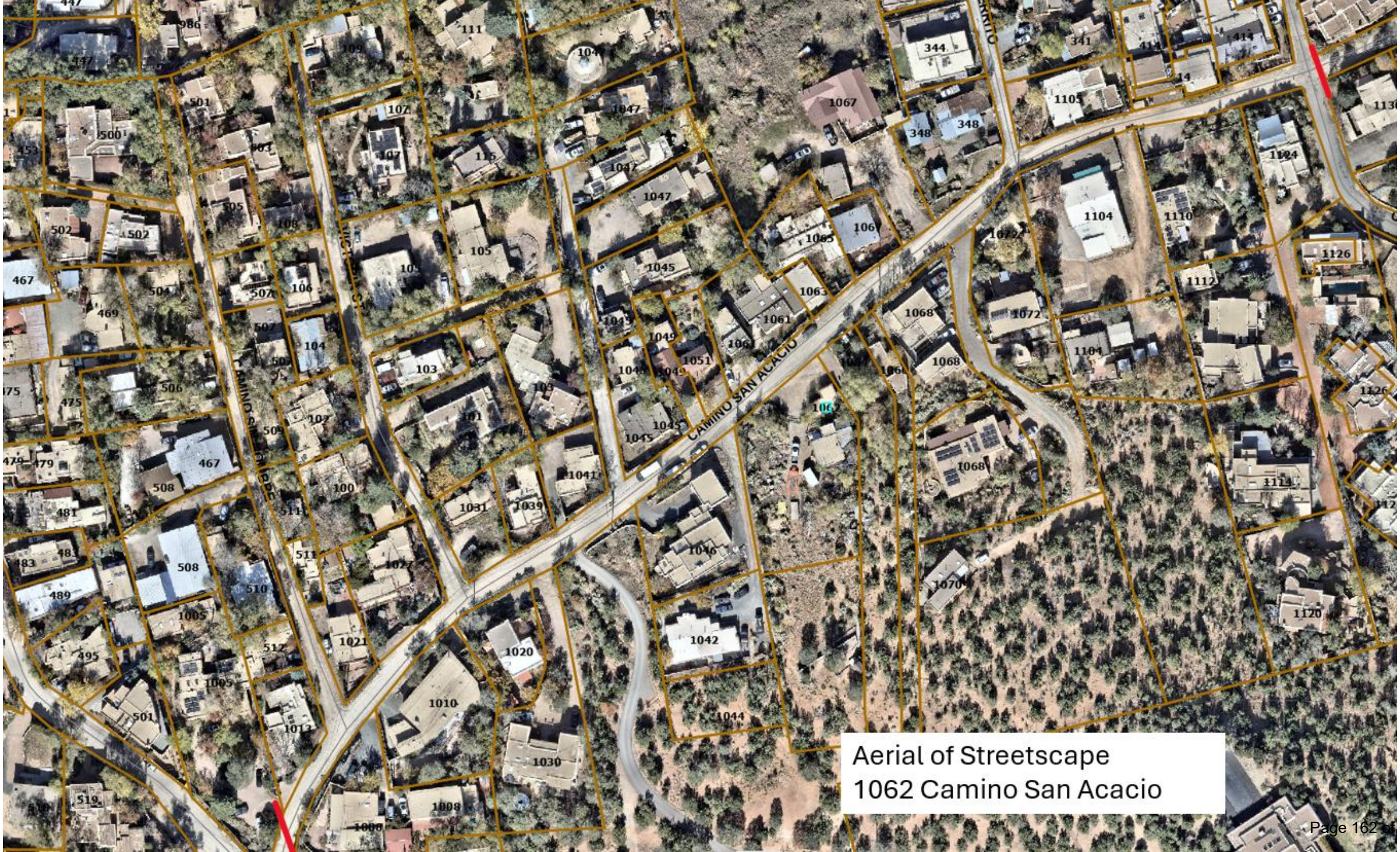
1) 1124 Camino San Acacio - Pitched residence constructed in 2003
2) 1110 Camino San Acacio – Pitched residence constructed in 1930s
3) 1104 Camino San Acacio - Pitched residence constructed in 1890
4) 1072 Camino San Acacio – Pitched residence constructed in 1983
5) 1072 Camino San Acacio guest house - Flat
6) 1068 Camino San Acacio Unit A – Flat
7) 1068 Camino San Acacio Unit B – Flat
8) 1066 Camino San Acacio – Flat
9) 1064 Camino San Acacio – Pitched Shed roof
10) 1062 Camino San Acacio garage unit – Flat garage unit
11) 1062 Camino San Acacio rear structure – Pitched garage constructed in 1950s
12) 1046 Camino San Acacio – Flat
13) 1040 Camino San Acacio – Not at the street but is Flat property that touches the street
14) 1030 Camino San Acacio – Not at the street but is Flat property that touches the street
15) 1020 Camino San Acacio – Flat
16) 1010 Camino San Acacio – Pitched (shed roof slope to the rear) constructed in 1964
17) 1008 Camino San Acacio – Pitched residence constructed in 1928,
18) 1008 Camino San Acacio guest residence - Flat

North Side of the Street starting at Camino Don Miguel going east

1) 1013 Camino San Acacio – Flat
2) 1021 Camino San Acacio – Pitched residence constructed in 1937
3) 1027 Camino San Acacio – Flat
4) 1039 Camino San Acacio – Flat
5) 1041 Camino San Acacio – Flat
6) 1045 Camino San Acacio – Flat
7) 1049 Camino San Acacio – Pitched residence constructed in 1945
8) 1051 Camino San Acacio – Pitched residence constructed in 1945
9) 1061 Camino San Acacio unit B – Flat
10) 1061 Camino San Acacio unit A – Flat
11) 1063 Camino San Acacio – Flat
12) 1065 Camino San Acacio – Flat
13) 1067 Camino San Acacio – Pitched residence constructed in early 1900s
14) 1067 ½ Camino San Acacio – Pitched residence constructed 1950
15) 1067 ½ Camino San Acacio – detached garage is Flat
16) 348 Camino Cerrito Unit A – Pitched residence constructed circa1867
17) 348 Camino Cerrito – Pitched residence constructed circa 1867
18) 348 Camino Cerrito – Pitched shed constructed 1940
19) 1105 Camino San Acacio – Pitched residence constructed in 1918
20) 414 Camino Delora Unit 2- Flat
21) 414 Camino Delora Unit 3 – Flat
22) 414 Camino Delora Unit 1 – Pitched residence constructed in 1930

Pitched structures on properties with street frontage = 18
Total number of structures on properties with street frontage = 40
To be excluded:
Institutional structures: (0)
Multi-Unit Residential: (3)
414 Camino Delora, Unit 2- Flat
414 Camino Delora, Unit 3 – Flat
414 Camino Delora, Unit 1 – Pitched residence constructed in 1930
(These are Condominiums)
Non-historic pitches: (2)
1124 Camino San Acacio - Pitched residence constructed in 2003
1072 Camino San Acacio – Pitched residence constructed in 1983
auxiliary outbuildings such as sheds: (5)
348 Camino Cerrito – Pitched shed constructed in 1940
1067 ½ Camino San Acacio – detached garage is Flat
1064 Camino San Acacio – Pitched Shed roof
1062 Camino San Acacio garage unit – Flat garage unit
1062 Camino San Acacio rear structure – Pitched garage constructed in 1950s
structures approved by way of an exception (0)
Total Exclusions: 6 pitches and 4 flat residences/sheds

Counted Pitches =12
Counted structures =36
Pitches on the streetscape is 33.33%



Aerial of Streetscape
1062 Camino San Acacio

Pitch Study Provided by the Applicant

Green are flat-roof structures with street frontage that are not excluded.
Red are pitched-roof structures with street frontage that are not excluded.
Blue are excluded because they are multi-family or accessory structures to be excluded.



6/25/2026
1062 CAMINO SAN ACACIO
PITCH STUDY
NOT TO SCALE

Height Calculation utilizing the same structures as those as the Pitch Assessment

10.3
13.1
13.6
14.6
10.2
12.3
14.8
13.9
15.3
13.4
12.3
14.5
11.4
12.3
17.2
17.7
20.4
10.9
11.5
14.1
17.5
13.8
10.3
12.8

Sum

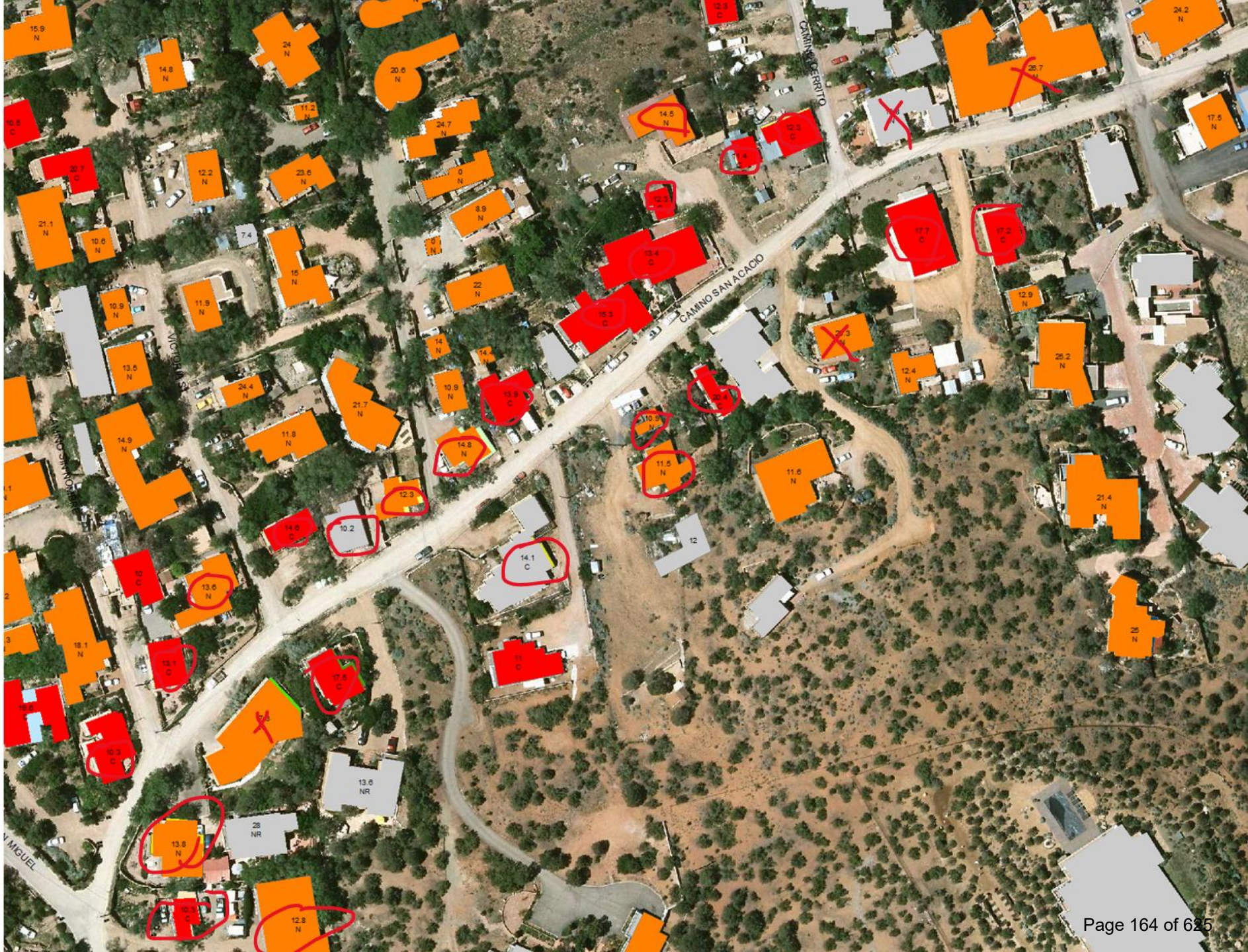
328.2

Average

13.675

Maximum Allowable Height

15’ 8”



Previously Shared Yard wall and Fence height calculation done by Lani McCulley in 2026



Yard Wall Height Calculation redone to include the same properties as those as the Pitch Assessment

58	19
50	23
52	12
40	23
72	24
72	12
48	44
51	31
47	32
57	24
35	31
42	36
49	**Sum**
36	1627
32	**Average**
32	40.675
44	**Maximum**
46	**Allowable**
57	41”
31	
72	
29	
63	
50	
29	
19	
31	
72	



6/30/26

City of Santa Fe, New Mexico

memo

DATE: August 25, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP, Planning & Land Use Department Director, HLL
Maggie Moore, Assistant Land Use Director, MM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division, LgM

2026-012765-HDRB. 1062 Camino San Acacio, Downtown & Eastside Historic District, contributing, Gabriel Browne, agent/owner, proposes to construct a 733 sq. ft. guesthouse to a height of 14'-4", where the maximum allowable height is 16'-4", and construct a yard wall to the maximum allowable height of 4'-0" and a trellis to a height of 8'-0".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents, height calculation, Stucco Guidelines]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__X__ **Other:** renderings

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Sample motions:

a) In case 2026-012765-HDRB, for 1062 Camino San Acacio, approve/deny the project as submitted.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-4.2(B). There will be archaeological concerns associated with this project, and archaeological clearance will be required.

BACKGROUND

This property was brought before the Board on June 9, 2026, under case 2026-012284-HDRB. The Board postponed the case for a redesign, with the clarification that a pitched roof would most likely require an exception, that the corners of the residence be rounded, and that additional windows on the street-facing façade be added. There was some conversation regarding the trellis at the front yard wall, but it was not determined if the Board would disapprove of this item.

The Board also asked that staff recalculate the heights and pitches in the streetscape to confirm allowable height and whether a pitch exception was required. Staff recalculated the pitches in the truncated streetscape, finding 42% of the eligible buildings had pitched roofs and therefore a pitched roof on this property would require an exception. With this recalculation, the applicant chose to redesign the structure with a flat roof. The recalculation of the maximum allowable height found that the height should not exceed 16’-4”. The residence is designed at 14’-4”. The front yard wall is requested at the maximum allowable height of 4’-0”. The trellis is requested to remain as part of the project at a height of 8’-0”. Other changes to the design include the parapets, canales, solar panels, and windows.

SUMMARY:

Streetscape:
Camino San Acacio was once a rural neighborhood with family-built homes on the north side of the street. The family homes have evolved into family compounds with multiple buildings accommodating extended family members. Several properties have been subdivided so that each residence is on its own lot, though there is still a compound feel to the area. The southern part of the street was farmland that was subdivided and sold off for the construction of single-family residences. Because many of the homes were family-built, there is an eclectic mix of vernacular, Spanish Pueblo Revival, and Territorial Revival styles. There is a mix of flat and pitched roof homes, with some built up against the street and others set back. The street is lined with latilla and board fences, concrete masonry, and stone yard walls of various heights. The street is not paved and has no sidewalks or walking areas, but it is frequented by pedestrians.

Site Description:
The property at 1062 Camino San Acacio is in the Downtown and Eastside Historic District and has a contributing garage near the street, with the north elevations designated as primary. A small non-contributing workshop structure is set back towards the southern portion of the property and is approved for demolition. Both structures are basic L-shaped forms built partially into the hillside.

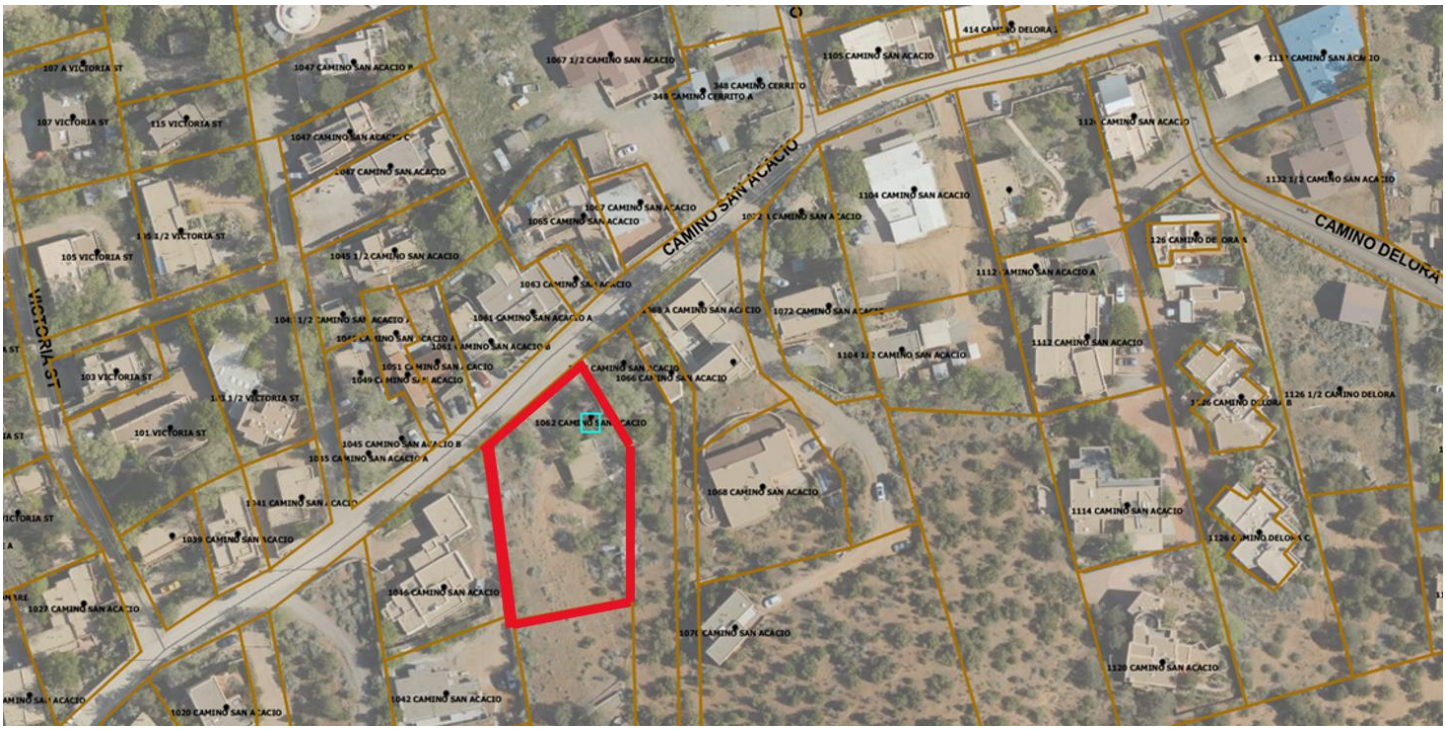


Figure 1: Property Location

The contributing garage is an 853 sq. ft. adobe structure with interior vigas. The building is stuccoed with brick coping parapets with a rowlock pattern working as dentils. The roof slopes south to the gutter and is modified bitumen. The roof was recently redone, along with replacing areas of the roof and installing new vigas and a concrete floor as approved under permit 2019-5288-EXTR. The garage on the east side of the north façade has swinging wood panel doors. To the west of the north façade is the only pedestrian entry to the building. The door is a stock ¼ glass unit with four raised panels. The west façade has a single four-lite non-historic in-swing casement window with a heavy concrete sill at the bottom of the window. The south elevation is partially dug into the slope and is divided evenly into two openings holding non-historic six-light casement windows and a non-historic overhang spanning the façade. The east façade is an empty wall.


Figure 2: Existing Northern Contributing Garage Structure

The southern or upper building was a 755 sq. ft. adobe non-contributing structure with a shed attachment on the east elevation. This structure was approved for demolition under case 2026-012133-HDRB on April 28, 2026.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:

Case 2026-012133-HDRB was a request for demolition of the southern accessory structure. The Historic Districts Review Board approved the demolition.

Case 2023-007358-HDRB was a status review for the two accessory structures on the property. The northern garage structure was designated as contributing, with the north-facing facades (N3 and N1) as the primary. The southern accessory structure was designated as non-contributing.

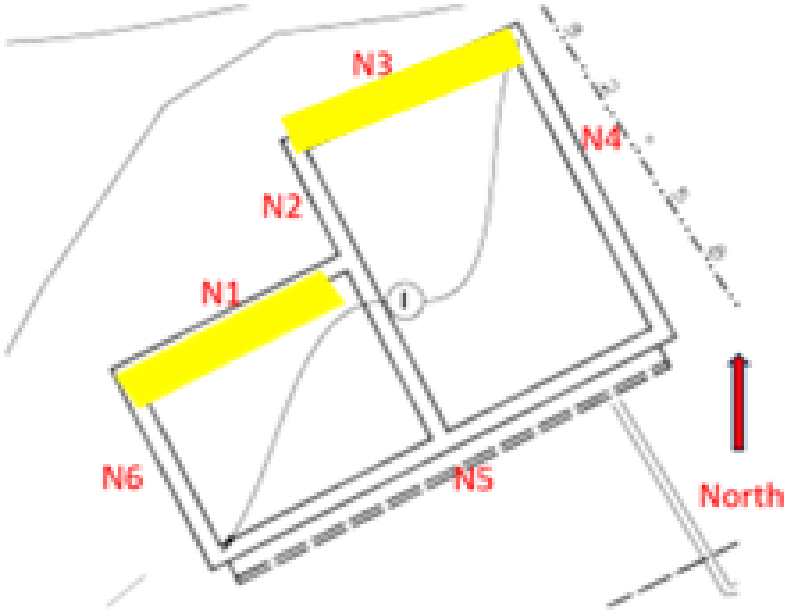


Figure 3: Primary Façade Diagram

ADMINISTRATIVE:

There are no previous administrative cases on file with the Historic Preservation Division.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 733 sq. ft. accessory dwelling unit to a height of 14'-4".
    a. The residence will be flat-roofed with parapets.
    b. Windows are aluminum-clad wood simulated divided lites. Window and patio door exteriors will be in a dark bronze anodized finish.

c. There will be nine (9) roof-mounted solar panels.
d. Canales will be steel, which will rust over time.
e. Stucco in elastomeric "Buckskin".

2) Construct a 48" high fence along Camino San Acacio. The fence will have masonry pilasters with a stone finish, a metal frame, and 3" cedar latillas.
3) Install a banco at the exterior of the fence along Camino San Acacio. The banco will be stuccoed in elastomeric "Buckskin" to match the residence.
4) Install an 8' tall, 36" wide steel trellis attached to the back of the yard wall pilasters.
5) Install a 4'-0" high trash enclosure at the street by the driveway on the northwest side of the property.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;
II. Continued construction of buildings in Santa Fe's historic styles; and
III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

F. Height, Pitch, Scale, Massing, and Floor Stepbacks.

The height, pitch, scale, and massing of any structure in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted elsewhere within this chapter.

I. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:

1. Downtown and Eastside;

2. Don Gaspar Area;
3. Historic Transition; and
4. Westside-Guadalupe.

b. In the Historic Review district, as specified herein.

II. Streetscape Standards

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

II. Height Limitations

The HDRB shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

a. If a proposed building has a parapet, the façade shall not exceed two feet above the average of the height of the façades in the streetscape.
b. If the proposed building has a pitched roof, the ridge height of the proposed building shall not exceed two feet above the average of the ridge height of the pitched roofs in the streetscape.
c. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.
d. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.
e. The height and dimensions of signage are as set forth in Section 14-7.61. *Sign Regulations in the Historic Districts.*
f. The HDRB may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two feet. In no case shall the height of a façade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

Ill. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).
b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing

side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent of buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.

V. Scale

The height of a proposed building or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of buildings in the applicable streetscape, or the building on which the addition is proposed.

VI. Massing and Floor Stepbacks

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades of the structure be in conformance with Section 14-4.6G, *Additional District-Specific Design Standards,* and, in meeting those requirements, may require that different floor levels be stepped back.

E. Additional District-Specific Design Standards

2. **Downtown and Eastside Historic District**

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

I. Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

a. With rare exception, buildings are of one story, a few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns.

Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, slightly ogival, over gateways in freestanding walls.

b. All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.

c. Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

d. The rules as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents, and aerials shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

e. True old Santa Fe style buildings are made of adobe with a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

II. Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

a. No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks, or other design elements;

b. The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

d. No less than eighty percent of the surface area of any publicly visible façade shall

be adobe finish or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

e. The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complementary colors. Windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles, except that buildings with portals may have larger plate-glass areas for windows under portals only. Deep window recesses are characteristic

f. Flat roofs shall have no more than thirty (30) inches of overhang.

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2023-007358-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District. Non-contributing. Praxis Design Build, agent for Gabriel and Mariam Browne, owners, requests a historic status review with primary facade(s) designation, if applicable, for two non-residential structures.

CASE NUMBER: 2023-007358--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 1062 CAMINO SAN ACACIO
Santa Fe, NM 87505

CONTACTS:			
	Applicant	GABRIEL BROWNE	1012 MARQUEZ PL STE 310B SANTA FE, NM 87505
	Property Owner	GABRIEL BROWNE	

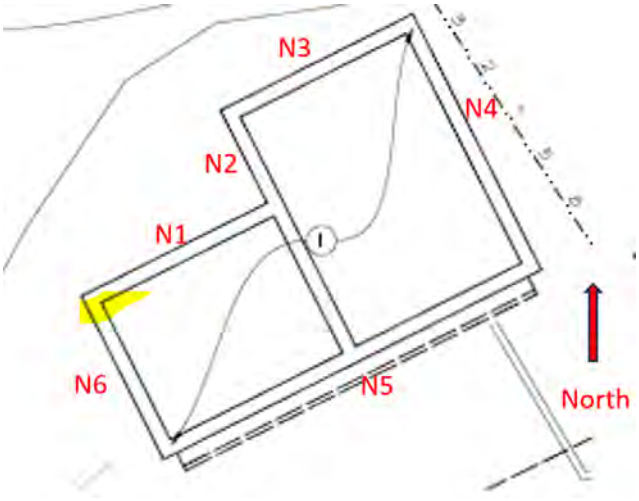
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 24, 2023. The decision of the Board was to designate the northern or lower structure as contributing with the north facing facades (N1 and N3) as primary and to designate the southern or upper structure as non-contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley



NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Ver. 12 1/14/2020

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2026-012133-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District, non-contributing, Gabriel Brown, agent/owner, proposes to demolish a 755 sq. ft. accessory structure.

CASE NUMBER: 2026-012133--HDRB

PROJECT TYPE: Demolition

LOCATION: 1062 CAMINO SAN ACACIO
Santa Fe, NM 87505

CONTACTS:		
Property Owner	GABRIEL & MARIAM BROWNE MICHAE	1051 CAMINO SAN ACACIO
Applicant	GABRIEL BROWNE	1012 MARQUEZ PL STE 310B SANTA FE, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Apr 28, 2026. The decision of the Board was to approve the demolition of the southern accessory structure as proposed.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Ver. 12 1/14/2020

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

January 20, 2022

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #:
Rodriguez-Maes Outbuildings	1062 Camino San Acacio *Downtown and Eastside Historic District*	4. County: Santa Fe Parcel # 99309930

5. Property Type:
_x_Buildings:
__ Structures: walls
__ Site __ Object

6. Date of Survey: November 27, 2021

7. Previous Survey Date(s):
__Yes:
_x_No: per email from City HPD

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6767743,-105.9198448



10. Photo Information: John Murphey, photographer. View of north and west elevations, facing southeast. November 27, 2021.

11. Brief Description of the Property:

Stacked neatly at the bottom of a hill, on the south side of Camino San Acacio, are two anonymous buildings. Without context, it is difficult to understand their history and use. The plain buildings look like they could be small homes, but that was never their purpose. Historically they were associated with houses across the street and worked as garages and workshops.

Continued on Page 5.

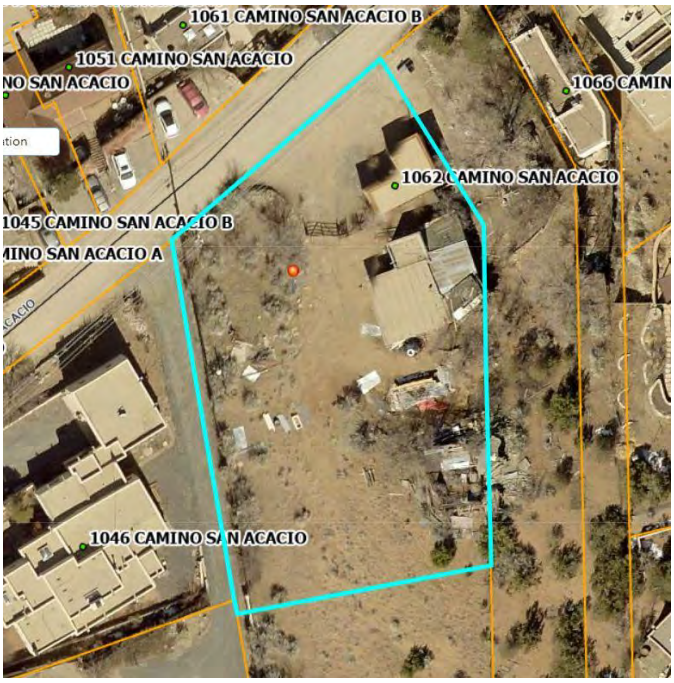
12. Who uses the property? Storage

13. Construction Date:
Date: pre-1948
_x_Known __ Estimated Source: 1948 aerial photograph

14. Setting:
__ Suburban __ Rural _x_ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __ Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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



Source: Office of the Santa Fe County Assessor

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: Gabriel Browne

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

Owner: Gabriel & Mariam Browne

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

20. Significance to Current Community: _x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: Lower and Upper Buildings __ No Status:

Per City of Santa Fe official designation map.

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Rodriguez-Maes Outbuildings	1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: November 27, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone: _x_Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: _x_Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood: __ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove _x_ Other: Corrugated metal

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__x At Grade _x_ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A
Lower and Upper Buildings combined

Operation	Material	Glazing	Number
Casement	Wood	4	1
Casement	Wood	6	2
Fixed	Wood	4	2
Sash	Wood	4/4	2

11. Doors __ N/A
Lower and Upper Buildings combined

Type	Style	Material	Number
Single-Leaf	1/4 Light	Wood	1
Double	Garage	Wood	1

12. Chimneys
N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:Post-1966; development of shed addition to Upper Building; aerial photograph
#2 Date: Unknown; change of windows, both buildings; material and visual evidence.

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Vernacular

17. Documents Available and Their Locations

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

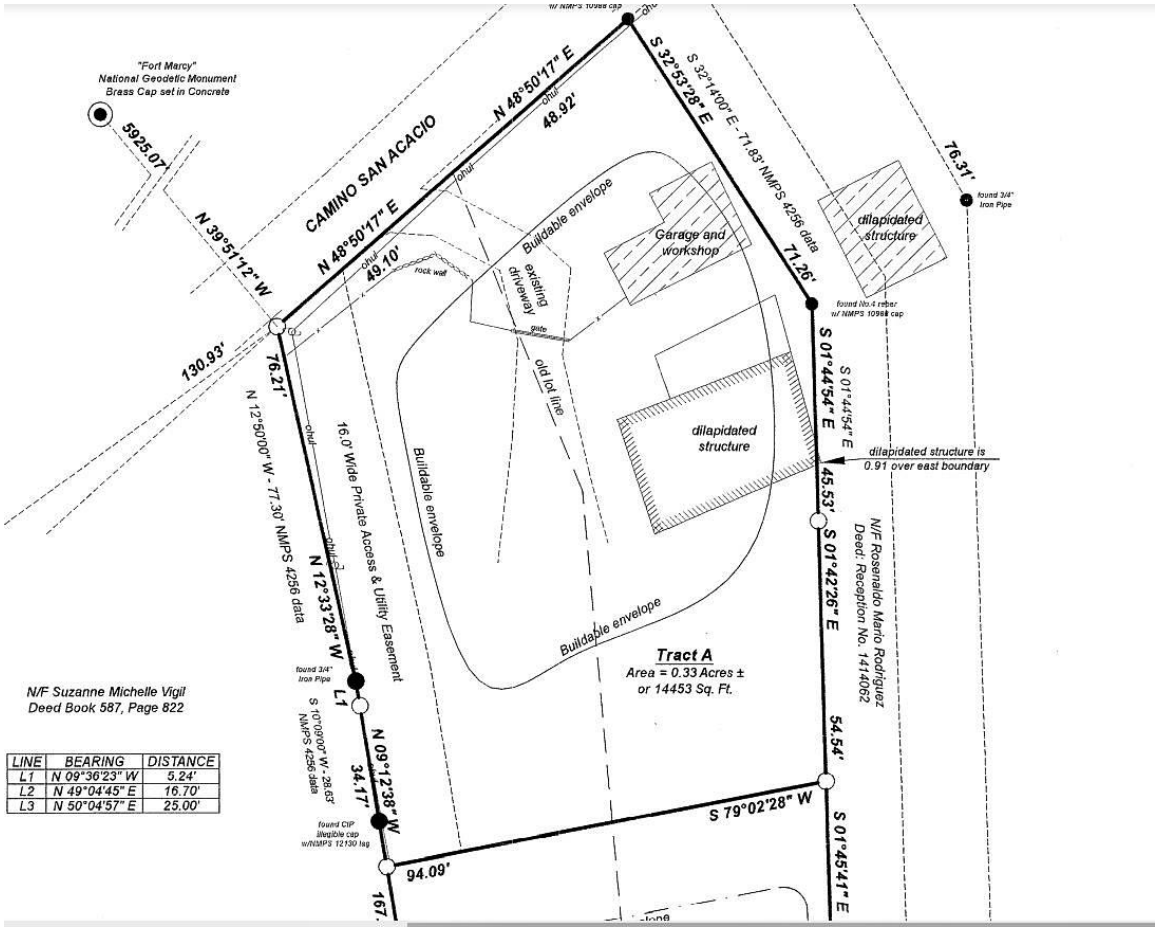
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2019 survey, courtesy LSC Survey, LLC.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Architectural Description Continued

Once part of a much larger parcel, the lot on which these buildings sit was recently reduced to its current size and given an address: 1062 Camino San Acacio.

Surrounding the property is land formerly owned by the same two families, now mostly separated and sold off. A piece to the south holds a family *capilla* crowning a ridge (Photo 2). Immediately to the east is the foundation of a knocked-down building and an old apricot tree.

The two structures, the Lower Building and the Upper Building, are basic L-shaped forms built partially into the hillside. Facing directly onto Camino San Acacio, the Lower Building is the better preserved of the two.

Lower Building

Built of adobe, with interior vigas, this roughly 853-square-foot structure has two rooms: a garage and a small office.

North

The garage has an 8’ opening holding swinging wood panel doors (Photo 4). The doors, made of 5”-wide boards, are painted white. The paint shows an older green coat. The panels swing out on 12” metal “T” hinges of unknown vintage. Rounding the round corner to the west is the only pedestrian entry to the building, holding a stock ¼ glass unit with four raised panels.

West

A single opening penetrates the west elevation (Photo 5). It contains a four-light, non-historic in-swing casement. A heavy concrete sill runs at the bottom of the window.

South

The long south elevation is partially dug into the slope (Photo 6). It is divided evenly with two openings holding recent six-light casements. A non-historic overhang spans the façade (Photo 6). Sticking out 13½”, it supports a metal gutter.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

East

The mountain-side of the building is a blank wall revealing stucco patching (Photo 7).

Construction Details

The building's public side is covered with slathered stucco. The thick textured overlapping strokes and the color suggest a re-stucco. Its parapets are capped with a brick coping in a pattern of rowlocks working as dentils. A metal cap, used to prevent water intrusion, obscures the top of the coping. The roof slopes to the south, dumping into the gutter. It is made of modified bitumen.

The building has recently been repaired under a permit. This work encompassed replacing two areas where the roof had failed and installing new vigas and a concrete floor.

Upper Building

The larger of the two, the Upper Building, sits on a shelf excavated into the hillside. At roughly 755-square-feet, it has an office and a garage (similar to its companion building). The garage doubles as a workshop. Its east elevation is covered by a crude shed made of disparate recycled wood elements.

North

The north elevation rises above grade on a mixed concrete and rubble foundation. The walls, reaching 3' above the ground, show their formwork (Photo 8). Above are adobe walls covered with a gray scratch coat. A crude coping made of clay tile blocks and bricks surmount the walls.

Attached to the east side is the beginning of the shed. It sits on a rubble stone wall and reveals various wood surfaces (Photo 9). It has a single gate, sheltered by an overhang of 2'x4's.

West

Two wide garage doors define the west elevation (Photo 10). The façade starts at the north at a setback with a window giving light to the office. While the opening is historic,

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

the windows are not original. The two four-light fixed units are separated by a 1"x 6 ½" board acting as a mullion. Like the north side, this portion was given a scratch coat.

The double garage doors are similar. Each has two panels holding 5" v-groove boards. They open with the same type of hinges as found on the Lower Building. An overhang extends nearly 24" over the openings.

South

The south elevation shows the building's construction material – mud brick (Photo 11). The mostly uniform 7"x 3 ½" x 16" earthen bricks are laid in a typical pattern and adhered with mud mortar. The rustic façade is broken with a grouping of sash windows. These newer units are fitted into an opening with the same type of board mullion found on the north side. A shallow overhang tops the wall. Rolled asphalt roofing is tacked across the feature.

Shed

Appended to the Upper Building's east side is a crude, mixed material storage area that may have once served as animal pens. The almost amorphous structure has three divisions, discernable only by changes in roof slope (Photo 12). It is made mostly of fragments of recycled lumber and corrugated tin.

The south end has an opening framed by large rough beams. Its structure sits on a mixed concrete and rubble foundation. Its roof is partially collapsed (Photo 13).

The middle section has an east-sloping shed roof with openings that resemble animal pens. It has been recently reinforced by new 3 ½" x 9 ½" beams (Photo 14).

The lower north section has a roof sloping in the same direction and erected over a rubble stone wall (Photo 9).

Based on the known use of the property, there is a high likelihood that the shed once enclosed animals. Aerial photographs show the area where the structure now stands divided into open-roof pens (Figure 4).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Historical Overview

Camino San Acacio Context

As a narrow shelf above Canyon Road, Camino San Acacio — originally San Acacio Road — developed slowly in the early 20th century and was considered the south edge of settlement (Figure 1).

The origin of the toponym is unclear. While not recognized in Spain, Saint Acacius was an early Christian martyr who became a subject of veneration in New Mexico. Unlike other patron saints, San Acacio is depicted in crucifixion. His name is affixed to a small colonial village in Costilla County, Colorado, originally part of New Mexico.

The rural neighborhood in Santa Fe which holds Camino San Acacio took on the name Talaya Hill. It meandered along a ridge above *Acequia de Los Lopez*, or Ditch No. 7. Acequia de Los Lopez, one of over a dozen ditches in Santa Fe, stretched for about two miles irrigating plots of corn, alfalfa, wheat, oats, beans — and small orchards planted with apples or apricots.[1]

Families built their homes on the tiny ridge, forming a row of houses known as a *cordillera* in regional archaic Spanish (Figure 1). The south side of the road, composed of a slope of Talaya Hill, served as uplands. Here, goats and sheep wandered the hillside.[2] The top of the hill was crowned by Talaya Hill Reservoir, a basin built in the 1890s to collect rainwater for fire suppression and to supplement the city's drinking water.

The first city directory listing for the road in 1932 reveals a fully populated neighborhood with mostly occupant-owned houses. These houses were given odd numbered addresses, indicating they sat on the north side of the road. The neighborhood had a small private chapel, St. Ignacio, later renamed St. Agnes.[3]

[1] State Engineer's Office, "Report: Santa Fe Hydrographic Survey," Santa Fe: State Engineer's Office, March 13, 1919, no pagination.

[2] Walter Drew, telephone conversation with John Murphey, November 29, 2021.

[3] Hudspeth Directory Company, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company), 360 and 464. In the late 1950s, the church at 1050 Camino San Acacio listed as a "private chapel" is the capilla located on a different portion of the property and historically maintained by the Maes family.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Like many Hispanic neighborhoods, the properties evolved into family compounds, with multiple buildings holding an extended-family household of parents, children, grandchildren, cousins, uncles, aunts — and in some cases, adopted children, widows, and boarders.

Rodriguez-Maes Property

The land is assumed is to be tied to Manuel Rodriguez, who owned a large tract straddling Acequia de Los Lopez as depicted on the White's map of 1897 (Figure 1). Particular to this study is Manuel's son Felix Rodriguez and his family. Together they owned two homes on the north side of San Acacio (1061 and 1063), which directly associate with the subject buildings.

The two homes in the early 1930s were owned by Felix Rodriguez, and his son, Jose Rodriguez. Felix, who died in 1931 at age 71, was living with his four daughters, three of whom were employed as servants.[4] His son, Jose, lived next door with his wife, Rosarita, and their four children. Jose worked as a sheepherder, making the seasonal trek into the mountains with his herd.

After Felix's death, his daughter Lucia married Luis H. Maes. Born around 1905, Luis (sometimes Louis) grew up in Lamy, where his father worked at a coke oven. After marriage, Felix and Lucia (often Louisiana) took over the home on San Acacio Road, raising a family. During the Great Depression, Luis and Jose worked for the New Deal Works Progress Administration like many men on their block.[5]

While most of the eastside was on municipal water and sewerage by the late 1940s, San Acacio didn't get service until late 1950s. In the early 1960s, the informal road embraced its first Anglos, including an architect associated with Alexander Girard, who purchased and remodeled a neighboring home..

The land on the south side of the road holding the building remained intact as a large parcel (Figure 3) at this time. Over subsequent years it would be whittled down and subdivided.

[4] United States Federal Census, *1930,* Census Place: *Santa Fe, Santa Fe, New Mexico;* Page: *13B;* Enumeration District: *0003;* FHL microfilm: *2341134.*
[5] I Ibid., 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 11A; Enumeration District: 25-5B.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Use of Buildings

In 1968, Walter Drew, a Wesleyan-educated contractor, moved onto a neighboring property and refurbished a shed to become his office. Drew made a quick acquaintance with Jose Rodriguez and his brother-in-law, Luis Maes. At the time of this report, Drew had helpful recollections on how the buildings were used through the early 1970s.[6]

Much older, and now widowed, Rodriguez had never learned to drive. He puttered around the hillside property, tending his sheep and goats. The old sheepherder had a folk-artist sensibility. He incorporated broken consumer goods into projects, including in the property's retaining walls (no longer part of the subject parcel). He had taken up weaving and kept his loom in one of the buildings. Rodriguez died in 1976.

A few years younger, his brother-in-law Luis Maes — who had worked for many years as a custodian — remained at his home across the street. He tinkered with his 1932 Ford pickup, which he kept in the upper building. Luis Maes died in 1994.

Since Maes' death, the block has experienced change, with the breakup of family land and the resulting infill of luxury homes on the south side. Many of the older homes on the south side have passed out of family ownership.

The parcel holding the study buildings remained in family ownership until recently. It was used for time as a woodwork shop.

[6] Drew, telephone conversation with John Murphey.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Evaluation of Historical Status

Both buildings appear to be old, being visible, at least in gross footprint, on a 1948 aerial photograph. The structures are of modest design and do not communicate their primary association as ancillary buildings associated with homes across the street. The Upper Building suffers advanced deterioration, and its integrity is further damaged by an ad-hoc, incoherent shed covering its east elevation.

Conclusion

The recommendation is to maintain Non-Contributing Structure status for both buildings.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Illustrations



Figure 1: Area context.
Subject buildings circled
October 25, 1948, aerial photograph.
Courtesy EDAC, University of New Mexico.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

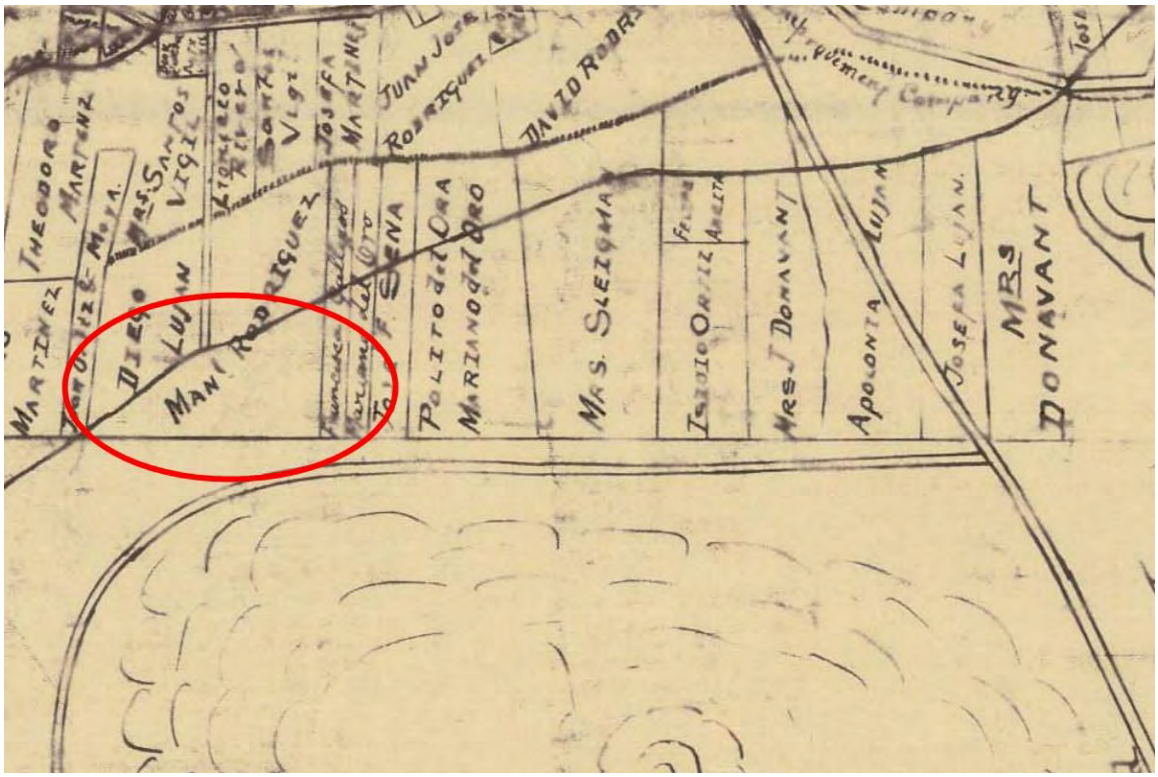


Figure 2: Manuel Rodriguez land circled.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Figure 3: 1957 parcel map superimposed over contemporary aerial.
Subject buildings circled.
"Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Figure 4: Subject buildings.
May 2, 1966, aerial photograph.
Courtesy New Mexico Department of Transportation.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

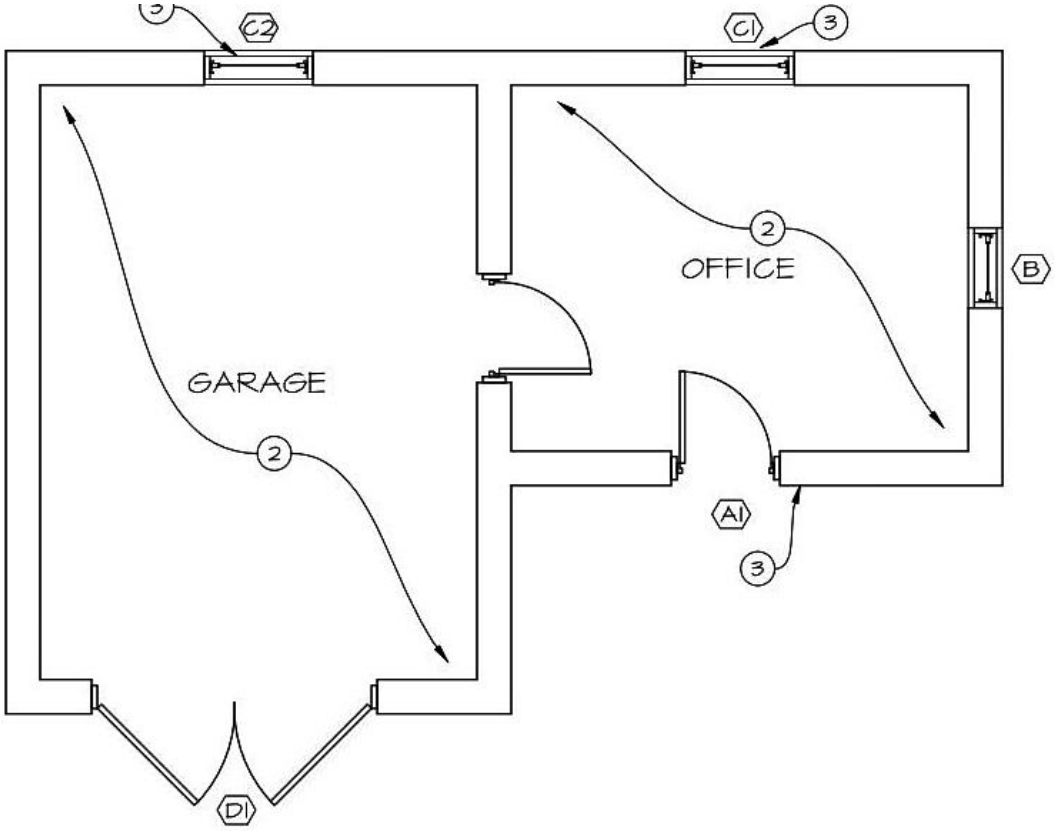


Figure 5: Lower Building footprint.
Courtesy Praxis Architects Inc.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

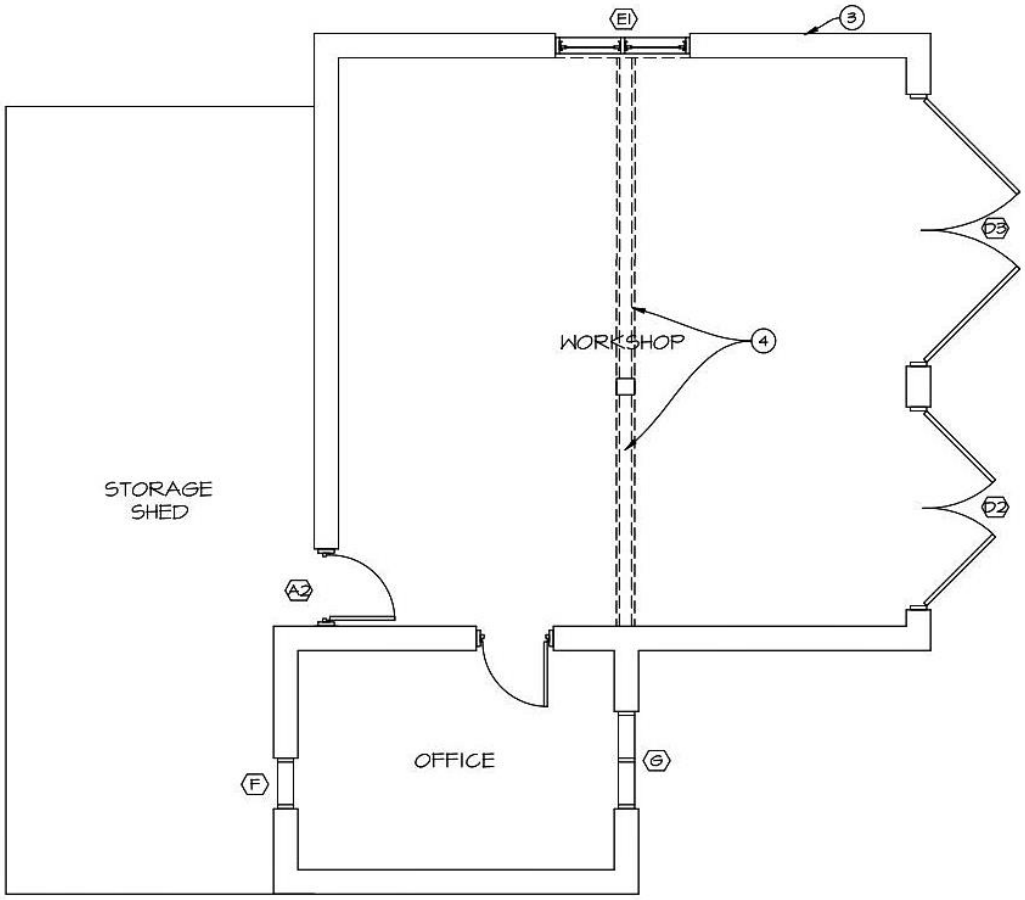


Figure 6: Upper Building footprint.
Courtesy Praxis Architects Inc.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Survey Photographs

(All images taken by John Murphey, November 27, 2021, unless otherwise noted)



Photo 1: View of property from Camino San Acacio.
Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 2: Deteriorating structure and capilla on separate property. Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 3: View of Upper Building from south edge of property. Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 4: Lower Building, north elevation.
Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 5: Lower Building, west and south elevations.
Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 6: Lower Building, south elevation.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 7: Lower Building, north elevation.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 8: Upper Building, partial north elevation.
Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 9: Upper Building, north elevation, shed portion.
Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 10: Upper Building, west elevation.
Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 11: Upper Building, south elevation.
Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 12: Shed, east elevation.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 13: Shed, south portion at right.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021



Photo 14: Shed, middle portion.
Camera facing south.

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 10/29/2025	Property Owner of Record Santa Ines Ltd. Co.						
Applicant/Agent Contact	Gabriel Browne, gabriel@praxisdesignbuild.com (505) 660-2294						
Site Address	1062 Camino San Acacio						
Suite or Space #	Subdivision Name n/a						
Lot # Tract A	Block # Section 30, T17N, R10			Total Roof Area (square feet) 4,704.3			
Lot Coverage % 36.3%	Lot Size (square feet) 12,482.1 sq. ft. excluding driveway easement						
Proposed Construction Description	New Single Family Home & ADU on lot with existing "contributing" garage structure						
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan						
Zoning District R5	Overlay Districts ☐ Escarpment ☐ Flood Plain ✓ Other						
Proposed Setbacks	Front 9'-0"	Rear 15'-2"	Left Side 5'-2"	Right Side 19'-8"			
Required Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 21'-0"			
Proposed Height 24'-9"	Max Height 28'	Parking Required 3	Provided 7	Bike Parking 2	Provided 2		

Historic Planning Case Manager Lani McCulley

If you selected "other," please write in the name of your case manager.

ADDITIONAL SUBMITALS (IF APPLICABLE)

☐ Y ✓ N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
☐ Y ☐ N Setback Affidavit and Agreement		
✓ Y ☐ N Site Visibility Triangle	✓ Y ☐ N Escarpment Slope Analysis	☐ Y ✓ N Flood Plain Grading Plan

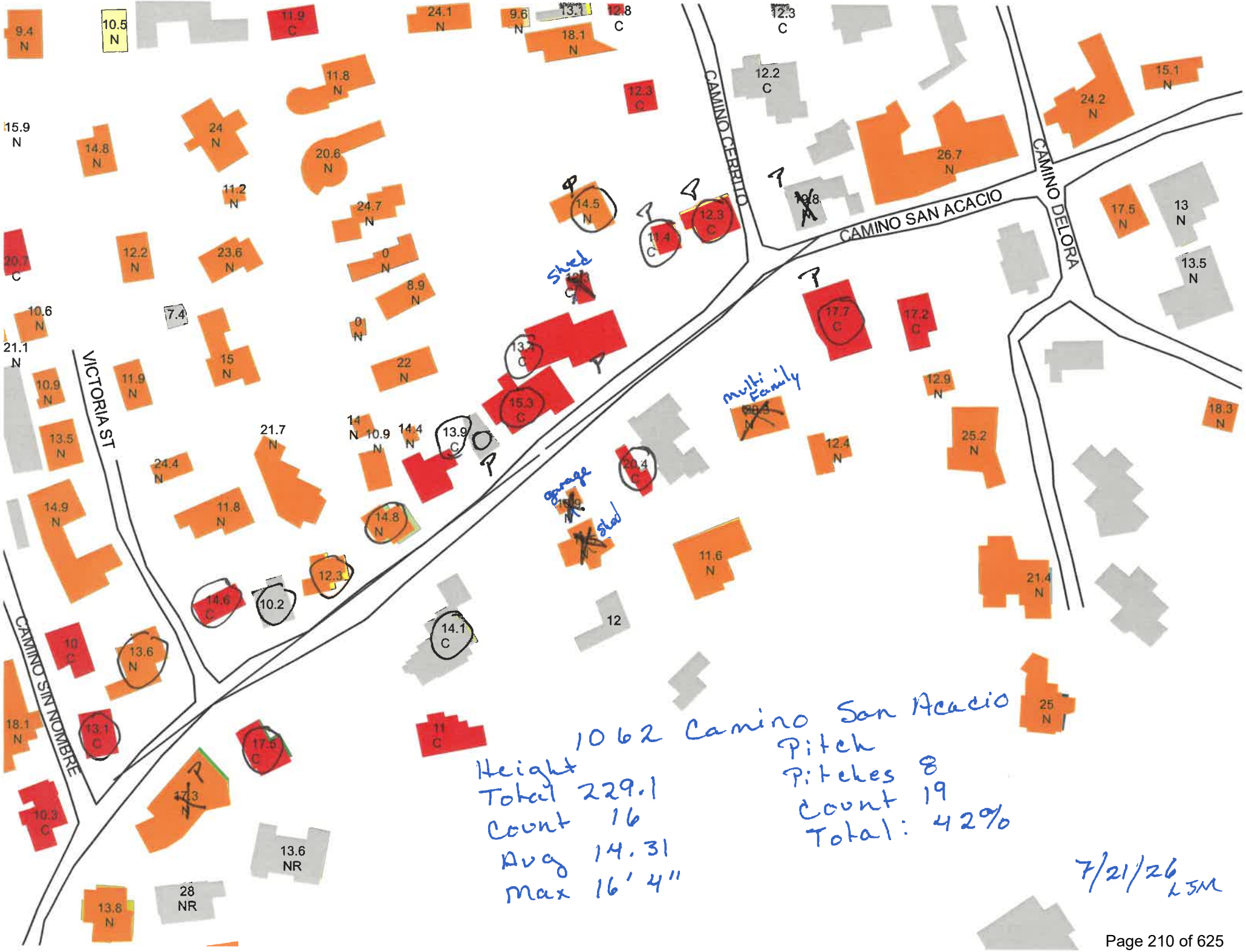
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Gabriel Browne ✓ Owner ✓ Applicant ☐ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions		
Preliminary Zoning Review completed by Stephanie Perea	Date 4-15-26	
Preliminary Zoning Review # 2026-012245-PAR		


CAMINO CERRITO
CAMINO SAN ACACIO
CAMINO DELORA
VICTORIA ST
CAMINO SIN NOMBRE
Shed
multi family
garage
shed
1062 Camino San Acacio
Height
Total 229.1
Count 16
Avg 14.31
Max 16' 4"
Pitch
Pitches 8
Count 19
Total: 42%
7/21/26 LSM


MARTINEZ LN
CAMINO CERRITO
CAMINO DELORA
CAMINO SAN ACACIO
CAMINO DON MIGUEL
CAMINO SIN NOMBRE
VICTORIA ST
DON MIGUEL PL
VIGIL LN
1062 Camino San Acacio
Total 1346
Count 28
Max Allowable Height = 48"

www.praxisdesignbuild.com
Tel 505.473.7766 Fax 505.474.7927
1012 Marquez Place, #310B Santa Fe, NM 87505

Lani McCulley &
Historic Design Review Board Members
Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87501

PRAXIS INC
architects
PRAXIS LTD.CO.
general contractor

Regarding: 1062 Camino San Acacio new ADU

August 4, 2026

Ms. McCulley & Historic Design Review Board Members:

Please accept this letter along with design drawings as a complete application for approval from the Historic Design Review Board for A new ADU at 1062 Camino San Acacio. This property is in the Downtown and Eastside Historic District.

The ADU is designed in a Recent Santa Fe Style. The design incorporates a wall dominated appearance with divided light deep set fenestration and simple parapeted massing in an earth-tone stucco.

1. The ADU is designed to a height of 14'-4" where the Height calculation provided by Staff found the average in the Streetscape to be 14'-4" and the allowable height is 16'-4". The ADU sits on a site which slopes 7'.
2. The ADU is planned to have solar photo-voltaic panels on the roof. The elevation of the highest point on the panels will be lower than the adjacent parapets.
3. The proposed windows & doors will be aluminum clad wood simulated divided light.

The exterior finishes throughout the property are intended to be similar so as to draw the complex together in a coherent design aesthetic:

1. Permission to restucco the existing front garage structure came with the conditions that the existing stucco color and texture be replaced as closely as possible. The existing stucco is El Rey Color "Buckskin". For the other stucco finished elements in the complex, we intend to match this color in an elastomeric stucco with a medium sand finish. Outside stucco corners will have a ¾" bullnose.
2. Window and doors will be aluminum and aluminum clad wood in dark bronze anodized or dark bronze factory applied finish.

Windows will be simulated divided lite where visible from the street, except under the portal on the primary home.

3. There are two canales planned for the home. Neither is visible from the street. Please grant permission to build the canales from mild steel.

If you have any questions or concerns regarding this request, please e-mail me, or call me on my cell phone number below. Thank you for your time and assistance with this matter.

Sincerely,



Gabriel Browne,
Owner & Architect
gabriel@praxisdesignbuild.com
(505) 660-2294 Cell

www.praxisdesignbuild.com
Tel 505.473.7766 Fax 505.474.7927
1012 Marquez Place, #310B Santa Fe, NM 87505

Lani McCulley &
Historic Design Review Board Members
Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87501

PRAXIS INC
architects
PRAXIS LTD.CO.
general contractor

Regarding: 1062 Camino San Acacio - fences & hardscape elements as part of the home and ADU construction.

August 4, 2026

Ms. McCulley & Historic Design Review Board Members:

Please accept this letter along with design drawings as a complete application for approval from the Historic Design Review Board for walls, fences, a trellis, a trash enclosure and other hardscape appurtenant to our application to build a new home and ADU at 1062 Camino San Acacio. This property is in the Downtown and Eastside Historic District.

[redacted]

1. [redacted]
2. I intend to build a coyote fence along San Acacio and to define a parking area on San Acacio. This fence will be made of masonry pilasters a maximum of 12'-8 on center with horizontal steel rails and cedar latillas. This fence will not exceed 48" in height.
3. Behind and above the section of this fence which runs along the street, I intend to build a trellis 8' high out of 3" rectangular steel in an asymetrical "T" shape. The design is to support vines growing up the trellis and between supports.

The exterior finishes throughout the property are intended to be similar so as to draw the complex together in a coherent design aesthetic:

1. Permission to restucco the existing front garage structure came with the conditions that the existing stucco color and texture be replaced as closely as possible. The existing stucco is El Rey Color "Buckskin". For the other stucco finished elements in the complex, we intend to match this color in an elastomeric stucco with a medium sand finish. Outside stucco corners will have a ¾" bullnose.
2. [redacted]
3. The hardscape will include standard grey concrete slabs and concrete steps.

If you have any questions or concerns regarding this request, please e-mail me, or call me on my cell phone number below. Thank you for your time and assistance with this matter.

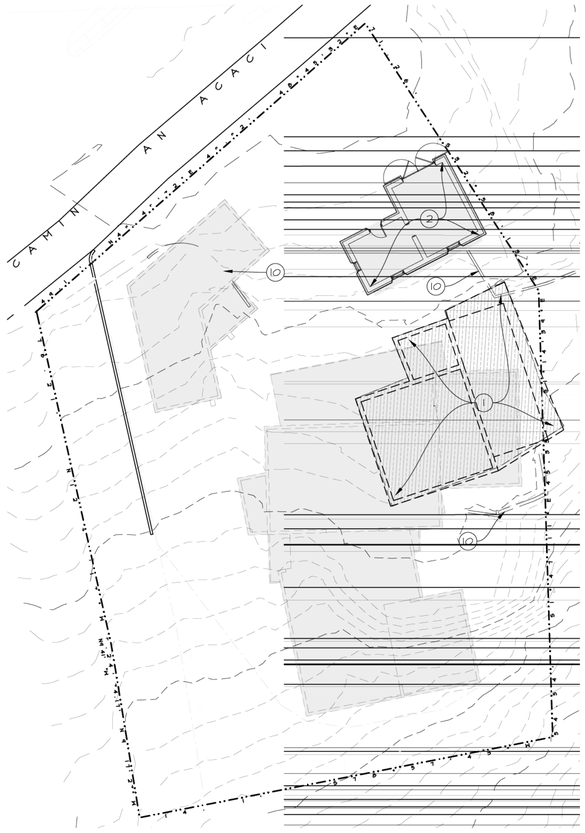
Sincerely,



Gabriel Browne,
Owner & Architect
gabriel@praxisdesignbuild.com
(505) 660-2294 Cell

KEYED NOTES

1. EXISTING SHED TO BE DEMOLISHED SEE ACTION LETTER FROM THE HDRB MEETING APRIL 28, 2026 IN CASE #2026-012133
2. EXISTING HISTORIC CONTRIBUTING GARAGE STRUCTURE TO REMAIN - SEE ACTION LETTER FROM THE JUNE 9, 2025 HDRB MEETING IN CASE #2026-01228 AND DRAWINGS S1-1 FOR SCOPE
3. 8' TALL 36" WIDE STEEL TRELLIS
4. OFF-STREET PARKING AREA
5. EXISTING POWER POLES, GUY WIRES AND OVERHEAD POWER LINES
6. COYOTE FENCE SEE TYP FENCE SECTION
7. SAN ACAGIO FENCE - MASONRY PILASTERS STUCCO FINISH, DOUBLE BRICK COPING DETAIL, FENCE PANELS TO BE STEEL RAILS, 3" CEDAR LATILLAS
8. THINNER LINES REPRESENT LOWER, STEEL RETAINING WALLS
9. THICKER LINES REPRESENT TALLER, STUCCO COVERED ICF RETAINING WALLS
10. EXISTING CONCRETE SITE WALLS TO BE REMOVED
11. MILD STEEL MAIL BOX ON MASONRY, BRICK & STUCCO ADDRESS MONUMENT



NORTH 0 4' 8' 16' 24'

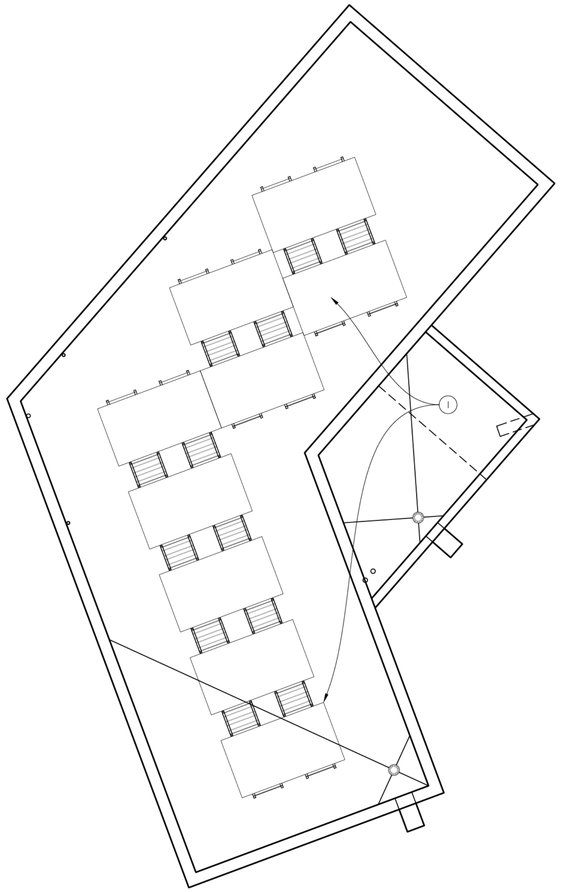
CALE: 1/16" = 1'-0"

2 SITE PLAN A0-1


CAMINO SAN ACACIO
7144'
7145'
7200'
7205'
7210'
N 41° 08' 24" W 341.12'
S 41° 08' 24" E 341.12'
S 48° 45' 32" E 71.15'
N 48° 45' 32" W 71.15'
20'-0" SIGHT TRIANGLE
16" STEP BACK
10'-0" STEP BACK LIMIT 14' ABOVE FINISHED GRADE
CA+13'-0" 7210'-6"
CA+11'-0" 7205'-6"
CA = ADU FINISHED FLOOR 7197'-6"
HA = HOUSE FINISHED FLOOR 7201'-6"
FIN GRADE HA-10'-0" 7197'-6"
FIN GRD HA-1'-8" 7205'-10"
HA-3'-10" 7203'-8"
7203'-4"
EXISTING ELEVATION AT MIDPOINT OF STREET FACING FACADE 7202'-6"
HA+12'-3" 7219'-9"
HA+13'-3" 7220'-9"
HA+11'-9" 7219'-3"
HA+2'-3" 7211'-9"
HA+11'-9" 7219'-3"
HA-2" 7207'-4"
HA+10'-9" 7208'-3"
HA+2'-0" 7209'-6"
HA+4'-0"
HA+15'-3" 7222'-9"
HA+16'-6" 7214'-0"
HA+13'-3" 7220'-6"
T.O. WALL HA+1'-8" 7205'-10"
T.O. WALL HA+1'-2" 7218'-8"
T.O. WALL HA+13'-6" 7220'-6"
T.O. WALL HA+11'-8" 7207'-2"
FIN GRD YARD HA-4" BETWEEN 7207'-2" & 7207'-6"
FIN GRD YARD HA-8" BETWEEN 7205'-10" & 7206'-2"
FIN GRD YARD HA-1'-0" BETWEEN 7205'-10" & 7206'-10"
T.O. WALL HA+1'-0" 7208'-6"
T.O. WALL HA+1'-8" 7205'-10"
T.O. WALL HA+13'-6" 7220'-6"
T.O. WALL HA+11'-2" 7218'-8"
34'-3"± LEVEL WALL
50'-10 1/4"± WALL SLOPING
13'-3 3/4"±
10'-3 1/2"
16'-0" ACCESS & UTILITY EASEMENT
5'-0" SIDE SETBACK
15'-0" REAR SETBACK
(2) PARKING SPACE 10'-6" EA
2.0 USE TANDEM GUEST PARKING
36'-0" @ 15% SLOPE FUTURE DRIVEWAY SLOPING
SLOPE 11" IN 1'-0"
SLOPE 1" IN 1'-0"
SLOPE 1" IN 1'-2 1/2"
1'-2 1/2" W SLOPE
5'-2"
5'-0" SIDE YARD
12'-11 1/2"
15'-2"
3'-6"
6'-6"
HA+4'-0"
HA+2'-0"
HA+1'-0"
HA+13'-3"
HA+11'-9"
HA+12'-3"
HA+15'-3"
HA+16'-6"
HA+13'-6"
HA+11'-2"
HA+11'-8"
HA+1'-8"
HA+1'-0"
HA+2'-3"
HA+1'-2"
HA+1'-8"
HA+1'-0"
HA+2'-0"
HA+4'-0"
HA+3'-10"
HA+1'-8"
HA+1'-0"
HA+2'-0"
HA+4

KEYED NOTES

1. SOLAR PV PANELS

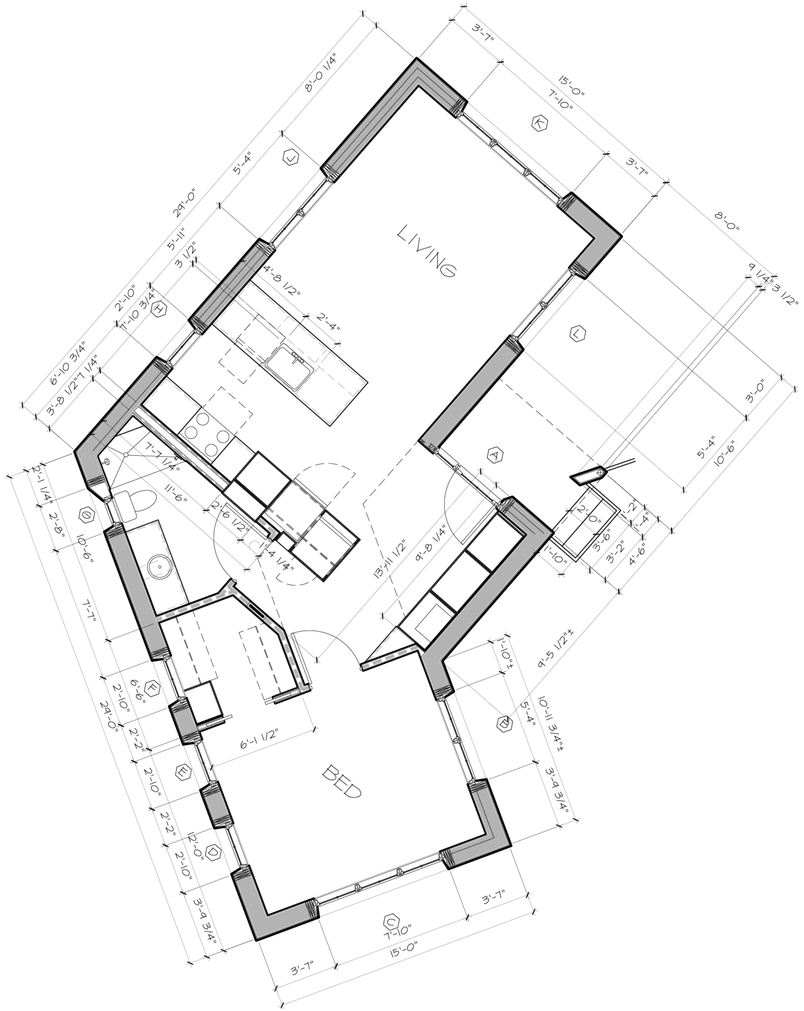


NORTH

SITE PLAN

SCALE: 1/4" = 1'-0"

A1



NORTH

ADU FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
G1-1

PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE

1062 CAMINO SAN ACACIO

JOB NUMBER: 112

ADU FLOOR & ROOF PLANS

DRAWN BY:	FILE NAME:
SB	1N5-G1-1

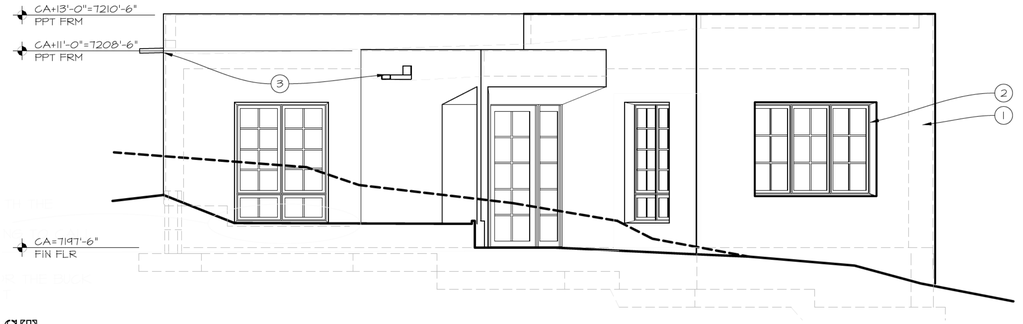
© COPYRIGHTS RESERVED

REVISION:	DATE:
HISTORIC PACKET	8/13/2025

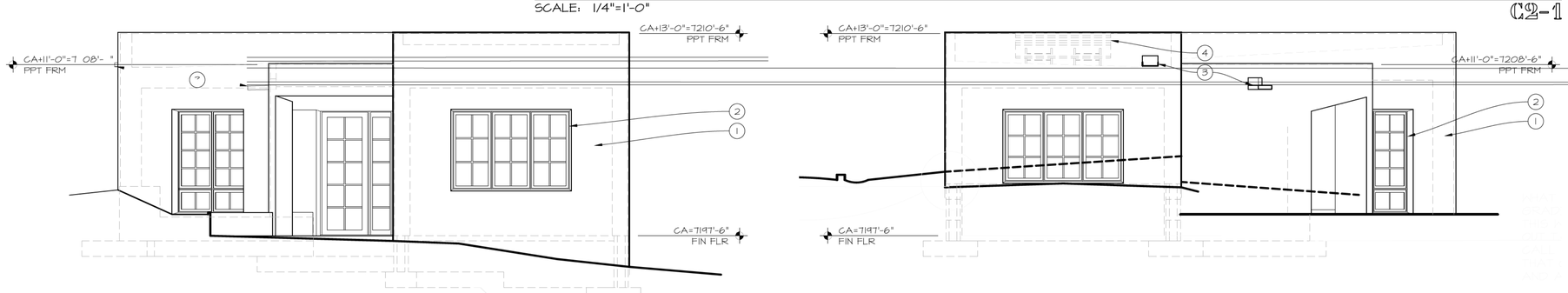
G1-1

KEYED NOTES

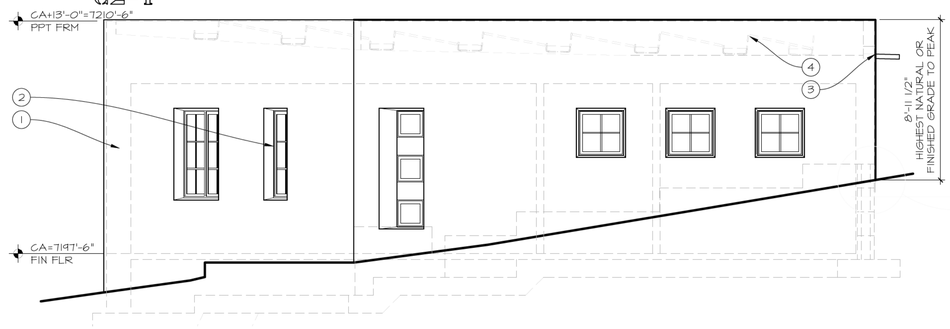
1. STUCCO TYPICAL
2. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH
3. CANALES STEEL TO RUST
4. SOLAR PV PANELS



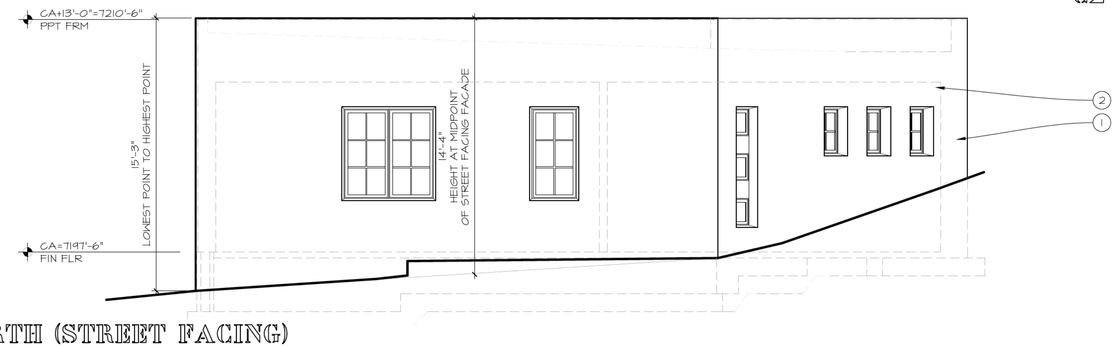
EAST
ADU ELEVATION 3
SCALE: 1/4"=1'-0" C2-1



SOUTH
ADU ELEVATION 4
SCALE: 1/4"=1'-0" C2-1



WEST
ADU ELEVATION 2
SCALE: 1/4"=1'-0" C2-1



NORTH (STREET FACING)
ADU ELEVATION 1
SCALE: 1/4"=1'-0" C2-1

PRAXIS INC
ARCHITECTS

BROWNE
RESIDENCE
1062 CAMINO
SAN ACACIO
JOB NUMBER: 112

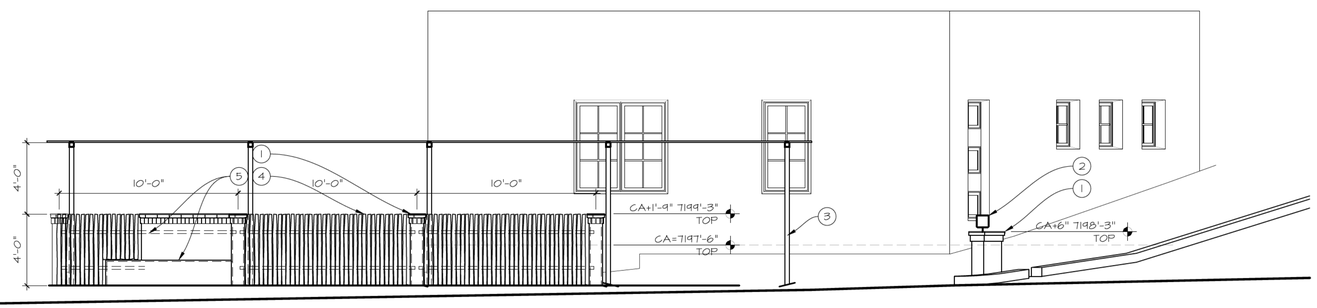
ADU BUILDING
ELEVATIONS

DRAWN BY: GB	FILE NAME: 1NS-C2-1
© COPYRIGHTS RESERVED	
REVISION: HISTORIC PACKET	DATE: 8/13/2025

C2-1

KEYED NOTES

1. STUCCO COVERED MASONRY PILASTER WITH TWO COURSE BRICK COPING
2. MILD STEEL MAILBOX
3. 8' TALL, 3' WIDE MILD STEEL TRELLIS
4. CEDAR PICKET COYOTE FENCE
5. STUCCO COVERED BANCO



NORTH MIDDLE BANCO
TRELLIS WALL ELEVATION

SCALE: 1/4"=1'-0"

G2-2

PRAXIS ARCHITECTS INC

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

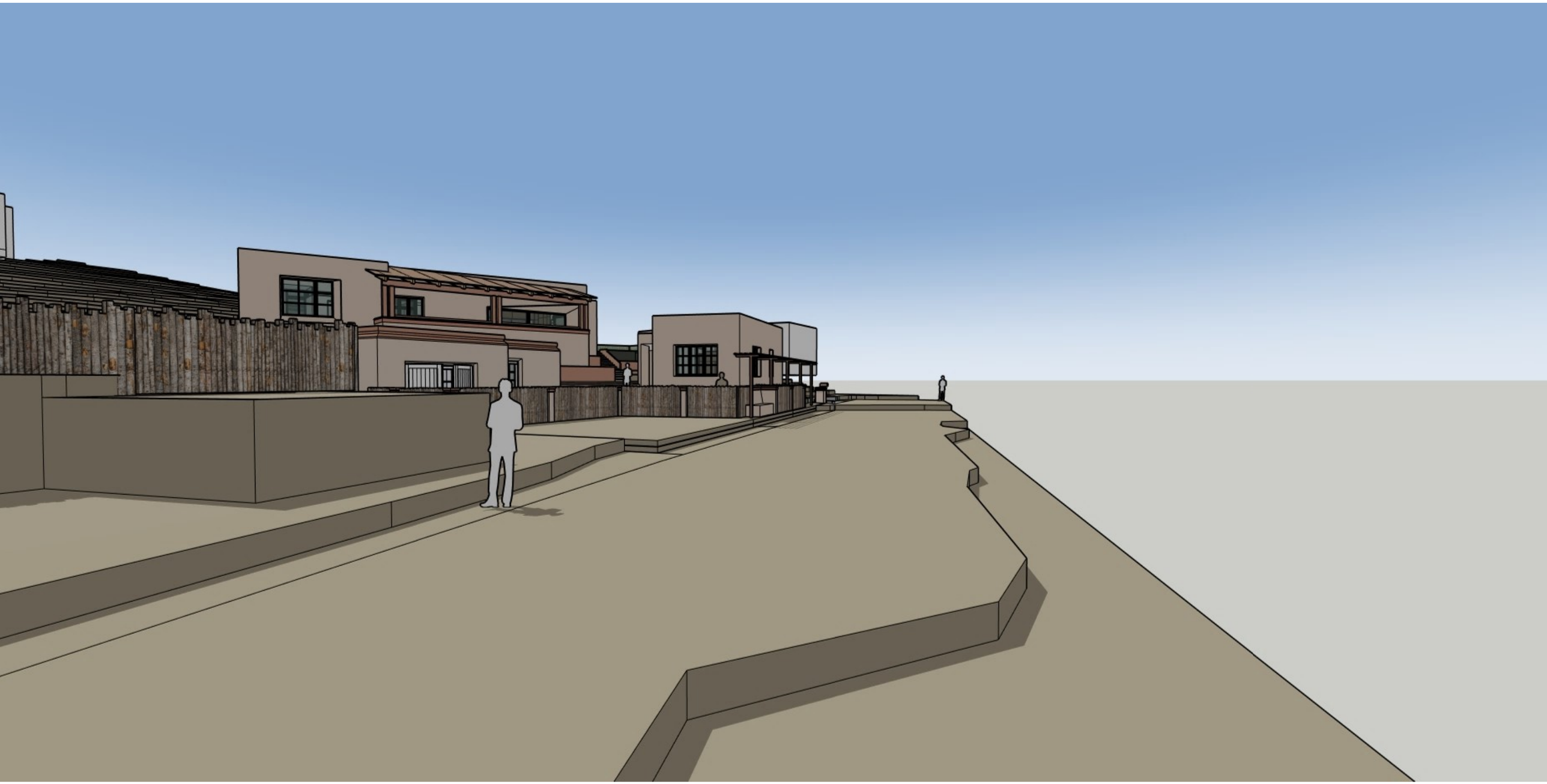
ADU SITE WALL ELEVATIONS

DRAWN BY:	FILE NAME:
SB	IN5-02-1

© COPYRIGHTS RESERVED

REVISION:	DATE:
HISTORIC PACKET	6/13/2025

G2-2

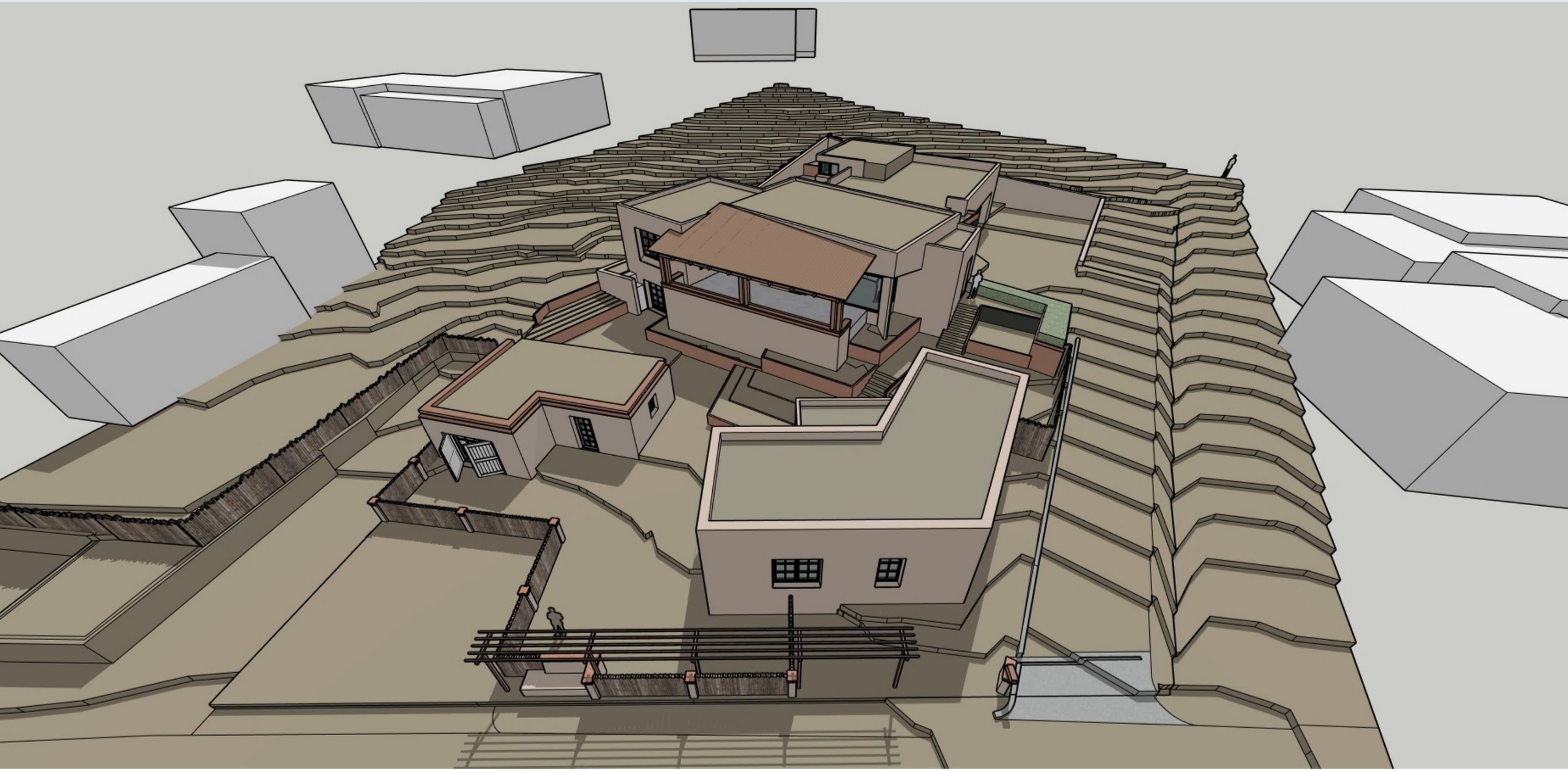


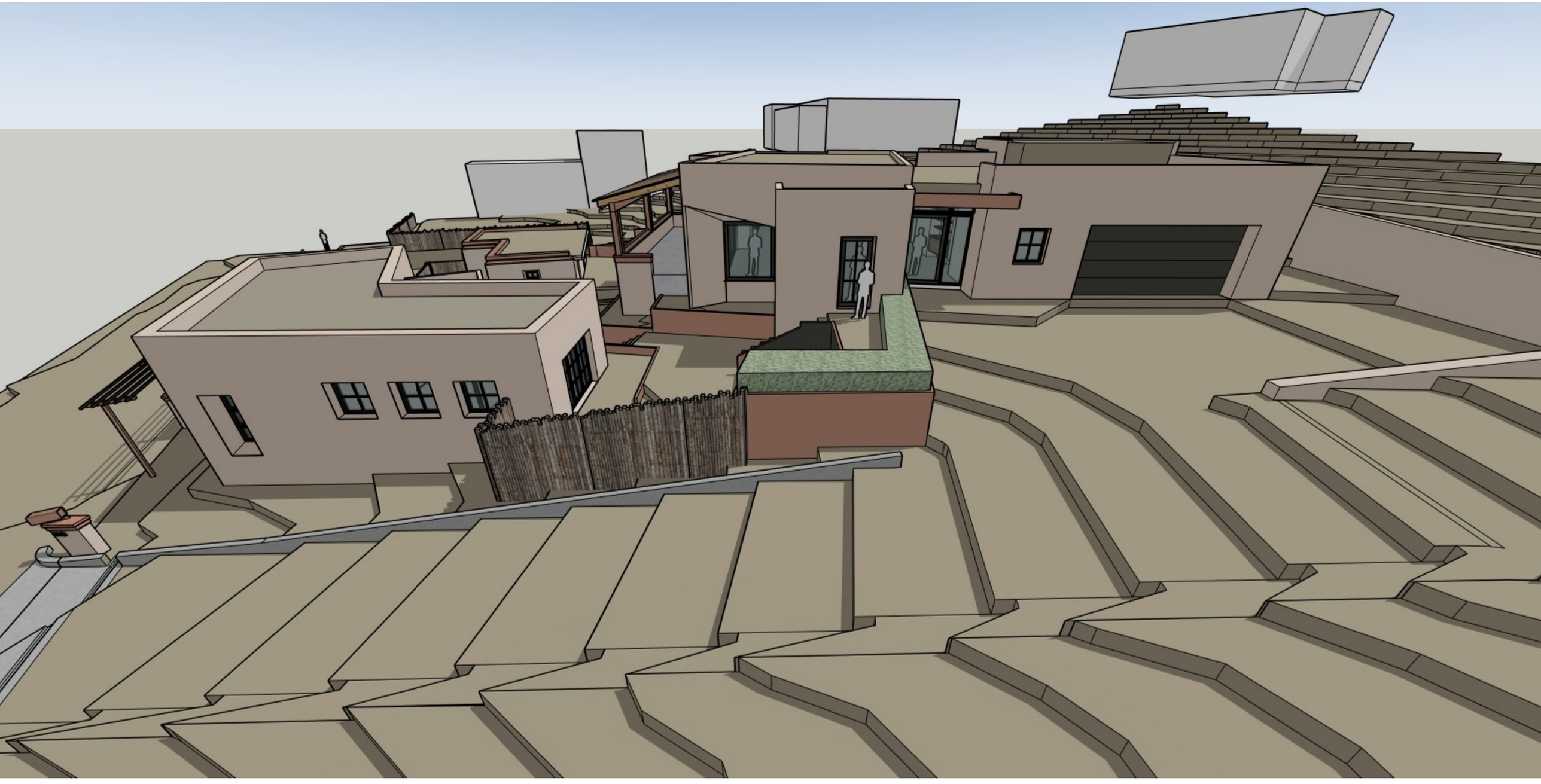


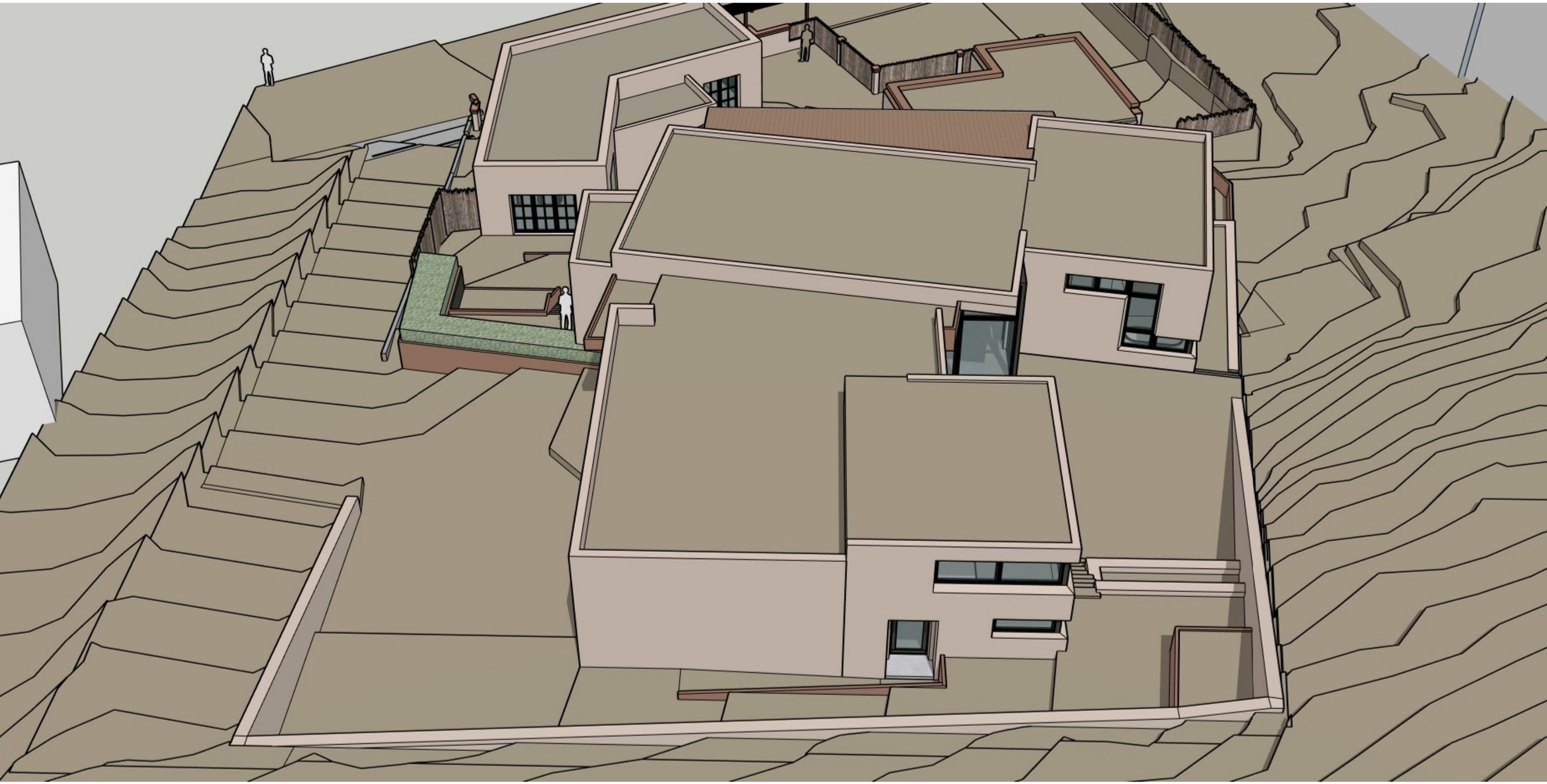


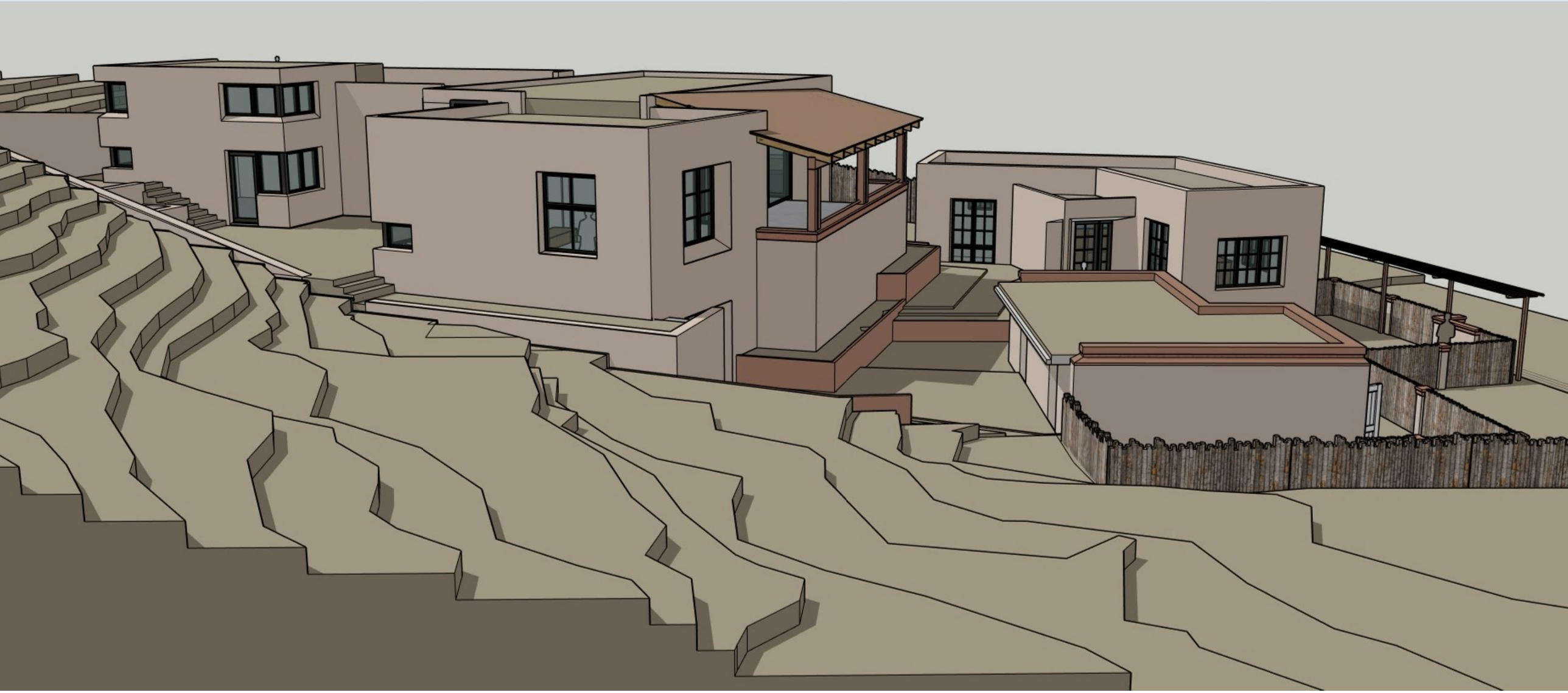



1062









Stucco Styles, Material, and Color Guidance in the Historic Districts

Purpose and Intent:
These guidelines are offered to promote preservation of the stucco styles and colors within the historic districts designated by the City of Santa Fe. This guidance is consistent with the standards set forth in SFCC 14-5.2 H Districts.

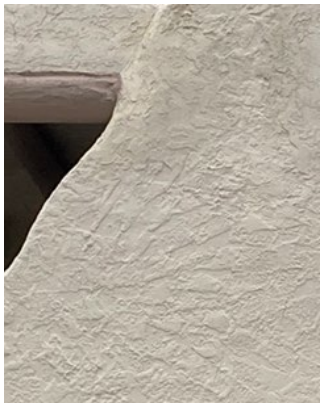
In Santa Fe, stucco is noted on the revival style buildings built from the late 19th century to the present. In some cases, the stucco exterior of buildings in Santa Fe is intended to simulate adobe and in other cases the stucco exterior of buildings represents more textured styles which demonstrate more practical or stylized designs of a particular time. The use of stucco in each of the Santa Fe historic districts is noteworthy and is important to maintaining the feel and character of Santa Fe. As such, the guidance for stucco style is considered necessary to preserve on contributing, significant, and landmark structures.

Stucco Style:
The historic districts in Santa Fe demonstrate a variety of stucco styles. Styles include more simple smooth finished stuccos as well as stuccos with more pronounced surfaces and textures. Stucco styles are a moniker of particular time periods, demonstrating architectural style as well as materials of a particular time.

In Santa Fe the most common historic styles for stucco finishes that require preservation include (but are not limited to): adobe finish, sand finish, pebble-dashed surfaces, dry-dashed surfaces, fan texture, and sponge texture. The style of stucco on contributing, significant, and landmark structures must be identified and preserved as an architectural feature per 14-5.2(D)(5) of the H Districts code.


Fan Texture near Delgado St.


Fan/Palate Texture; Gomez Rd


Heavy Sponge near Don Gaspar


Pebble-dashed Texture on Santa Fe Depot


Light Sand Texture on Greer Mansion


Light Sand Texture near Delgado St.


Smooth Finish Mud Plaster on El Zagan


Light Brushed Texture on on El Zagan


Smooth Finish on El Zagan

Material:
The use of the correct type of material on the exterior of historic buildings is essential to preventing damage and maintaining historic integrity.

Mud Plaster- Mud plaster is character defining and shall be preserved on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Cement Stucco- Cement stucco shall be used on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Synthetic Stucco- Synthetic stucco is permissible on non-contributing and new construction.

Paint- Paint is not permissible on cement stucco on contributing, significant, or landmark structures. Synthetic paint is permissible on non-contributing structures for the purposes of repair and maintenance or structures where paint is inherent to the historic nature of the building (e.g., buildings with wood siding).

Paint is generally not advisable on any building within the historic districts unless it is over elastomeric stucco that was previously approved.

Color:
Stucco color in the historic districts is also important to maintaining the look and feel of Santa Fe. Per SFCC 14-5.2 the color of stucco shall be predominately earth toned, meaning of the earth or soil, with lighter colors, such as white or yeso, being permissible underneath portals. Colors approved by the Historic Districts Review Board, which are listed below, are allowed in the historic districts, and can be approved administratively. These are color swatches for which to give a basis of reference. If pantone colors are used, this guidance may help provide a range to help guide color selections. Other stucco color requests required approval by the HDRB. If an applicant feels a proposed color, not included in this document, is right for a project it should be evaluated by the Board. Please review SFCC 14-5.2(E)- (I) for specific information on colors in each district.

The approved colors apply to both cement and synthetic stucco. El Rey® stucco colors are used to serve as a general guideline for acceptable colors. El Rey® brand is not required to be used. Other vendors are acceptable to use. A color chart can be provided upon request.

Exterior Stucco Colors Allowed THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Allowed Under Portals** THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Requiring HDRB Approval**
Madera	Cameo	Cameo
Hacienda	Candlelight	Candlelight
Fawn	Cream	Cream
Palomino	Ivory	Ivory
Sandalwood	Soapstone	Soapstone
Straw	Navajo White	Navajo White
Buckskin		Denim
Kokanee		Ash
Sand		Soft Rose
Sahara		Desert Rose*
Adobe		Pueblo
Suede		Coral
Bamboo		Cottonwood*
La Luz		Dove Gray*

**Desert Rose, Dove Gray and Cottonwood are not considered to be in harmony with the streetscape in the Downtown and Eastside Historic District.*

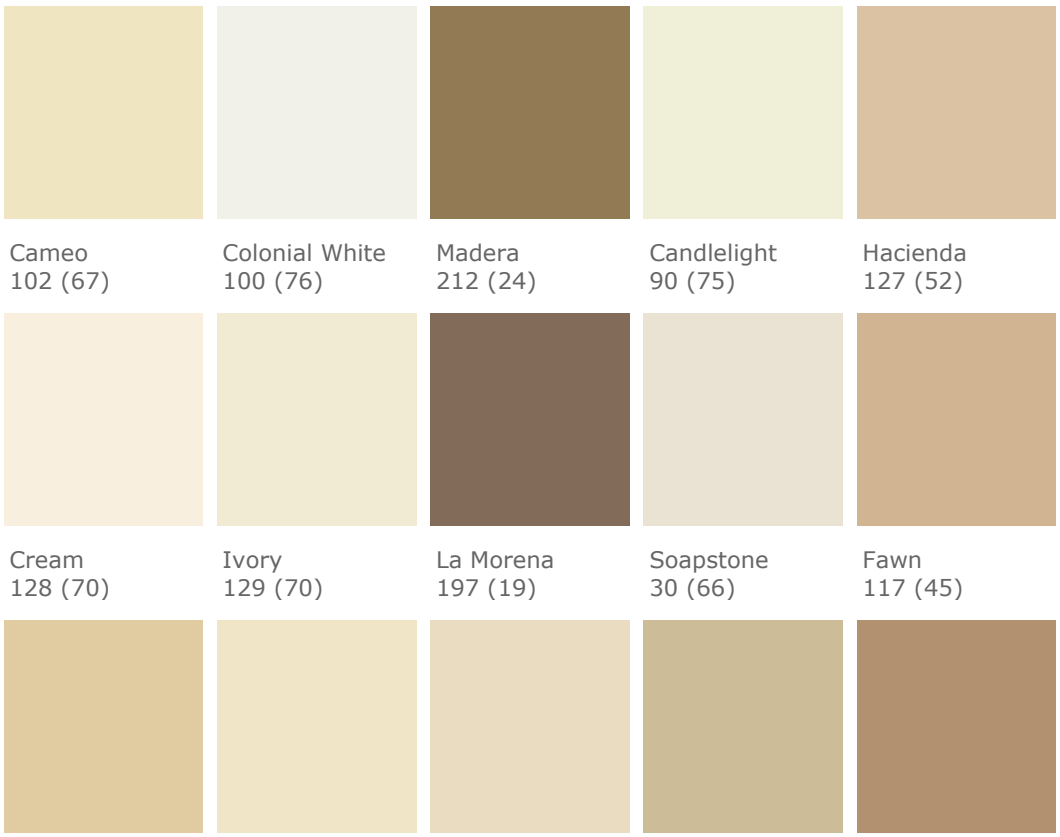
Stucco Approval:
Administrative Approval for Stucco- The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at a public hearing. The administrative approval is provided when maintenance and repair issues, and for color changes to existing stuccos when a permit is required. Administrative approval is also provided for stucco color change on existing HDRB approved cases.

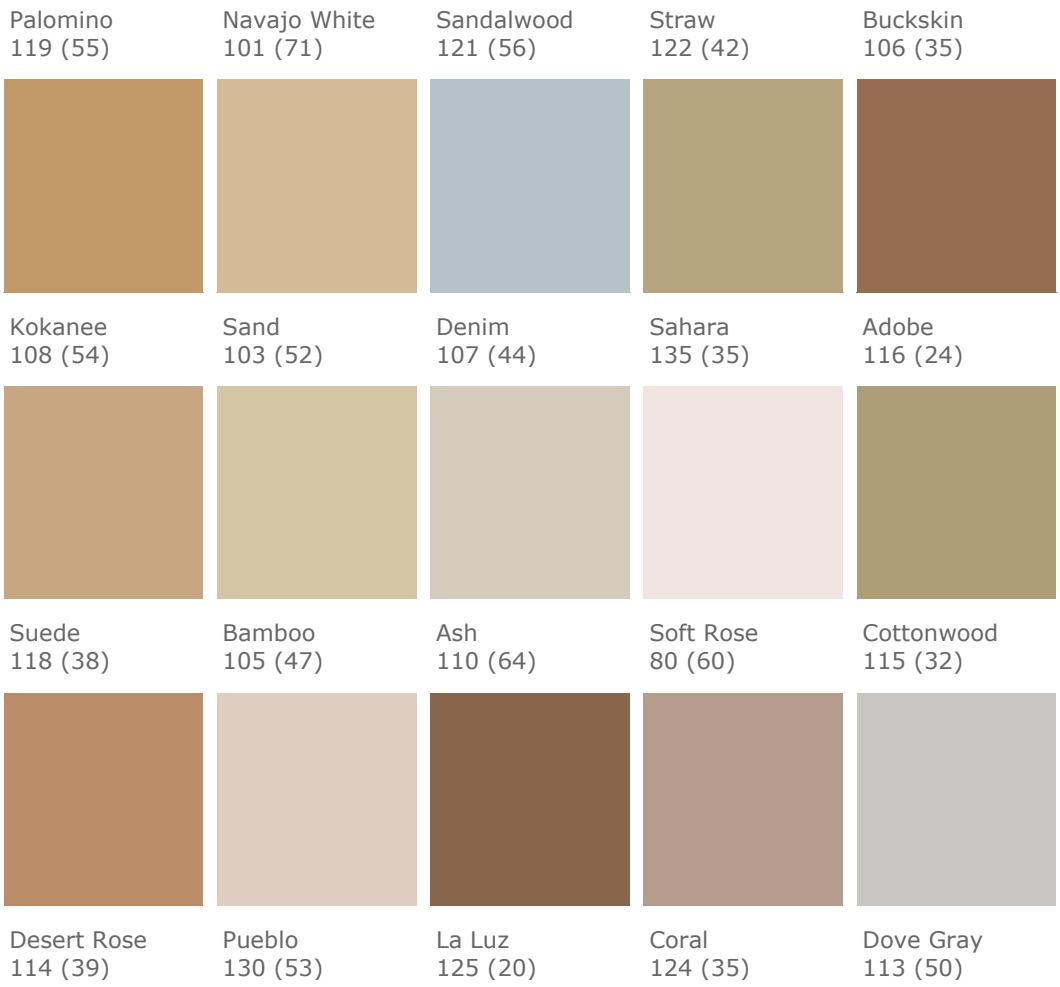
HDRB Approval of Stucco- HDRB approval of stucco is required as part of an application for remodel or new construction, or in the cases where a non-approved stucco color is requested.

No Approval Required- No administrative or HDBR approval is required for basic maintenance and cleaning of stucco where a permit is not required, and the color of the stucco will not change.

El Rey Stucco Chart:
Source of color chart- https://elrey.com/color-charts-premium.shtml

Premium Stucco Finish Colors





Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.

Due to individual computer screen limitations, colors shown here may not accurately reflect the Parex USA colors.

The colors shown are intended to show the approximate color of the finish. Color will vary depending on the type selected. Application by machine spray or texturing will increase the depth of the color. Variation in color due to weather, job conditions, and method of application should be expected. For color verification, request actual sample in the color and texture prior to ordering material. Apply a sample of finish to be used on actual substrate before proceeding with the application. ParexUSA is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application.

Regular Meeting of the Historic Districts Review Board
June 9, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue
Santa Fe, New Mexico

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=WMok3LylLaU

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:36 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. **Roll Call**
Roll call indicated the presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Joe Simmons

Members Absent
Mr. Scott Cherry

Others Present
Ms. Maggie Moore, Assistant Planning and Land Use Director
Ms. Natalie Cauley, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Mr. Dan Esquibel, Land Use Planner Senior

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. **Approval of Agenda**
Ms. Moore advised that the following cases had been postponed: 2026-012513-HDRB at 1226 Cerro Gordo Unit A, 2026-012285-HDRB at 619 West Alameda Street, 2026-012487-HDRB at 998 Acequia Madre, 2026-012488-HDRB at 925 Canyon Road, 2026-

Jennifer Berkley, 126 Martinez Street, Santa Fe, expressed agreement with the previous commenters and read a report about the pink house written 30 years prior, describing the importance of the building.

Stefanie Beninato, P.O. Box 1601, Santa Fe, agreed in teleconference with the previous commenters regarding the pink house and noted other houses of concern: one on East Houghton with two large solar panels and one on the West Houghton alley with a mini-split visible from the street.

6. **Staff Communications**

a. **Wildland-Urban Interface Educational Presentation by Ryan Handy:** Ryan Handy, Headwaters Economics, speaking via teleconference, shared a presentation called Living with Wildfire: Risk, Resilience, and Our Economic Future. Susan Riggs, Headwaters Economics, speaking via teleconference, shared strategies to balance historic preservation and wildfire mitigation. While some features common to historical homes, such as adobe, wall thickness, and fewer openings, promote wildfire resilience, others present vulnerabilities: flat roofs that are not Class A, exposed wood, wooden windows and doors, vegetation close to buildings, and wooden fencing close to buildings.

7. **Old Business**

There was no old business.

8. **New Business**

a. **2026-012284-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Contributing.** Gabriel Browne, agent/owner, proposes to replace windows and doors and install exterior insulation on the contributing structure; to construct a 3,440-square-foot freestanding residence to a height of 20 feet, nine inches, where the maximum allowable is 16 feet, nine inches; to construct a 733-square-foot guesthouse with a pitched roof; and to construct a six-foot-high fence and a four-foot-high yard wall. Additional height is requested due to slope, per Section 14-4.6(F)(2)(II)(f). Exceptions are requested to Section 14-4.6(E)(4)(II) for placing a new architectural finish on a primary façade and for using material not in keeping with the district.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria to Section 14-4.6 (E)(4)(II)(a) have not been met and recommended denial of the request for placing exterior insulation on the primary façade of a contributing structure. The staff found that the exception criteria to Section 14-4.6(E)(4)(II)(b) have not

been met and recommended denial for the use of metal for details on the portal, roof overhangs, and canales. The staff recommended approval of the other elements of the application, as they comply with Sections 14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Chair Rios inquired regarding the ordinance on pitched roofs in the area. Ms. McCulley responded that, per code, pitched roofs are only permitted if more than 50% of roofs in the applicable streetscape are pitched. Currently, exactly 50% of roofs in the streetscape in question are pitched. Staff did not request an exception, believing 50% was the correct guideline. Chair Rios noted that not many homes in the neighborhood had pitched roofs. Ms. McCulley responded that some of the roofs may have changed since the 1990s.

Member Bienvenu noted that three buildings are being described and that the requests are complicated. He noted that the proposed insulation would add several inches to the exterior, and colors that are not on the approved list are proposed. Ms. McCulley noted that the sand finish is acceptable, and synthetic stucco is acceptable on new construction. Rustic taupe would require an exception due to both the color and texture.

Member Bienvenu noted that the pitched roof of the accessory dwelling unit (ADU) must match the predominant pitch in the streetscape, if it is allowed. He inquired regarding the radius of the corners and the depths of the door and window reveals. Ms. McCulley responded that she believes they are two inches or less.

Chair Rios requested that Member Simmons explain the disadvantages of exterior insulation. Member Simmons responded that there are many ways to insulate the exterior of a building. Spray foam would prevent the walls from breathing; however, Rockwool insulation is more permeable.

Gabriel Browne, the applicant, 7604 Old Santa Fe Trail, Santa Fe, was sworn in. He noted that, as an architect, he was educated in the regional modernism style and wished to create connections to both the historic and current periods. He intends to create a family compound and noted that the casita needs to be at street level to accommodate his mother, who has mobility issues. He has discussed the design with his neighbors, and they have provided letters of support. He requested exterior insulation on the shed because insulating the inside would significantly reduce the available space. He noted that steel accents are found in the historic district and last longer than wood details. He noted that one of the neighborhood roofs is indicated as flat on the site map but is actually pitched; therefore, over 50% of roofs in the area are pitched. He noted that all of the windows on the ADU will be divided light.
Chair Rios inquired how many pitched roofs one would see when standing in front of the property and whether the applicant planned to round the corners of the two homes. Mr. Browne responded that the code does not specify that the pitched roofs in the

neighborhood must be visible from his home and that he prefers square corners but is open to the Board's direction.

Member Simmons noted that the three buildings in question are very different and that the two proposed new buildings should be in conversation with the existing contributing structure. Mr. Browne responded that the two proposed new buildings are in recent Santa Fe style. Member Simmons noted that two windows near the corner would look odd when viewing the home from an angle and that the ADU appears to be turning its back to the street. Mr. Browne responded that the street is dusty and noisy, and the form and shape of the ADU are intended to protect the courtyard. Additional windows can be added.

Member Simmons noted that he has no issue with the steel portal columns and requested that the applicant show perspective drawings. Mr. Browne did so.

Member Bienvenu inquired regarding a structure in front of the ADU and noted that steel, aside from roofs, is not traditional to the historic district. Mr. Browne responded that the structure is a trash enclosure.

Member Biedscheid noted that it would not be possible to address pitch without a noticed exception. She noted that the angle of the house facing the road is not traditional and inquired whether the applicants had considered setting the structure farther into the ground to avoid the height exception. She noted that stucco on a contributing building must be cementitious and expressed concern regarding the aluminum windows and combination of divided light and non-divided light.

Public Comment:
Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She noted that a wall on the north elevation appears to overlap with the windows and that the supports appear spindly.

Ms. Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she noted that the design is not compatible with the streetscape and that the windows appear modern.

Member Biedscheid inquired whether the applicant was willing to consider a redesign based on the concerns presented. Mr. Browne responded that he was; however, he does not feel he was given specific direction.

Chair Rios noted that it was unclear whether there were sufficient pitched roofs in the area to allow the applicant to build one, and that the proposal had too many modern elements as well as three different architectural styles.

Member Bienvenu suggested that one motion be made for the shed and another for the remainder of the application. He encouraged the applicant to view the video recording of the meeting and review the Board's comments.

Board Action:
Member Bienvenu moved in case 2026-012284-HDRB at 1062 Camino San Acacio, with respect to aspects of the application relating to the contributing shed and garage, to adopt staff's findings and recommendations that the exception criteria regarding the exterior insulation have not been met, and to otherwise approve the project with the conditions that the existing stucco and framing color and texture be matched as closely as possible, and that the stucco be cementitious. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

Member Bienvenu moved in case 2026-012284-HDRB at 1062 Camino San Acacio, with respect to the remainder of the application, specifically the construction of an ADU, fence, garbage enclosure, and primary residence, to postpone its consideration to a date to be determined by staff and the applicant and allow the applicant an opportunity for a redesign, taking into account the concerns expressed by the Board regarding the proposed design; and that staff determine whether an exception would be necessary for a pitched roof, and if so, that the applicant be consulted as to whether he will pursue an exception or redesign the roof as non-gabled. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

b. [redacted]

www.praxisdesignbuild.com
Tel 505.473.7766 Fax 505.474.7927
1012 Marquez Place, #310B Santa Fe, NM 87505

Lani McCulley &
Historic Design Review Board Members
Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87501

PRAXIS INC architects
PRAXIS LTD.CO. general contractor

Regarding: 1062 Camino San Acacio, Existing shed remodel, new home and new ADU

May 15, 2026

Ms. McCulley & Historic Design Review Board Members:

Please accept this letter along with design drawings as a complete application for approval from the Historic Design Review Board to remodel an existing shed, and for a new home and ADU at 1062 Camino San Acacio. This property is in the Downtown and Eastside Historic District.

I will keep and remodel the existing Contributing northern garage & shop building.

1. I intend to replace the non-historic pedestrian door on the north façade with a patio door.
2. I intend to save the existing swinging garage doors, to refurbish and repaint them, and to install new weather and rodent proof doors behind the garage doors such that the existing doors function as shutters.
3. I intend to replace the non-historic window on the west elevation with a window of the same size within the existing opening.
4. I intend to replace both of the non-historic windows on the South Elevation with patio doors reusing the existing headers.
5. I intend to strip the existing patchwork stucco from the full exterior of the building and add 4" of foam insulation, then to restucco the structure. In order to waterproof the stucco and preserve the existing coping, I propose a steel flashing which will rust and match the existing cap flashing.
6. I understand that adding 4" of foam to the two Primary elevations requires an exception. For the sake of the brevity of this letter, I address this request and the exception criteria in a separate document.

I intend to build a new home in a Recent Santa Fe Style. The design incorporates a wall dominated appearance with deep set fenestration and parapeted stepped masses with an earth-tone stucco.

1. I request that the board allow me to build the home to a maximum height of 20'-9" tall where a maximum height of 20'-9" may be allowed because of the sloping nature of this site. Under the footprint of the house, the site rises 14'. The proposed home steps back as it steps up the hill. The proposed home is bermed into the hillside 6'6" at the back. The house has been designed so that its height is in proportion to the other homes in the streetscape. The highest, living room, mass of the proposed house is set back about 55' from San Acacio and at a proposed parapet elevation of 7221'-0". While I don't have surveyed elevations of my neighbor's properties, I can make a reasonable guess from the contour information I have, and from field observations. By those calculations I calculate that the proposed new house is at the average of the elevations of the neighbors' homes on each side which are set back about the same distance from San Acacio. The house to the east has parapets with elevations of about 7723' and the neighbor to the west which has parapets with elevations of about 7719'.
2. I intend to build a walk-out basement below the northeastern bedroom suite for storage and mechanical space. The finished grade at the doorway of this space will be at 7197'-8", 23'-4' below the parapet above. The doorway and finished grades in this area are hidden from the public view behind the front garage/shop building and are located within the footprint of the old rear shop building I intend to demolish. The historic ordinance controls overall building height from the average of the highest and lowest existing or finished grade on the street facing facade, whichever is more restrictive. I've labelled, on the home's north elevation, the highest and lowest and average of the existing and finished grades. In this case, the average of the existing grades is the more restrictive, and the building has been designed to be no more than 20'-9" above this grade. If the basement access doorway were not allowed, the appearance, massing and height of the building as viewed from the street would be precisely the same. The heights and massing requested fall within the zoning requirements for the property.
3. On the street facing façade, I intend a pitched-roof portal in a traditional form with exposed posts and beams. Pitched roofs are allowed in this location. I request that the board grant me an exception to allow the posts & beams to be of exposed steel which will eventually rust. I have addressed the exception criteria for this in a separate document.

4. I have "set back" portions of the façade as described in the ordinance at the northwestern corner to extend and create a portal. Under portales, larger plate glass areas are allowed.

I intend to build an ADU on the northwestern part of the property. The ADU will mimic the massing, roof line, and roof finish of the historic home across the street at 1051 Camino San Acacio with a linear footprint, simple massing, deep-set window and door openings and 6:12 pitched roofs.

In order to be able to build a home on this site, including access to and walkways between the structures, to develop gardens on the site, and to help control erosion, I will be terracing parts of the property. The terraces will be defined by retaining yard walls which will be stucco covered insulated concrete forms (ICF) where taller and bent 14-gauge steel, where shorter.

I intend to build a coyote fence between my driveway and the yards just east of the driveway. This fence will hide mechanical equipment, contain pets and offer privacy between the proposed home and the home to the west. I intend for this wall to be 6' tall and set back from the western property line 16'. It will be built with steel posts and rails and with cedar latillas. The longest run of this fence will be 28'-6" long.

I intend to build a coyote fence along San Acacio and defining a parking area on San Acacio. This fence will be made of masonry pilasters a maximum of 12'-8 on center with horizontal steel rails and cedar latillas. This fence will not exceed 48" in height. Behind and above the section of this fence which runs along the street, I intend to build a trellis 8' high out of 3" rectangular steel in an asymmetrical "T" shape. The design is to support vines growing up the trellis and between supports.

The finishes throughout the property are intended to be:

1. Elastomeric stucco with a medium sand finish in Sto Color "Rustic Taupe" 280-B3
2. The pitched roofs, roof facia, and shorter retaining walls will be mild steel, allowed to rust to match the rusted pitched roofs and wainscot and other details across the street at 1051 Camino San Acacio.
3. Window and doors will be aluminum and aluminum clad wood in dark bronze anodized or dark bronze factory applied finish. Windows will be simulated divided lite where visible from the street, except under the portal on the primary home.

4. The garage door will be a factory applied dark bronze color as close as possible to the color of the windows.

If you have any questions or concerns regarding this request, please e-mail me, or call me on my cell phone number below. Thank you for your time and assistance with this matter.

Sincerely,



Gabriel Browne,
Owner & Architect
gabriel@praxisdesignbuild.com
(505) 660-2294 Cell

1062 Camino San Acacio
Exception for adding 4” of foam insulation to two Primary facades on a Contributing shed:

At its board meeting on Oct 24, 2023, in the matter of case #2023-007358, the board designated the northern or lower shed on this property as Contributing and determined that the two north (street) facing facades, N1 & N3 were Primary. One of these facades has a pair of large swinging garage doors and the other has a non-historic half-lite pedestrian door.

In order to secure the shed space, and make it usable and pleasant, and to protect the adobe, the space needs much better windows, doors, and wall insulation, and it needs these elements tied together with proper flashings.

I propose to apply 4” of exterior foam to the entire building, then apply a new stucco system.

I considered adding insulation on the interior, but because the spaces are so small, this would eliminate almost 10% of the usable interior space. Insulating on the interior would have the additional downside of isolating the thermal mass of the adobe from the inside space, negating the thermal advantage of adobe. Most importantly, insulating on the interior would trap the adobe and rubble foundations between the elastomeric stucco on the outside, and the foam on the inside. This would eventually lead to the failure of the adobe and foundations when water finds its way into the wall.

It is possible to insulate the interior of the two primary facades, and insulate the remainder of the building on the exterior. Insulating the interior of these two facades has the same downsides as listed above and mixing insulating on the interior and exterior has the additional disadvantage of having a strange flashing detail where the non-contributing facades have a 4” flashing overhanging the stucco at the coping and the two contributing facades have no such overhang. The difference from one facade to the other would look strange.

I understand that adding insulation to the exterior of the two primary facades requires an exception. I ask that you grant that exception. It would be in the best interest of this historic structure to transform from a cold, dusty, pest-ridden locker, into a warm building, renewed to properly seal out dust, pests, and moisture. Such a structure will be appreciated, used regularly and can be expected to last many more decades, perhaps centuries.

Variance Criteria for adding 4” of foam to the exterior of two street-facing Primary facades on Contributing structure:

(i) The addition of 4” of foam to these two facades will not damage the character of the district. This would be a very subtle change, not perceptible by the casual observer. Adding proper insulation enhances the utility and value of the structure, and assures its longevity and thereby its contribution to the character of the district.

(ii) The additional foam on the exterior is the only reasonable solution which insulates the structure without hastening its eventual failure. Encapsulating the adobe and rubble foundations will lead to the eventual failure of the adobe & rubble foundations which would be a hardship to the applicant, and would injure the public welfare. An additional public good is served by preventing rodent intrusion into the structure, reducing nuisance and health harms from rodents.

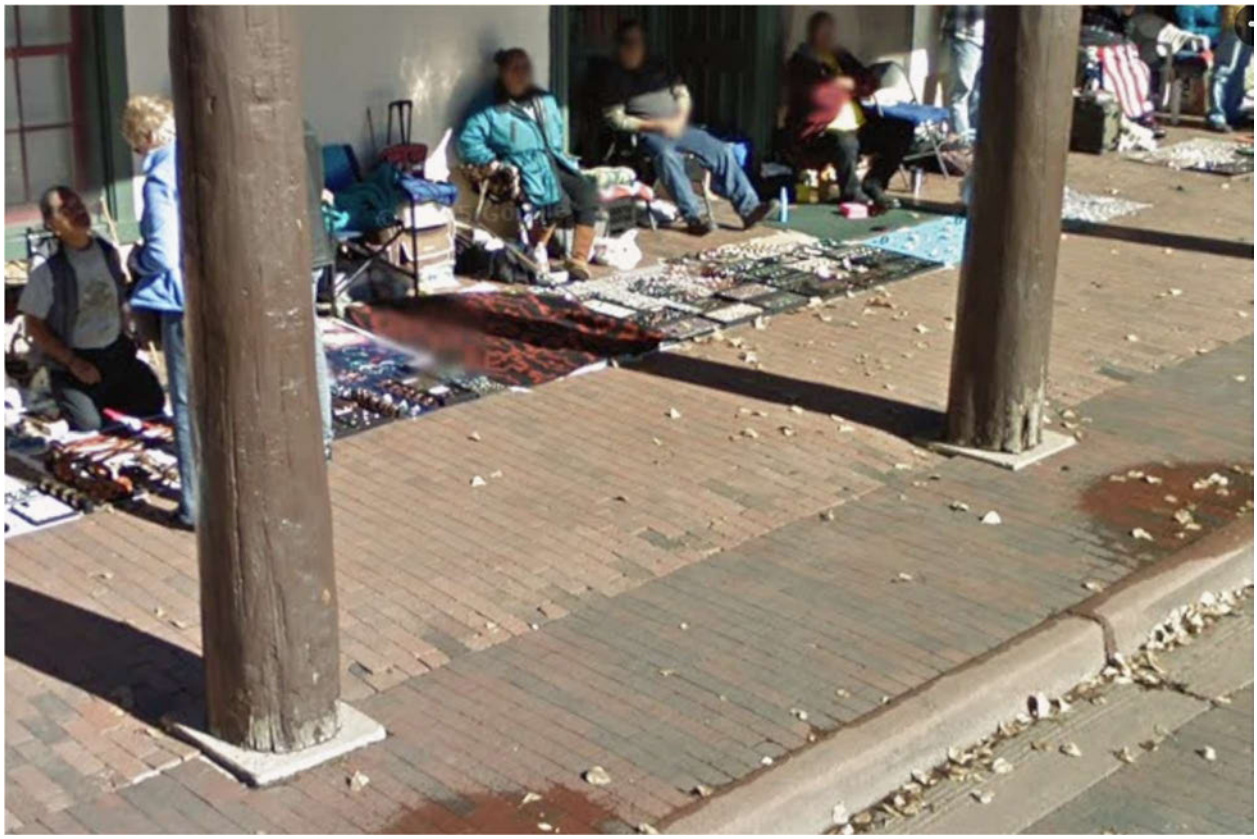
(iii) The additional foam would strengthen the unique heterogeneous character of the city by allowing this little structure to gain a second useful life, part of a larger project to allow my family to reside in this beautiful corner of the historic district.

1062 Camino San Acacio
Exception for exposed steel columns at the portal on the primary residence

The proposed portal design is traditional in its form with posts and beams of traditional scale and proportion. It includes doubled columns closely spaced which is a traditional technique especially employed in the territorial style for wider spans, carrying greater load and adding a visual “weight” to each clustered column location.

The code does not prohibit the steel beam or leaving that exposed, but by a rather round about interpretation might require “wooden columns”. This is a request for an exception to that requirement.

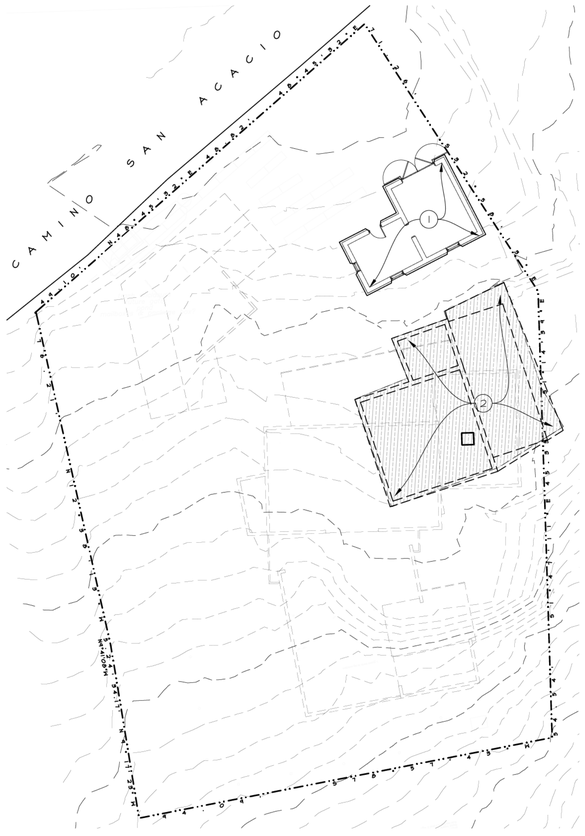
Variance Criteria:
(i) Exposed steel columns will not damage the character of the district. They will look more appropriate than a wood or wood-covered column supporting a steel beam. The difference between painted wood and steel is very subtle, and would likely not be visible to a casual observer. Paints will fade and peel, wood will twist and crack. Leaving a gap at the bottom of wooden columns, as required by code, leaves a strange floating detail which is clearly not traditional. Failing to leave a gap, or filling the gap with another material leaves end grain exposed to moisture which rots the columns. Using and expressing steel for these elements will enhance the character of the district because the column can fully engage to the wall it sits one, because the proposed columns will become more beautiful over time instead of less so. They will last generations. The character of the district is further enhanced by solutions which express their structural intent and materiality simply and honestly as those are fundamental tenants of the New Mexico Vernacular.
(ii) As described above, covering the columns of this structure with wood would not improve the appearance of the building. It would add cost and unnecessary work. These are hardships to the applicant. The public good is not served by a material which will degrade over time, and need replacement when it rots away.
(iii) Allowing the steel columns to be exposed would strengthen the unique heterogeneous character of the city by allowing a unique heterogeneous solution to this problem.



Its has been less than 10 years since the Palace of the Governor's portal remodel. The posts are already rotting out again.

KEYED NOTES

1. EXISTING HISTORIC CONTRIBUTING GARAGE STRUCTURE TO REMAIN - ADD 4" EXTERIOR INSULATION, REPLACE WINDOWS & DOORS TO CREATE WEATHER & PEST SEALS
2. 8' TALL 36" WIDE STEEL TRELLIS FOR VINES ATTACHED TO THE BACK OF THE YARD WALL PILASTERS
3. PROPOSED OFF-STREET PARKING AREA (2) SPACES REQUIRED FOR ADU, (3) SPACES PROVIDED
4. EXISTING POWER POLES & OVERHEAD POWER LINES
5. AREA CONTAINED IN THIS SHAPE IS THE ONLY AREA ON THE PROPERTY NOT WHICH CONTAINS SLOPES WHICH ARE OBVIOUSLY NOT MAN-MADE
6. --
7. --
8. --
9. LOWEST POINT OF NATURAL GRADE ON STREET FACING ELEVATION 7201'-3"
10. HIGHEST POINT OF NATURAL GRADE ON STREET FACING ELEVATION 7201'-9"
11. AVERAGE POINT OF NATURAL GRADE ON STREET FACING ELEVATION 2201'-6"
12. COYOTE FENCE SEE TYP FENCE SECTION
13. SAN ACACIO FENCE - MASONRY PILASTERS STONE FINISH AT BASE, STUCCO FINISH TOP, FENCE PANELS TO BE STEEL RAILS, 3" CEDAR LATILLAS

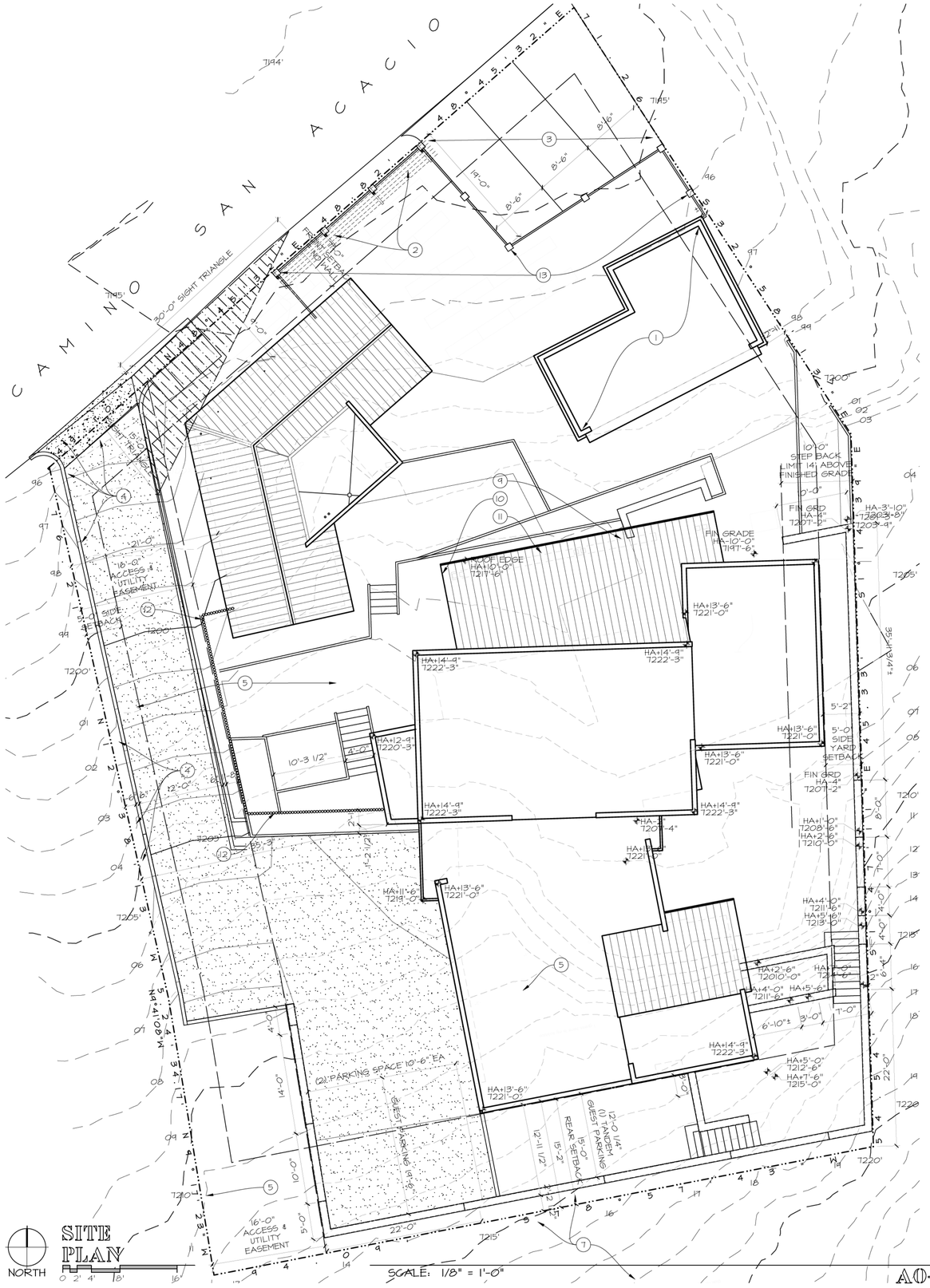


NORTH 0 4' 8' 16' 32'

DEMOLITION SITE PLAN

SCALE: 1/16" = 1'-0"

2 / A0-1



NORTH 0 2' 4' 8' 16'

SITE PLAN

SCALE: 1/8" = 1'-0"

1 / A0-1

PROJECT INFORMATION

OWNERS:
GABRIEL & MARIAM BROWNE
1012 MARQUEZ PL #310B
SANTA FE, NM 87505
(505) 660-2244

ARCHITECT:
PRAXIS ARCHITECTS INC.
CONTACT: GABRIEL BROWNE
(505) 473-7166
1012 MARQUEZ PL #310B
SANTA FE, NM 87505

BUILDER:
PRAXIS LTD. CO.
CONTACT: GABRIEL BROWNE
(505) 473-7166
1012 MARQUEZ PL #310B
SANTA FE, NM 87505

PROJECT SUMMARY:
NEW ADU
NEW SINGLE FAMILY RESIDENCE

PROJECT AREAS:

	HEATED	UNHEATED (GARAGE)	ROOF >2' OVHG	ROOF <2' OVHG
(GROSS)				
EXIST GAR *1		505.7		25.4
EXIST SHOP *2				
NEW ADU	574.0		36.0	122.7
NEW HOME	2212.9	521.8	671.3	28.5
TOTAL:	2786.9	1033.5	707.3	176.6

TOTAL UNDER ROOF - 4,704.3
TOTAL UNDER ROOF LESS ROOFS WITH LESS THAN 2' OVHG - **4,527.7**

LOT	14,404.5
16' DRIVEWAY EASEMENT	1,922.4
LOT LESS DRIVEWAY ESMT	**12,482.1**

LOT COVERAGE **36.27%** (UNDER ROOF LESS 2' OVHG/LOT LESS DRIVEWAY)

NOTE 1 - EXISTING FRONT GARAGE SPACE TO REMAIN
NOTE 2 - EXISTING REAR SHOP TO BE DEMOLISHED

ZONING ANALYSIS

Zoning Analysis for single family residence and ADU:
Zoning: R5
Section 14-7.1
- Net Lot Area- 12,481.2 sq. ft. (exclusive of driveway access easement on W. side of property) 4,000 sq. ft. minimum allowed by table 14-7.2-1
- Lot Coverage - see calculation above
- Minimum Required Open Space: Not Required. where lot coverage is less than 40%

Required Yards per table 14-7.2-1:
- Street: 7 (20 for garage or carport)
- Sides: 5' (10' step back for height more than 14' above finished grade)
- Rear: 15'

Height Standards - 24' by zoning plus 4' by 14-7.1-(C)(1)(b) from the lowest adjacent grade to the highest point on the structure, height also controlled by historic requirements. Chimneys are allowed to be up to 4' above height limitation.
Wall Height Standards - controlled by historic
Required Yards -
- The following structures are allowed in yards: Walls and fences also decks, planters, driveways, walkways, stairways and similar structures less than 30" above grade.
- Eaves or other roof projections may extend into required yards a distance of 2' or less.

Parking - Required 2 Per Dwelling Unit = 4 spaces required, 8 provided.
Visibility at Driveways and Yards: no structure, fence, wall, hedge or planting will be placed in the triangular area defined by the more restrictive of 5' along the edge of the driveway and 15' along the front property line or 15' back from the nearest travel lane 30' along the travel lane.
This property is subject to the Mountain Terrain Ordinance by map, but less than 25% of the property has a slope of 20% or greater.

HISTORIC

CASE #2023-007358 FRONT GARAGE STRUCTURE DEEMED CONTRIBUTING (2) STREET FACING FACADES ARE CONTRIBUTING - SCOPE OF WORK FOR THIS STRUCUTRE - REPLACE WINDOWS, REPLACE ENTRY DOOR, ADD DOORS BEHIND SWINGING GARAGE DOORS, ADD 4" INSULATION TO EXTERIOR OF BUILDING, RESTUCCO
REAR SHED & SHOP STRUCTURE DEEMED NON-CONTRIBUTING - TO BE MOSTLY OR COMPLETELY DEMOLISHED, FOOTPRINT OF NEW HOME OVERLAPS AREA OF THIS EXISTING STRUCTURE
HEIGHT & PITCH CALCULATION DETERMINED AN ALLOWABLE HEIGHT OF 16'-9" BECAUSE THIS SITE SLOPES, HDRB MAY ALLOW A HEIGHT UP TO 20'-1". PROPOSED HOME 20'-9" TALL STEPPED BACK
8 of 16 HOMES IN THE STREETSCAPE HAVE PITCHED ROOFS SO THIS HOME IS ALLOWED TO BE PITCHED
BY CALCULATION, MAX WALL HEIGHT IS 48"

CODE ANALYSIS

2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
CITY OF SANTA FE GREEN BUILDING CODE - CURRENT

PRAXIS INC
ARCHITECTS

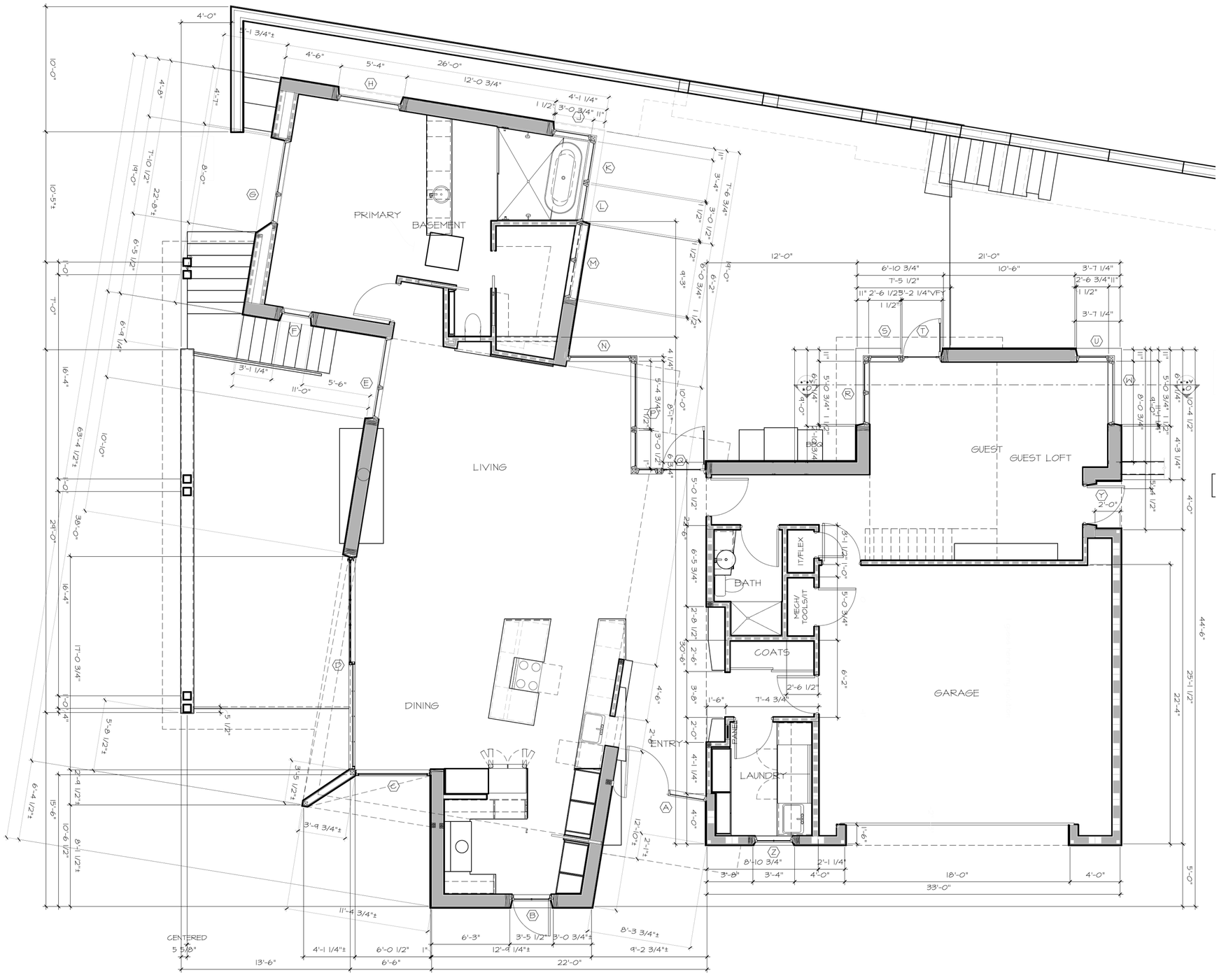
BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

SITE PLAN

DRAWN BY: GB	FILE NAME: INX-A0-1
© COPYRIGHTS RESERVED	
REVISION: DD-4	DATE: 5/15/2025

A0-1

KEYED NOTES



NORTH

FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
H1-1

PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

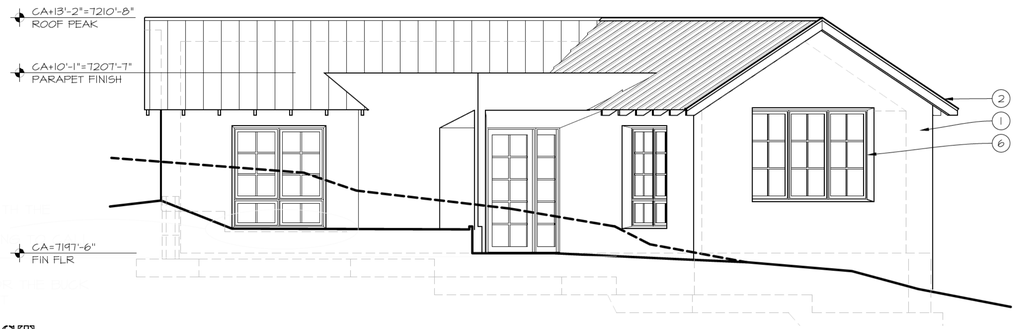
MAIN HOUSE FLOOR PLAN

DRAWN BY: GB	FILE NAME: INS-H1-1
© COPYRIGHTS RESERVED	
REVISION: DD-4	DATE: 5/15/2025

H1-1

KEYED NOTES

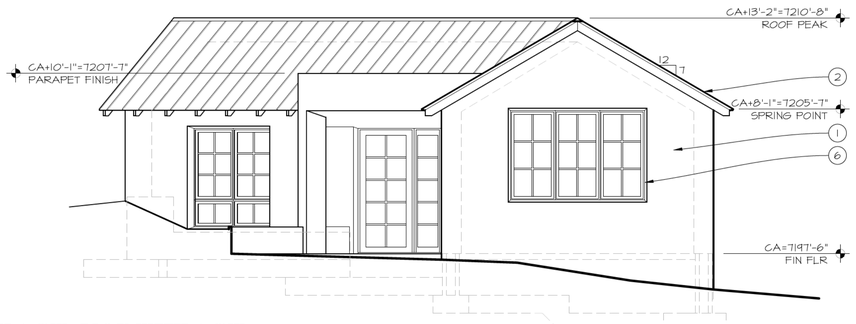
1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. NOT USED
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH



EAST
ADU ELEVATION 3

SCALE: 1/4"=1'-0"

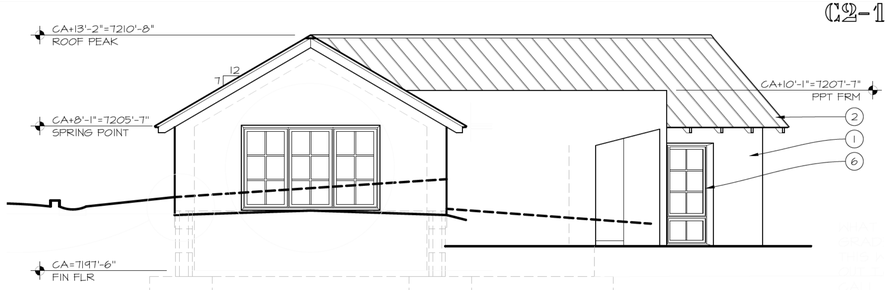
C2-1



EAST NORTHEAST
ADU ELEVATION 4

SCALE: 1/4"=1'-0"

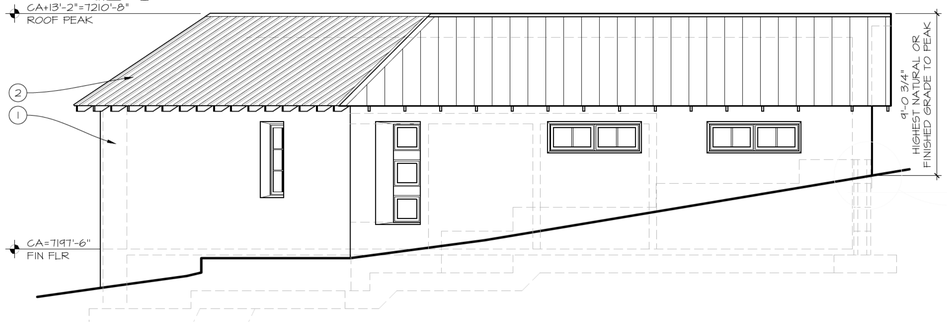
C2-1



SOUTH
ADU ELEVATION 3

SCALE: 1/4"=1'-0"

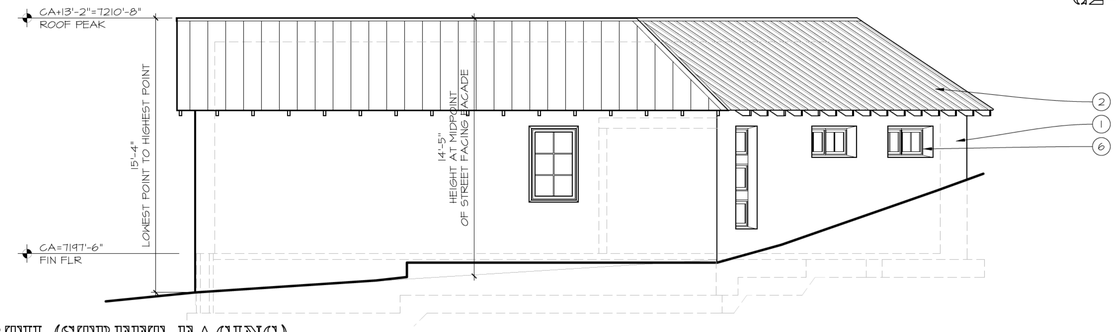
C2-1



WEST
ADU ELEVATION 2

SCALE: 1/4"=1'-0"

C2-1



NORTH (STREET FACING)
ADU ELEVATION 1

SCALE: 1/4"=1'-0"

C2-1

PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

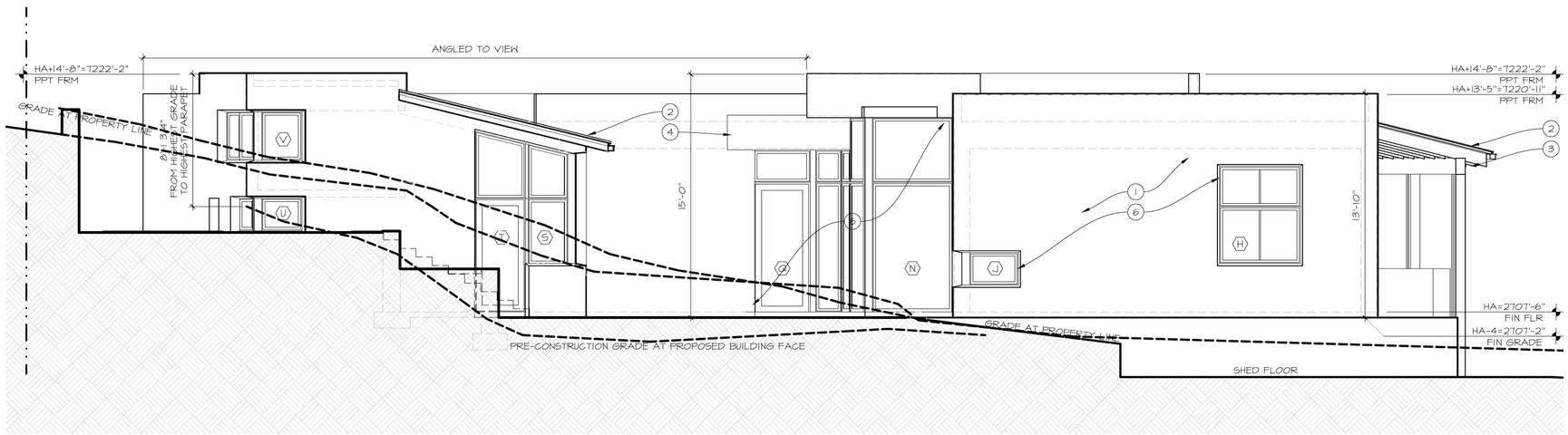
ADU BUILDING ELEVATIONS

DRAWN BY:	FILE NAME:
SB	1NS-C2-1
© COPYRIGHTS RESERVED	
REVISION:	DATE:
DD-4	9/15/2025

C2-1

KEYED NOTES

1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. ROOF OVERHANGS STEEL TO RUST
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH
7. FLUSH GARAGE DOOR IN DARK BRONZE

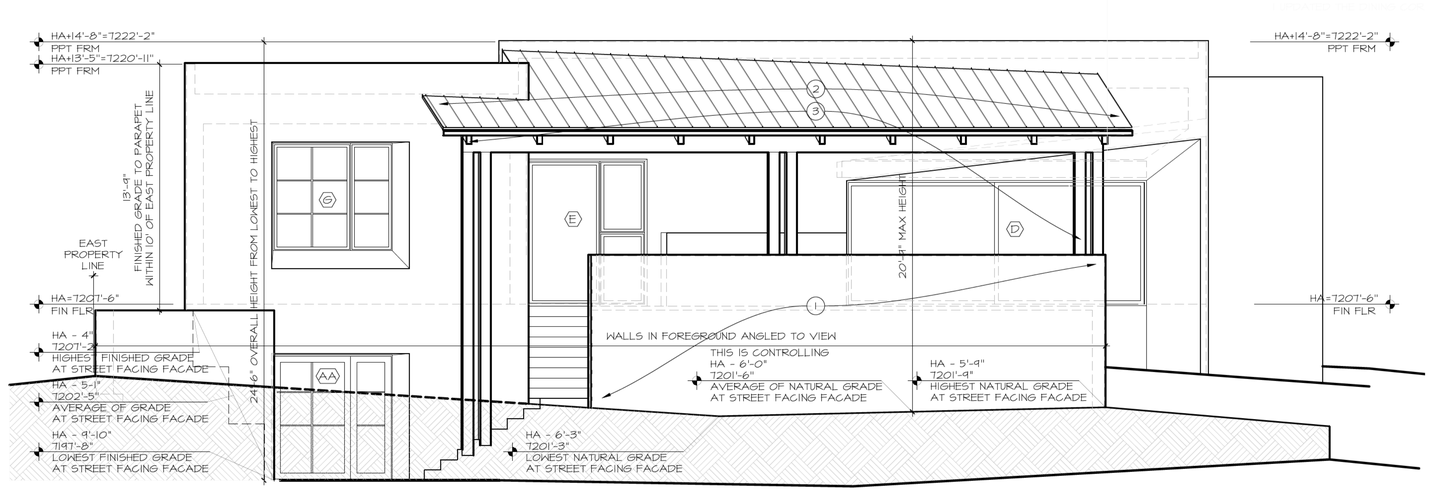


EAST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

2

H2-1



NORTH (STREET FACING) BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

1

H2-1

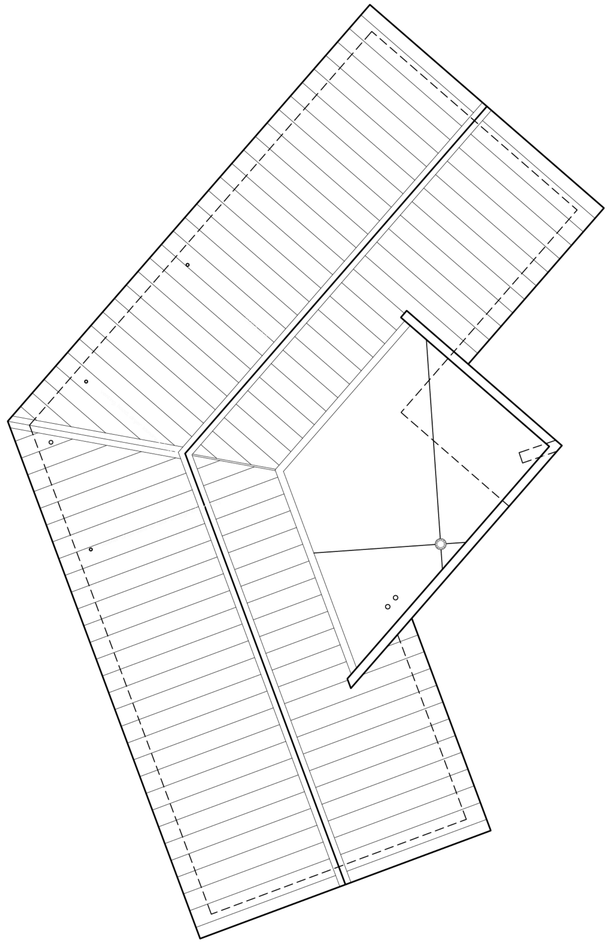
PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

NORTH & EAST HOUSE ELEVATIONS

DRAWN BY:	FILE NAME:
GB	INS-H2-1
© COPYRIGHTS RESERVED	
REVISION:	DATE:
DD-4	5/15/2025

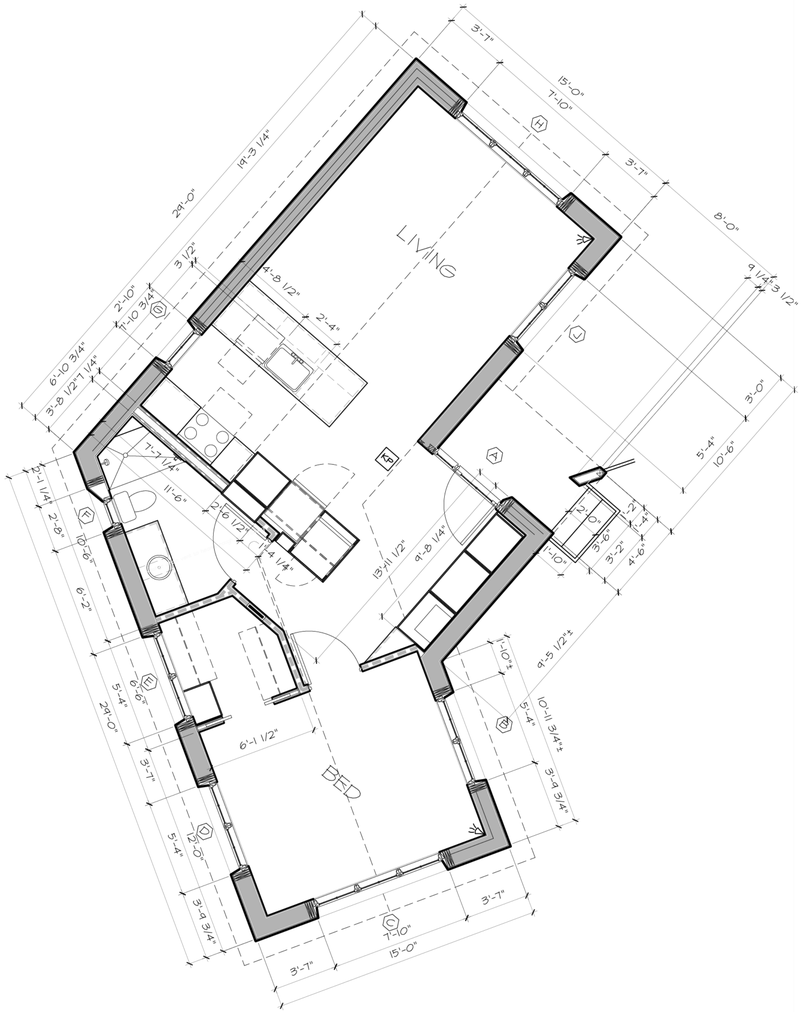
H2-1



ADU
ROOF PLAN
SCALE: 1/4" = 1'-0"

NORTH

2
C1-1



ADU
FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

1
C1-1

POWER & LOW-VOLTAGE

NOTE: LOCATIONS SHOWN ON ELECTRICAL DRAWINGS ARE APPROXIMATE. ANY EXACT LOCATIONS REQUIRED BY THE OWNER NEED TO BE CLEARLY DIMENSIONED ON THESE DRAWINGS

DUPLEX OUTLET - DECORA OR EQUAL
- CAB OUTLET ON FACE OF CABINET FRONT.
- DRW OUTLET INSIDE CABINET/ DRAWER, VRFY LOCATION
- DRY **DRYER OUTLET**
- DSP DISPOSAL SWITCHED OUTLET **TO BE HALF-HOT**
- D/W DISHWASHER OUTLET CAN BE HALF OF DUPLEX OUTLET
- FIR DEDICATED CIRCUIT FOR FIREPLACE
- FLR FLOOR PLUG W/ BRUSHED NICKELD PLATE, SEE FOUNDATION
- FRG REFRIGERATOR OUTLET, DEDICATD CIRC, VRFY LOCATION
- GAR OUTLET FOR GARAGE DOOR OPENER
- HOD HOOD POWER, VERIFY LOCATION
- IRR IRRIGATION CONTROL OUTLET
- JBX OUTLET ACTING AS J-BOX
- LOW OUTLET SUPPLYING POWER TO LOW-V HUB
- MIC MICROWAVE OUTLET, DEDICATED CIRC, VRFY LOCATION
- OVE **OVEN OUTLET, DEDICATED CIRC, VRFY LOCATION**
- ROF ROOF OUTLET - SEE ROOF PLAN
- SEC SECURITY SYSTEM DEDICATED OUTLET
- SHD POWER FOR WINDOW SHADE.VERIFY J-BOX REQUIREMENTS.
- UNC UNDER CABINET MULTI-OUTLET WIRE MOLD.
- WET WATERPROOF ENCLOSURE.
- WSH WASHER OUTLET.

HALF-HOT DUPLEX OUTLET - SEE SWITCH LOCATION ON LIGHTING PLAN

DOUBLE DUPLEX OUTLET

220V OUTLET - VERIFY REQUIREMENTS FOR SPECIFIC EQUIPMENT
- CAR CAR CHARGER. FUTURE PLUG
- DRY DRYER OUTLET
- EGT COOK TOP
- MEC HVAC
- RNG RANGE
- SHP SHOP OUTLET
- STM STEAM UNIT

LOW VOLTAGE - STUB OUT 3/4" CONDUITS FROM LOW-V PANEL TO ROOF FOR FUTURE EGMT. SEE PLAN FOR PANEL LOCATION.
- A AMPLIFIER LOCATION ALL SPEAKERS HOMERUN TO THIS LOCATION
- B DOOR BELL BUTTON
- C DOOR BELL CHIME LOCATION - MOUNT ON WALL NEAR CEILING
- D DATA - HOMERUN (2) CAT 6 TO LOW-V PANEL
- S SPEAKER - HOMERUN (2) 12 AWG SPEAKER WIRES TO AMPLIFIER LOCATION OF A/V ROOM.
- V TV - HOMERUN (1) RG6 TO LOW-V PANEL
- H LOW-V PANEL/ HUB LOCATION.
- W WIFI REPEATER - (2) CAT 6, CEILING

LIGHTING & SECURITY

NOTE: LOCATIONS SHOWN ON ELECTRICAL DRAWINGS ARE APPROXIMATE. ANY EXACT LOCATIONS REQUIRED BY THE OWNER NEED TO BE CLEARLY DIMENSIONED ON THESE DRAWINGS

LIGHT
- A RECESSED 4" LED CAN W/ GIMBAL TRIM, 3,000K TBS ELEC
- D SCONCE TBS VERIFY LOCATION TBS OWNER
- E VANITY FIXTURE VERIFY LOCATION TBS OWNER
- F FLAT LED FIXTURE 12"x48"x1" TBS OWNER
- J J-BOX W/ CONDUIT BELOW GROUND FOR FUTURE
- K KEYLESS PULL CHAIN LED FIXTURE TBS ELEC
- L LED TAPE LIGHT W/ TRACK AND LENS, TBS ELEC - VERIFY LOCATION AND TRANSFORMER LOCATION
- N NICHO LIGHT TBS ELEC
- P PENDENT LIGHT TBS OWNER
- U CONVENTIONAL UNDER-CABINET LIGHT TBS ELEC

FAN - BY ELEC SEE VENTILATION PLAN

SWITCH - DECORA OR EQUAL
- 3 THREE WAY
- 4 FOUR WAY
- T TIMER SWITCH
- F FAN SPEED
- J JAMB SWITCH

DIMMER - SLIDING TYPE WITH ROCKER SWITCH BELOW

SMOKE ALARM

CO2 & SMOKE ALARM COMBO

THERMOSTAT - SEE HEATING PLAN

SECURITY SYSTEM
- 1 CAMERAS - HOMERUN (2) CAT6.
- 2 MOTION SENSOR
- 3 DOOR CONTACT
- 4 KEYPAD

PRAXIS INC
ARCHITECTS

BROWNE
RESIDENCE
1062 CAMINO
SAN ACACIO
JOB NUMBER: 112

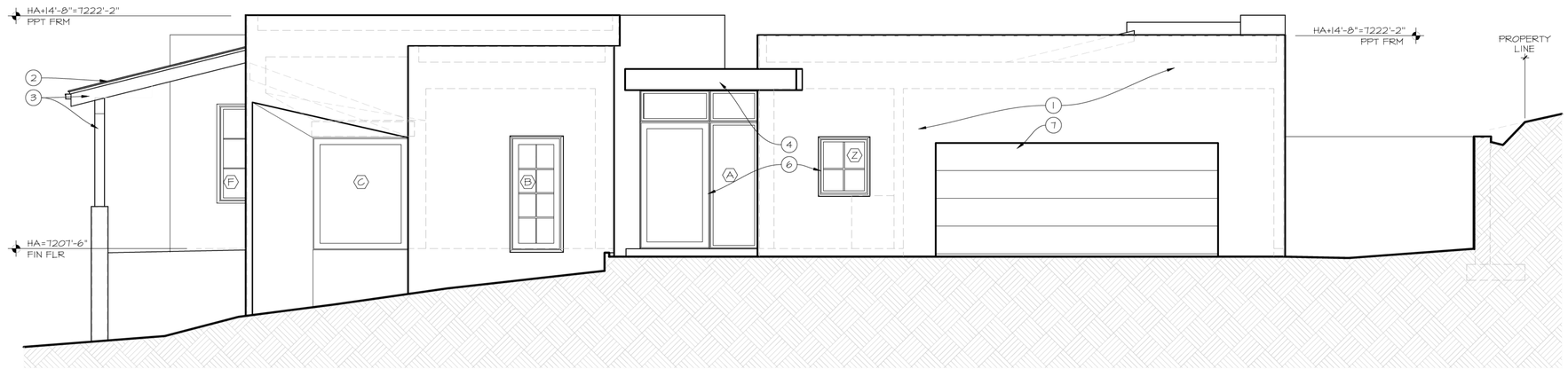
ADU FLOOR &
ROOF PLANS

DRAWN BY: GB	FILE NAME: INS-C1-1
© COPYRIGHTS RESERVED	
REVISION: DD-4	DATE: 5/15/2025

C1-1

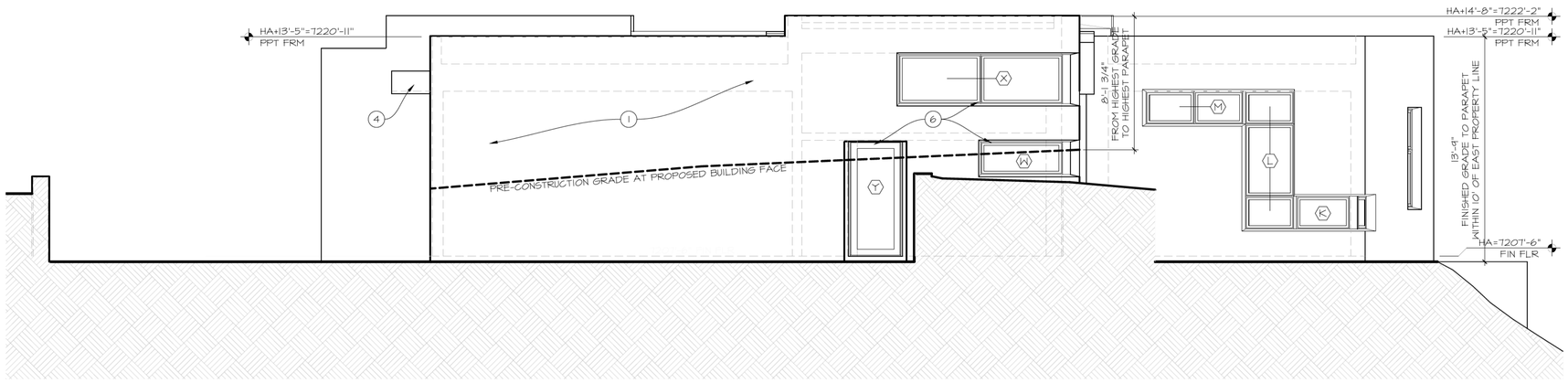
KEYED NOTES

1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. ROOF OVERHANGS STEEL TO RUST
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH
7. FLUSH GARAGE DOOR IN DARK BRONZE



WEST
BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

2
H2-2



SOUTH
BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

1
H2-2

PRAXIS INC
ARCHITECTS

BROWNE
RESIDENCE
1062 CAMINO
SAN ACACIO
JOB NUMBER: 112

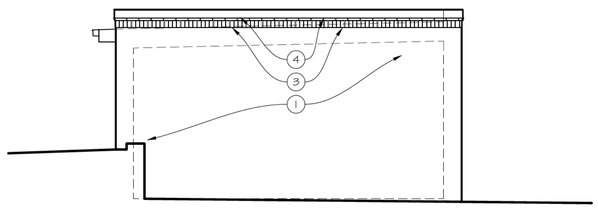
SOUTH & WEST
HOUSE ELEVATIONS

DRAWN BY:	FILE NAME:
GB	INS-H2-1
© COPYRIGHTS RESERVED	
REVISION:	DATE:
DD-4	5/15/2025

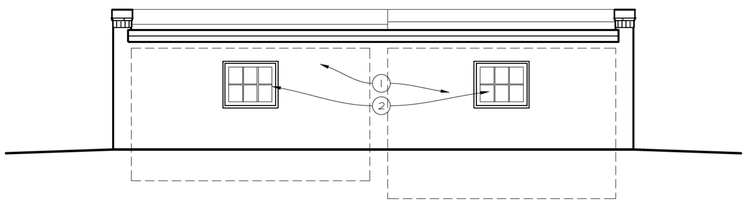
H2-2

KEYED NOTES

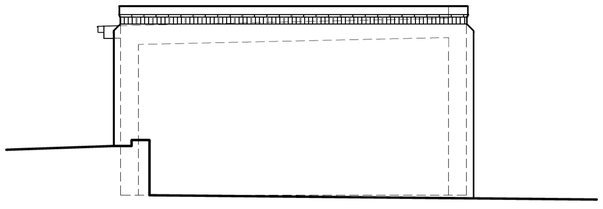
1. STUCCO COVERED ADOBE WALLS, STRIP STUCCO TO ADOBE, ADD 4" FOAM, RE-STUCCO TO MATCH THE HOUSE COLOR 3/4" ROUNDED CORNER DETAILS
2. BARN SASH FIXED WINDOWS - NOT HISTORIC, REPLACE WITH ALUMINUM CLAD WOOD WINDOWS IN DARK BRONZE TO MATCH THE HOUSE
3. BRICK COPING TO REMAIN, CUT FLASHING BELOW COPING TO PROTECT WALLS BELOW
4. EXISTING RUSTY STEEL CAP
5. HAND-MADE WHITE PAINTED PINE GARAGE DOORS TO BE REPAINTED IN THE SAME COLOR
6. EXISTING HALF-LITE 5 PANEL NON-HISTORIC ENTRY DOOR
7. NEW 10 LITE ALUMINUM CLAD WOOD DOOR



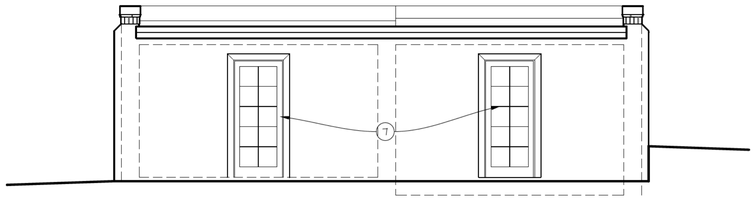
SHED EAST
EXISTING ELEVATION (NON PRIMARY FACADE) 8
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



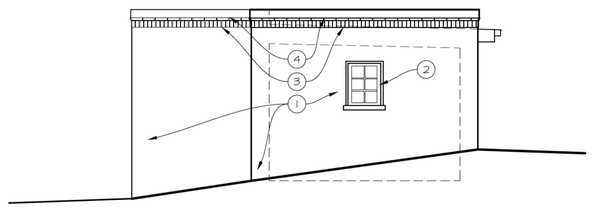
SHED SOUTH
EXISTING ELEVATION (NON PRIMARY FACADE) 7
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



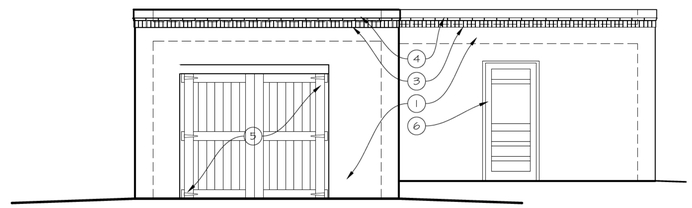
SHED EAST
PROPOSED ELEVATION (NON-PRIMARY FACADE) 6
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



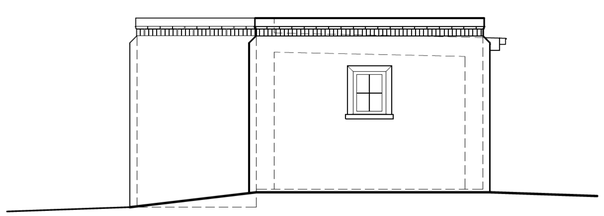
SHED SOUTH
PROPOSED ELEVATION (NON-PRIMARY FACADE) 5
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



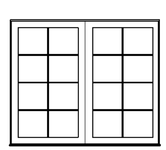
SEHD WEST
EXISTING ELEVATION (NON-PRIMARY FACADES) 4
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



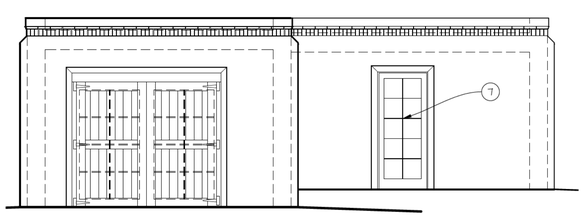
SHED NORTH
EXISTING ELEVATION (PRIMARY FACADES) 3
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



SHED WEST
PROPOSED ELEVATION (NON-PRIMARY FACADES) 2
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1



ELEVATION OF "HIDDEN" DOORS



SHED NORTH
PROPOSED ELEVATION (PRIMARY FACADES) 1
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"
S2-1

PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

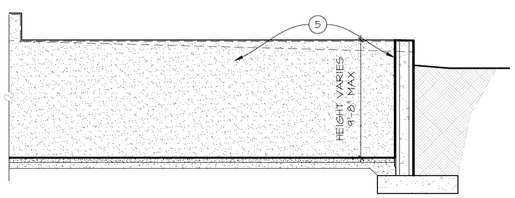
FRONT BUILDING EXISTING & PROPOSED

DRAWN BY: GB	FILE NAME: INS-S2-1
© COPYRIGHTS RESERVED	
REVISION: DD-4	DATE: 9/15/2025

S2-1

KEYED NOTES

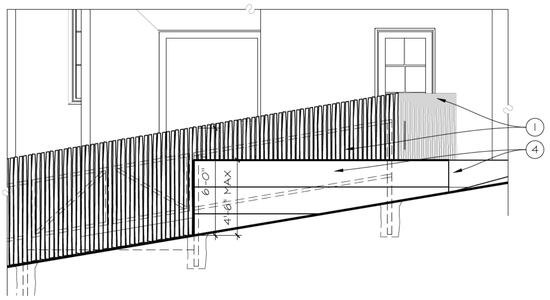
1. APPROX 12"x12"" STUCCO COVERED PILASTER
2. CEDAR LATILLAS LASHED TO STEEL PIPE
3. 3" SQUARE TUBE STEEL T'S TO SUPPORT 1 1/2" LIGHT GAUGE TUBING TRELLIS MEMBERS
4. STEEL RETAINING GARDEN WALLS BUILT OF 14 GAUGE STEEL, THIS WILL RUST OVER TIME AND MATCH THE OTHER RUSTY ELEMENTS ON THE PROJECT
5. STUCCO COVERED INSULATED CONCRETE FORM RETAINING YARDWALL - STUCCO TO MATCH HOUSE COLOR



ALONG EAST SIDE OF DRIVEWAY
TYPICAL YARDWALL ELEVATION 3

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

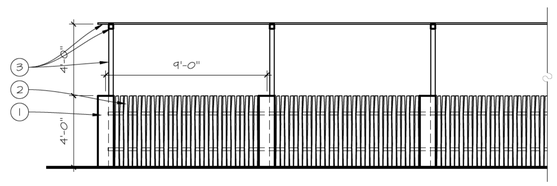
A0-3



ALONG EAST SIDE OF DRIVEWAY
TYPICAL YARDWALL ELEVATION 2

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

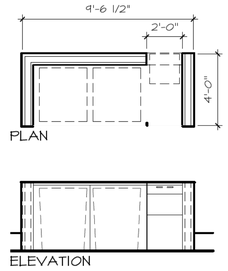
A0-3



SAN ACACIO FRONTAGE
TYPICAL YARDWALL ELEVATION 1

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

A0-3



TRASH ENCL
PLAN & ELEV 4

SCALE: 1/4" = 1'-0"

A0-3

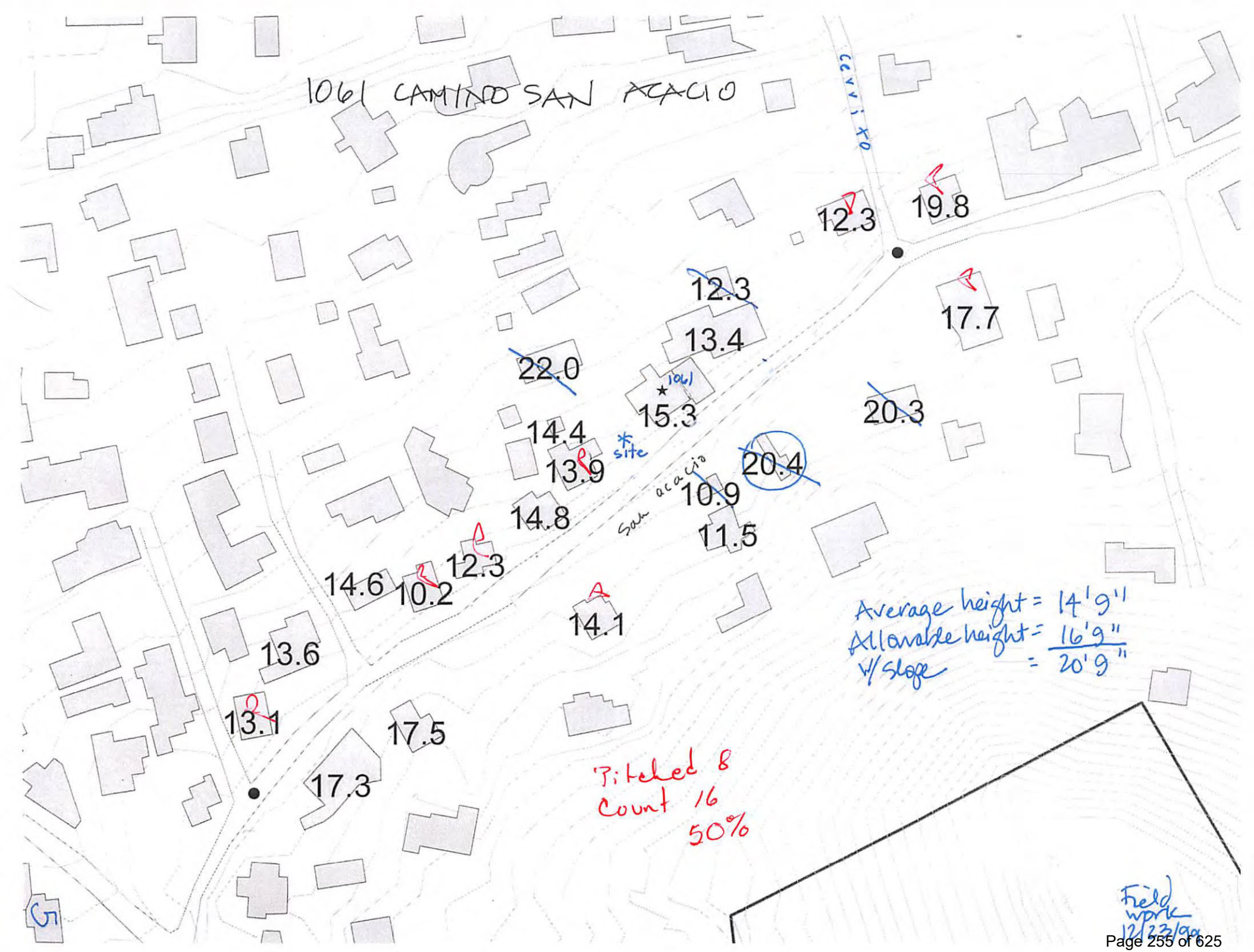
PRAXIS INC
ARCHITECTS

BROWNE
RESIDENCE
1062 CAMINO
SAN ACACIO
JOB NUMBER: 112

YARDWALL TYPICAL
ELEVATIONS

DRAWN BY: GB	FILE NAME: 1NS-AX-X
© COPYRIGHTS RESERVED	
REVISION: DD-4	DATE: 5/15/2025

A0-3


1061 CAMINO SAN ACACIO
Cervino
12.3
19.8
12.3
13.4
17.7
22.0
1061
15.3
20.3
14.4
site
13.9
20.4
San Acacio
10.9
14.8
11.5
12.3
14.6
10.2
14.1
13.6
13.1
17.5
17.3
Average height = 14'9"
Allowable height = 16'9"
W/ Slope = 20'9"
Titled 8
Count 16
50%
Field work 12/23/20


MARTINEZ LN
CAMINO CERRITO
CAMINO DELORA
CAMINO SAN ACACIO
CAMINO DON MIGUEL
DON MIGUEL PL
CAMINO SIN NOMBRE
VICTORIA ST
VIGIL LN
1062 Camino San Acacio
Total 1346
Count 28
Max Allowable Height = 48"

1062 Camino San Acacio

Reassessment of Building Heights, Wall Height, and Pitch as requested by the HDRB on June 9, 2026, for case 2026-012284-HDRB.

This utilizes the streetscape as defined by the code sections:
14-4.6(F)(1)(II)(b) *“When determining streetscape, the following structure types shall be excluded: institutional structures, buildings originally constructed to house a hotel, multi-unit residential, buildings with non-historic multiple stories, non-historic pitched roof, auxiliary outbuildings such as sheds, existing structures approved by way of a variance or exception, and yard walls and fences whose height is inconsistent with the predominant height of yard walls and fences on an applicable streetscape.”*

14-4.6(F)(1)(III)(b) *“If the streetscape is truncated by an intersecting block or a visual intrusion, such as a curve or turn in the streetscape, before the 600 feet is measured, the streetscape shall include all buildings, yard walls, or fences up to and including those which front the intersection or intrusion.”*

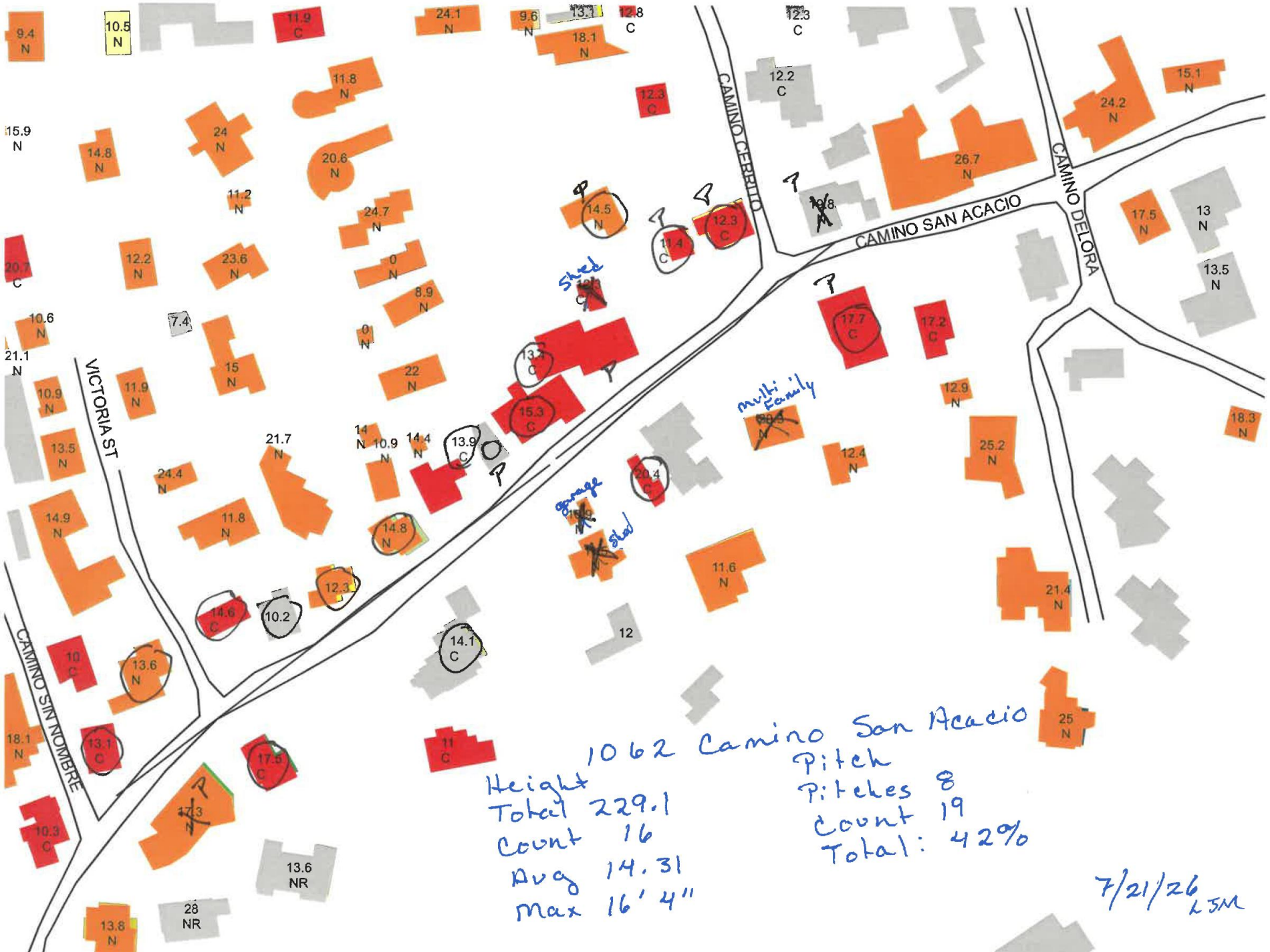
Pitches on the streetscape are at 42%.

The maximum allowable building height is 16’4”.

The maximum allowable street frontage yardwall/fence height is 48”.

Other calculations and documents including those from the applicant are not being utilized as the final calculations.

New Building and Pitch Calculations used for this case



Wall Height Calculation used for this case



1062 Camino San Acacio

This utilizes the streetscape as defined in the 1999 calculation.

Pitches on the streetscape are at 33.33%.

This calculation excludes two properties which were previously included but do not have street frontage.

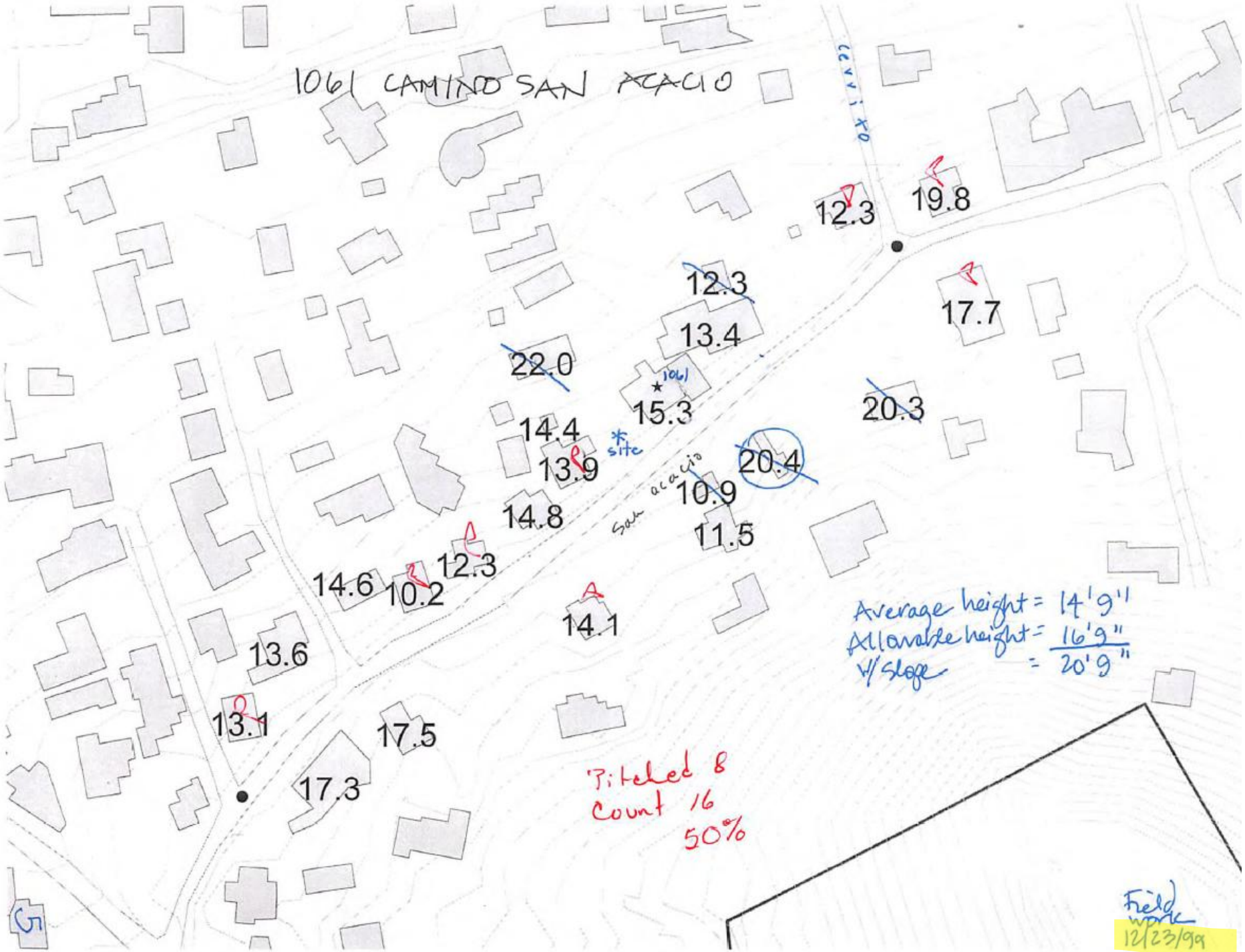
The maximum allowable building height is 15’8” where it was previously at 16’4”

The maximum allowable street frontage yardwall/fence height is 41”.

All calculations and sheets are included here for review, including the calculation provided by the applicant.

These documents are not used for the final calculations. They are for comparison purposes only.

Previously used Building Height Calculation was calculated by staff in 1999

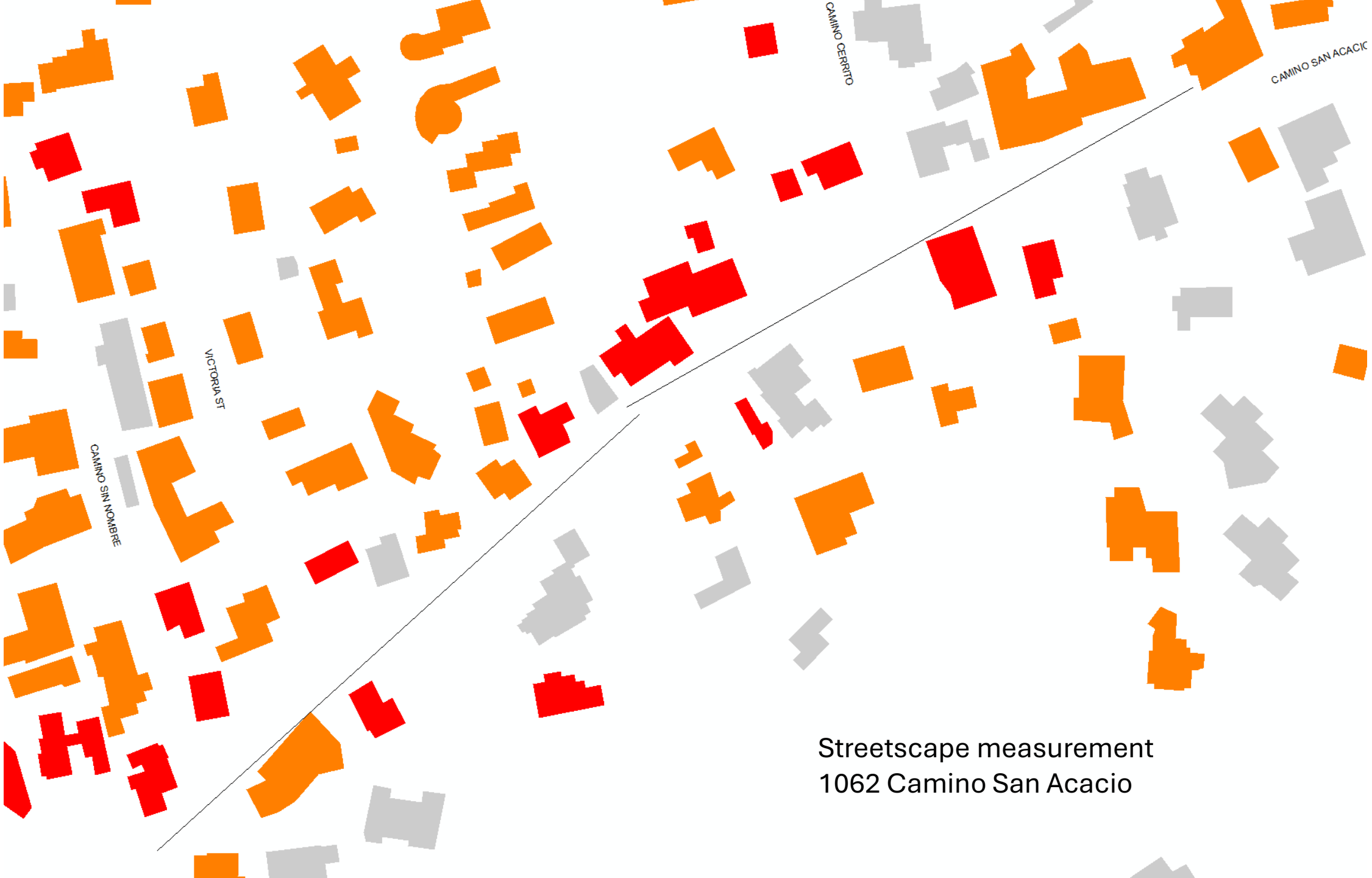


Portions of Code applied to this pitch calculation

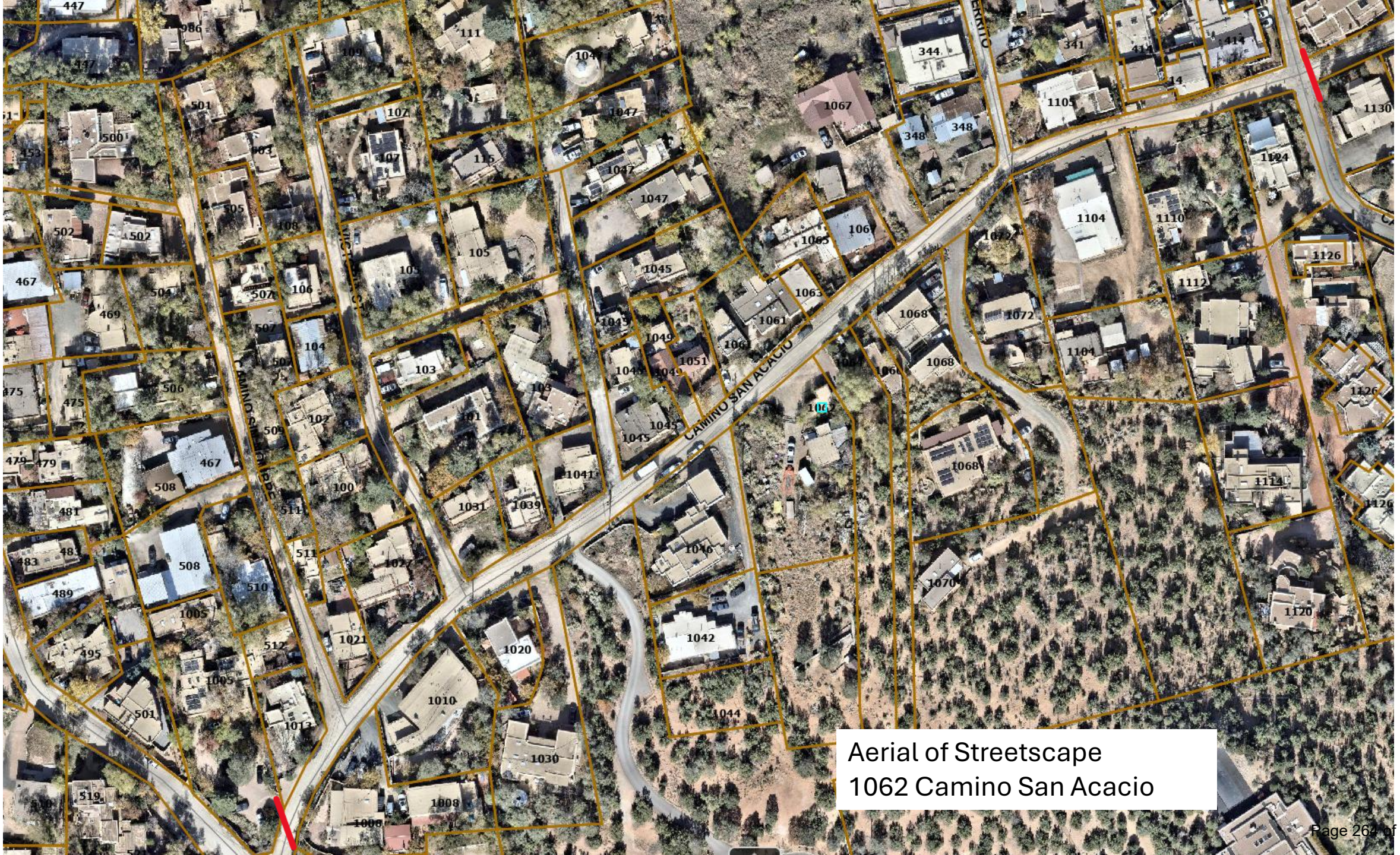
14-4.6(F)(1)(III)(a) If the project is located on a street that extends linearly with no interruptions or truncations, the streetscape shall include buildings, yard walls, and fences on both sides of the street on which the proposed building, yard wall, or fence is to be located, for a distance of 600 feet measured from the midpoint of the street-facing facade(s) of the proposed building, yard wall, or fence in both directions parallel to the street centerline (excluding all truncations in this study) ** (note all of these calculations are ignoring the street truncation requirements of the code)

14-4.6(F)(1)(II) When determining streetscape, the following structure types shall be excluded: institutional structures, buildings originally constructed to house a hotel, multi-unit residential, buildings with non-historic multiple stories, non-historic pitched roof, auxiliary outbuildings such as sheds, existing structures approved by way of a variance or exception, and yard walls and fences whose height is inconsistent with the predominant height of yard walls and fences on an applicable streetscape

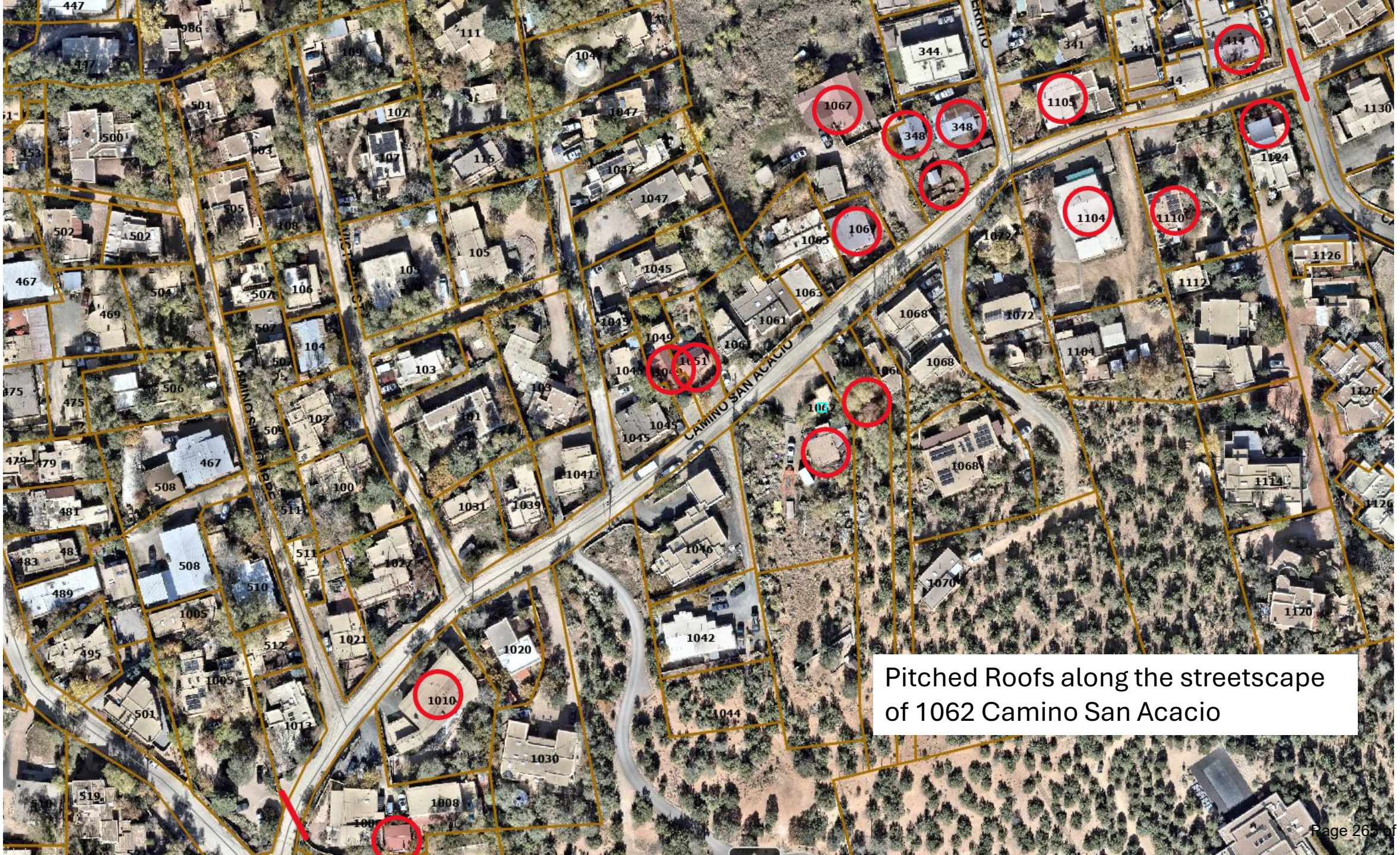
14-4.6(F)(2)(IV) Pitch If the determined streetscape includes over 50 percent buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.



Streetscape measurement
1062 Camino San Acacio



Aerial of Streetscape
1062 Camino San Acacio


CAMINO SAN ACACIO
Pitched Roofs along the streetscape of 1062 Camino San Acacio

South side of Road Starting at Camino Delora going to the west:

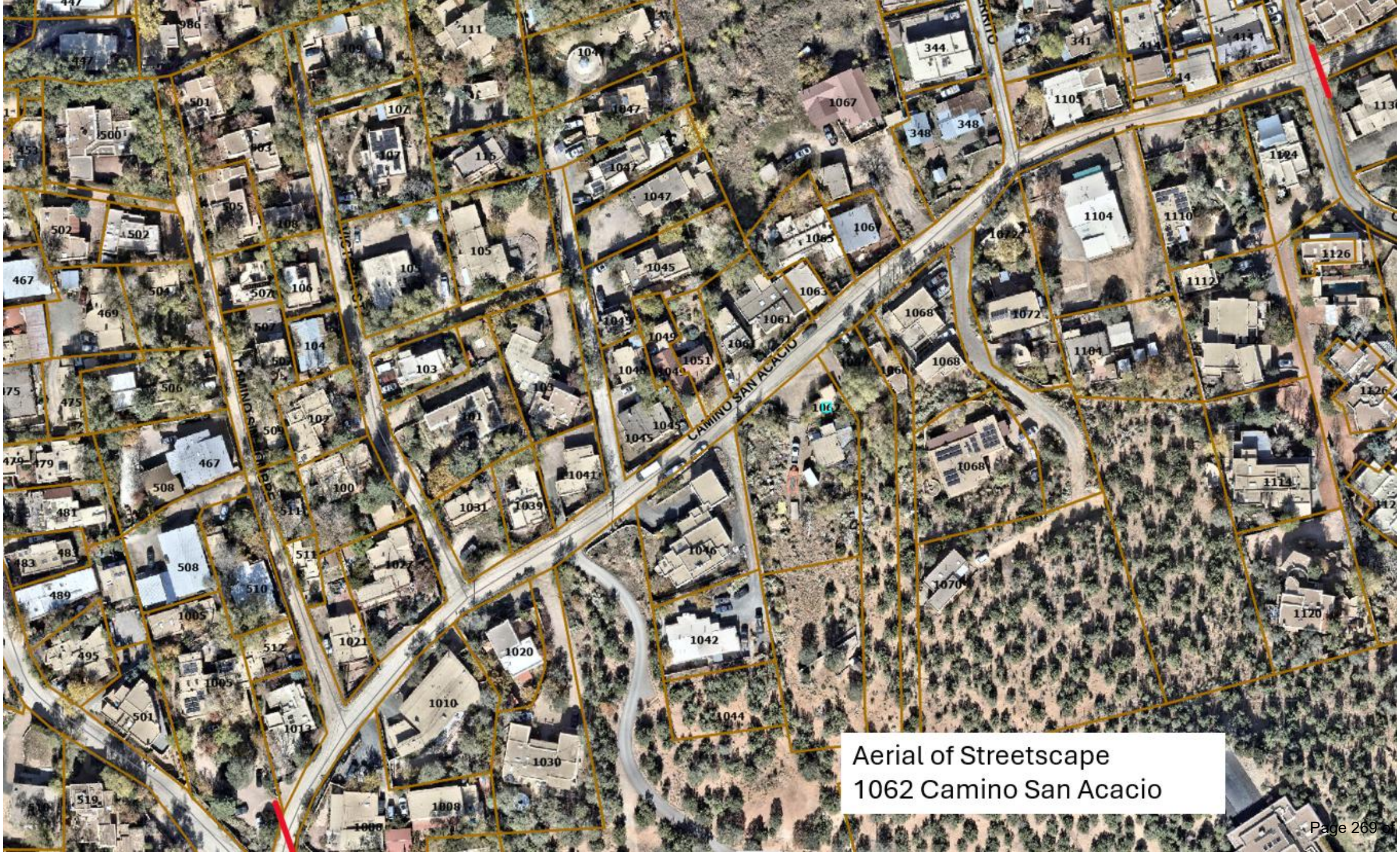
1) 1124 Camino San Acacio - Pitched residence constructed in 2003
2) 1110 Camino San Acacio – Pitched residence constructed in 1930s
3) 1104 Camino San Acacio - Pitched residence constructed in 1890
4) 1072 Camino San Acacio – Pitched residence constructed in 1983
5) 1072 Camino San Acacio guest house - Flat
6) 1068 Camino San Acacio Unit A – Flat
7) 1068 Camino San Acacio Unit B – Flat
8) 1066 Camino San Acacio – Flat
9) 1064 Camino San Acacio – Pitched Shed roof
10) 1062 Camino San Acacio garage unit – Flat garage unit
11) 1062 Camino San Acacio rear structure – Pitched garage constructed in 1950s
12) 1046 Camino San Acacio – Flat
13) 1040 Camino San Acacio – Not at the street but is Flat property that touches the street
14) 1030 Camino San Acacio – Not at the street but is Flat property that touches the street
15) 1020 Camino San Acacio – Flat
16) 1010 Camino San Acacio – Pitched (shed roof slope to the rear) constructed in 1964
17) 1008 Camino San Acacio – Pitched residence constructed in 1928,
18) 1008 Camino San Acacio guest residence - Flat

North Side of the Street starting at Camino Don Miguel going east

1) 1013 Camino San Acacio – Flat
2) 1021 Camino San Acacio – Pitched residence constructed in 1937
3) 1027 Camino San Acacio – Flat
4) 1039 Camino San Acacio – Flat
5) 1041 Camino San Acacio – Flat
6) 1045 Camino San Acacio – Flat
7) 1049 Camino San Acacio – Pitched residence constructed in 1945
8) 1051 Camino San Acacio – Pitched residence constructed in 1945
9) 1061 Camino San Acacio unit B – Flat
10) 1061 Camino San Acacio unit A – Flat
11) 1063 Camino San Acacio – Flat
12) 1065 Camino San Acacio – Flat
13) 1067 Camino San Acacio – Pitched residence constructed in early 1900s
14) 1067 ½ Camino San Acacio – Pitched residence constructed 1950
15) 1067 ½ Camino San Acacio – detached garage is Flat
16) 348 Camino Cerrito Unit A – Pitched residence constructed circa1867
17) 348 Camino Cerrito – Pitched residence constructed circa 1867
18) 348 Camino Cerrito – Pitched shed constructed 1940
19) 1105 Camino San Acacio – Pitched residence constructed in 1918
20) 414 Camino Delora Unit 2- Flat
21) 414 Camino Delora Unit 3 – Flat
22) 414 Camino Delora Unit 1 – Pitched residence constructed in 1930

Pitched structures on properties with street frontage = 18
Total number of structures on properties with street frontage = 40
To be excluded:
Institutional structures: (0)
Multi-Unit Residential: (3)
414 Camino Delora, Unit 2- Flat
414 Camino Delora, Unit 3 – Flat
414 Camino Delora, Unit 1 – Pitched residence constructed in 1930
(These are Condominiums)
Non-historic pitches: (2)
1124 Camino San Acacio - Pitched residence constructed in 2003
1072 Camino San Acacio – Pitched residence constructed in 1983
auxiliary outbuildings such as sheds: (5)
348 Camino Cerrito – Pitched shed constructed in 1940
1067 ½ Camino San Acacio – detached garage is Flat
1064 Camino San Acacio – Pitched Shed roof
1062 Camino San Acacio garage unit – Flat garage unit
1062 Camino San Acacio rear structure – Pitched garage constructed in 1950s
structures approved by way of an exception (0)
Total Exclusions: 6 pitches and 4 flat residences/sheds

Counted Pitches =12
Counted structures =36
Pitches on the streetscape is 33.33%



Aerial of Streetscape
1062 Camino San Acacio

Pitch Study Provided by the Applicant

Green are flat-roof structures with street frontage that are not excluded.
Red are pitched-roof structures with street frontage that are not excluded.
Blue are excluded because they are multi-family or accessory structures to be excluded.



6/25/2026

Height Calculation utilizing the same structures as those as the Pitch Assessment

10.3
13.1
13.6
14.6
10.2
12.3
14.8
13.9
15.3
13.4
12.3
14.5
11.4
12.3
17.2
17.7
20.4
10.9
11.5
14.1
17.5
13.8
10.3
12.8

Sum

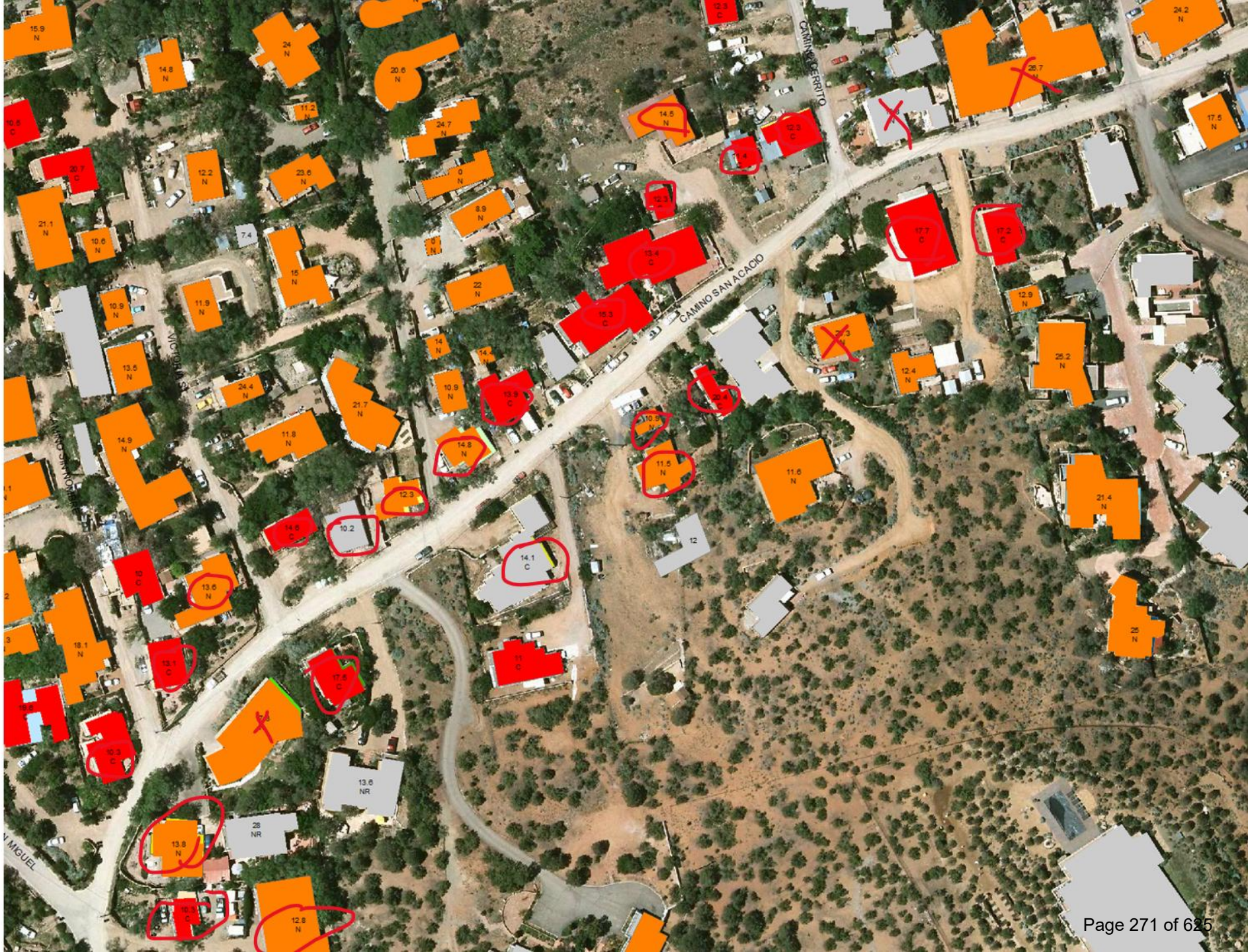
328.2

Average

13.675

Maximum Allowable Height

15’ 8”



Previously Shared Yard wall and Fence height calculation done by Lani McCulley in 2026



Yard Wall Height Calculation redone to include the same properties as those as the Pitch Assessment

58	19
50	23
52	12
40	23
72	24
72	12
48	44
51	31
47	32
57	24
35	31
42	36
49	**Sum**
36	1627
32	**Average**
32	40.675
44	**Maximum**
46	**Allowable**
57	41”
31	
72	
29	
63	
50	
29	
19	
31	
72	



1062 Camino San Acacio

6/30/16

City of Santa Fe, New Mexico

memo

DATE: August 25, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director

FROM: Amanda Romero, Senior Planner, Historic Preservation Division ALR

2026-012840-HDRB. 610 Don Gaspar Ave. Don Gaspar Area Historic District. Significant. Erie Home, agent for Peter Komis, owner, proposes to replace roofing materials. An exception is requested to section 14-4.6(E)(4)(2)(b) to replace material with an alternative design.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__X__ Other: Asbestos

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of 14-4.6(E)(4)(2)(b) Otherwise, staff recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(1) Don Gaspar Area Historic District Design Standards

Sample motions:

One motion will be required in this case.

a. In case 2026-012840-HDRB, for 610 Don Gaspar Ave. approve or deny the application as submitted.
b. In case 2026-012840-HDRB, for 610 Don Gaspar Ave. approve/deny the exception to 14-4.6(E)(4)(2)(b) to replace material with an alternative design, finding that the exception criteria have/have not been met.
c. In case 2026-012840-HDRB, for 610 Don Gaspar Ave. approve/deny the elements of the project that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-14-4.2(D). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
The property is located in the Don Gaspar Area Historic District, which is characterized by early 20th-Century development which utilized building materials brought to the region by the railroad. New materials included brick, larger glazed windows, and a more traditional American-style subdivision pattern on the streetscape. It also represented the introduction of new architectural styles, including the Prairie and bungalow styles of architecture.

Site Description:
Known as the Thomas Closson House. Thomas Clossen served as Santa Fe Mayor between 1922 and 1924. In 1920 he built the side-gabled, brick-clad residence. The second story was built in the 1930's. This residence is designated as significant to the Don Gaspar Area Historic District. Based on the history provided by the applicant, the roofing material was originally slate (interview with Tom Closson, Jr.). The proposed roofing material is intended to approximate the original character of the historic roof.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Replace roof with alternative material and design.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(2)(b): The applicant requests an exception to replace material with an alternative design

(i) *Do not damage the character of the district*

Applicant Response:
The proposed roofing design and color have been revised to better complement the historic character of the surrounding neighborhood and the architectural features of the residence. The selected roof will use a metal shingle in Ironwood color, which provides a subdued, historically compatible appearance and avoids colors, finishes, or profiles that would appear visually intrusive. The modification will not alter the building's overall form, roofline, pitch, massing, or other character-defining architectural elements. The proposed material and color are intended to blend with the existing structure and neighboring properties while maintaining the visual integrity of the historic district.

Staff Response: Staff find that this criterion is met.

The new roof design keeps with the characteristics of the bungalow designs of the 1920's and 1930.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response:
The existing roofing system is deteriorated to the point of leaking and is made of asbestos which can cause bodily harm to homeowners and surrounding residence. The roof requires replacement to protect the residence from continued water intrusion and structural deterioration. Delaying the project or requiring a roofing system that cannot adequately address the existing conditions could result in additional damage to the roof deck, insulation, interior finishes, and other portions of the historic structure.
The proposed roofing system provides the necessary weather protection, durability, and installation compatibility while allowing the applicant to maintain the historic appearance requested by the district. Approval of the exception will allow the property owner to protect and preserve the structure without creating an unreasonable construction or financial hardship.

Staff Response: Staff find that this criterion is met.

The applicant has provided asbestos report and has made best effort to replace roof with system that will preserve this significant structure.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response:
The proposed alternative demonstrates that modern, durable roofing materials can be incorporated in a manner that remains visually compatible with Santa Fe's historic character. The revised design and color provide an appropriate balance between historic preservation, long-term

building performance, and the practical needs of the property owner. Allowing this carefully selected alternative provides homeowners with a reasonable range of roofing options while maintaining the district's architectural standards. The proposed system will help preserve the residence, reduce the likelihood of future water-related damage, and support the continued use and occupancy of the property within the historic district.

Staff Response: Staff find that this criterion is met, although the unique roof design is unable to replicated, the applicant has provided with like color and shingle style assure the likeness of the original is kept.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

I. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

C. Buildings with Significant or Contributing Historic Status

I. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques

or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.
b. A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."
c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

V. Restoration of Status

If a property owner makes changes to a structure without the proper City approvals, which result in the lowering of the structure's status, staff or the Board may require the property owner to restore the structure such that its former status is restored.

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.

a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

E. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6(G).

I. General

I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

III. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards set forth in this section.

b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

a. Building additions are not permitted on primary facades.

b. All building additions shall be set back a minimum of ten feet from

the primary facade.

c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.

d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.

b. Building additions to contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

IV. Remodeling to Increase Height

a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.

b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:

a. Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double-pane glass may be used. No window opening shall be widened or narrowed.

b. Window depth and other characteristics of window and door

fenestration shall be preserved.

c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
d. No historic opening shall be closed.

II. For all facades of contributing, significant, and landmark structures:

a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
b. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.
c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

The existing historic roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing historic feature of the structure.

6. Surface Cleaning

The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries.*

8. Signs
9. Murals
10. Pedestrian-Oriented Areas

F. Height, Pitch, Scale, Massing, and Floor Stepbacks.

The height, pitch, scale, and massing of any structure in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted elsewhere within this chapter.

I. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:
    1. Downtown and Eastside;
    2. Don Gaspar Area;
    3. Historic Transition; and
    4. Westside-Guadalupe.
b. In the Historic Review district, as specified herein.

II. Streetscape Standards

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

II. Height Limitations

The HDRB shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

a. If a proposed building has a parapet, the façade shall not exceed two feet of the average of the height of the façades in the streetscape.
b. If the proposed building has a pitched roof, the ridge height of the proposed building shall not exceed two feet of the average of the ridge height of the pitched roofs in the streetscape.
c. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.
d. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.
e. The height and dimension of signage are as set forth in Section 14-7.61, *Sign Regulations in the Historic Districts.*
f. The HDRB may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two feet. In no case shall the height of a façade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

III. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).

b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.

V. Scale

The height of a proposed building or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of buildings in the applicable streetscape, or the building on which the addition is proposed.

VI. Massing and Floor Stepbacks

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades of the structure be in conformance with Section 14-4.6G), *Additional District-Specific Design Standards,* and in meeting those requirements, may require that different floor levels be stepped back.

G. Additional District-Specific Design Standards

I. Don Gaspar Area Historic District

I. District Standards

Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

a. Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using buildings as signs, is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory

recommendation.

b. Roof forms, including but not limited to flat, gabled, shed, and hipped roofs, are allowed. Folded plate or hyperbolic roofs are not allowed.

c. The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy-collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:
   1. raising the parapet;
   2. setting back from the edge of the roof;
   3. Framing the collector with wood.
   4. In the case of pitched roofs, by integrating the collector into the pitch;
   5. In the case of ground solar collectors, by a wall or vegetation;
   6. In the case of wall collectors, by enclosing on one end or the other of the walls.
   7. Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

d. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obstructive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.

e. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

f. Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends, and the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.

g. For residential uses, paving with asphalt or parking is not allowed in the front yard except on the sidewalk or driveway.

h. For commercial uses, zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

i. As a condition of any rezoning, all applicants shall provide evidence of

sufficient off-street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

II. Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to review. The division staff shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. No. 2020-22, § 16)

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: 051600305 (1993 form for house)
Thomas C. and Agnes T. Closson Residence Closson-Komis Residence Ancillary Structure – Wall	610 Don Gaspar Avenue *Don Gaspar Area Historic District*	4. County: Santa Fe

5. Property Type:
_ Buildings:
_x_ Structures: street wall
__ Site __ Object

6. Date of Survey:
July 17, 2015

7. Previous Survey Date(s):
_x_Yes: August 1993, house
___No:

8. Name of Project:
HDRB status review

9. Lat/Long:
35.680435, -105.941341, northeast corner



10. Photo Information Negative: FirstLight View of: East elevation along Don Gaspar Avenue, facing south.
Roll #: Digital

11. Brief Description of the Property:

Approximating 280 linear feet (excluding gate openings), the street wall outlines the east and north property lines of 610 Don Gaspar Avenue. It defines property lines along Don Gaspar Avenue (east) and West Santa Fe Avenue (north). While mostly uniform in design, it consists of five distinct sections, each varying in height and design details, with two sections reconstructed in recent years. The wall varies in height from approximately 72.6" at its west terminus on West Santa Fe Avenue, to a low point of approximately 53.3" along Don Gaspar Avenue. In its basic form, each section consists of a stucco-faced wall rising above a base and topped with angled coping, which according to the owner was constructed in the mid- to late-1960s. The base, which varies in height, is finished with a slanting drip edge, varying in depth and profile. Each section of wall is terminated by a brick column, forming the opening for either a pedestrian or vehicular gate. The older pedestrian gates are constructed of wrought iron, while the more recent vehicular gates are made of fabricated steel. The core of the historic wall is made of unglazed, grooved hollow clay tile, which was covered with what appears to be a lime-based or Portland cement plaster. The coping is made of bricks, formed into a triangle. The entire structure is clad with non-historic, sand-finish stucco. The Don Gaspar Avenue elevation is listing to the east. The wall is generally in poor condition, with numerous areas exhibiting failed stucco.

12. Who uses the property? Residential

13. Construction Date:
Date: pre-1964
__Known _x_ Estimated Source: Aerial photograph and current owner's recollection.

14. Setting:
__ Suburban __ Rural _x_ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments:

HCPI Base Form (FORM 1) *(Continued from other side)*

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



North

Source:
Google Imagery, 2015

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

John W. Murphey
Architectural Historian
FirstLight Consulting
2833 Plaza Verde
Santa Fe, NM 87507
505-577-7593
firstlightconsulting@gmail.com

For:

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

N/A

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Analysis of Historical Status

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes (house only)
If yes: __ Contributing _x_ Non-contributing house and garage __ No Status

If 'yes', what is the name of the district? _x_ State __ National _x_ City of Santa Fe: Don Gasp Area Historic District (house only)

Street Wall

Recommended Noncontributing Structure to the Don Gaspar Area Historic District, August 21, 2015

24. Supplemental Forms:

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

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ NRHP __SRCP Criteria _A _B _C _D

1. Name of property:	2. Location:	3. Local Reference Number N/A
Thomas C. and Agnes T. Closson Residence Closson-Komis Residence Ancillary Structure – Wall	610 Don Gaspar Avenue *Don Gaspar Area Historic District*	4. County: Santa Fe
		5. Date of Survey: July 17, 2015

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: _x_ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other:

Known Material:

7. Number of Stories: _x_ N/A
Number: __1 __11/2 __2
__ 21/2 Other:_____

8. Foundation: __ N/A
__Not visible __ None
__ At Grade _x_ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: _x_ N/A

Shape: __Flat, sloping __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave __ Parapets – house and garage
Materials: __ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows _x_ N/A

Operation	Material	Glazing	Number

11. Doors __ N/A

Type	Style	Material	Number
House			
Single-Leaf	Garden	Steel	2
Vehicular	Swinging	Steel	2*

*Indicates non-historic unit.

12. Chimneys N/A
(describe whether interior or exterior and material)

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1 Addition of coping; post-1964; memory of owner, Peter Komis and visual evidence.
#2 Reconstruction of southeast corner vehicular opening due to a collision; c.1979-80; memory of owner, Peter Komis and visual evidence.
#3 Reconstruction of section of wall, east of Santa Fe Street garden gate, due to a collision; c.1990s; memory of owner, Peter Komis and visual evidence.
#4 Application of new textured stucco across entire structure; c.1990s; memory of owner, Peter Komis and visual evidence.
#5 Replacement of vehicular gates; recent past; memory of owner, Peter Komis.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival (wall)
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

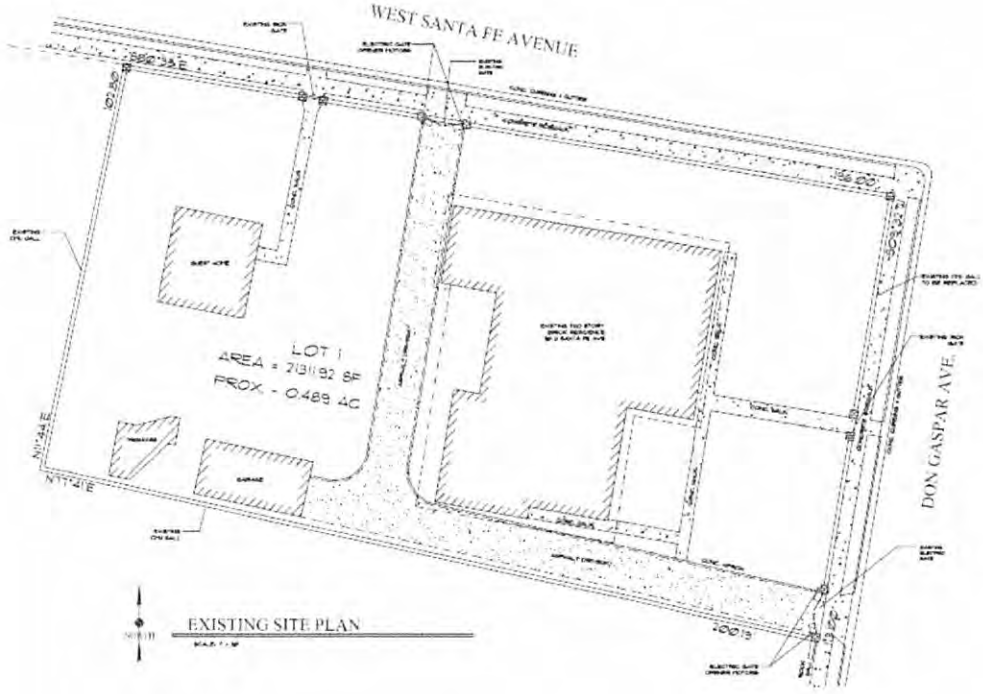
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties Yes, see individual descriptions

Are associated properties eligible for listing? No

19.Site Plan:



North

Source: Site Plan, 2015; courtesy Architectural Alliance Inc.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. District No.	*Please complete HCPI FORM 1 before completing FORM 2* NRHP SRCP Criteria A B C D	
1. Name of property: **Thomas C. and Agnes T. Closson Residence** **Closson-Komis Residence** **Ancillary Structure – Wall**	**2. Location:** **610 Don Gaspar Avenue** ***Don Gaspar Area Historic District***	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**

Historical Overview

Thomas Cleveland Closson

Born in 1893, in Las Vegas, New Mexico, Thomas Cleveland Closson grew up in Santa Fe, attending local schools.[i] His father, Thomas Closson, had immigrated to the United States in 1879 from Canada.[ii] His mother, Delia, was of Irish descent.

Following his father, who owned a livery in downtown Santa Fe, Thomas Jr. started a garage and repair shop for automobiles. The business, which he ran with his brother Charles Closson, became known as Closson & Closson, and included a cavernous 120-car garage located at the northwest corner of Alameda and Don Gaspar Avenue, where the Inn of the Governors currently sits. In the 1930s, the business included an automobile dealership carrying Buick, Pontiac and Oldsmobile lines.

Thomas C. Closson emerged in the 1920s as a business leader, and served as Santa Fe mayor between 1922 and 1924. It was around this period that he commissioned the first iteration of the house at 610 Don Gaspar Avenue. Built in c.1920[iii], the side-gabled, brick-clad residence, in its rectangular plan and long shady porch, represented the California Bungalow style as modified for use across the Southwest.[iv] A second story was apparently added after 1930 to accommodate Thomas and his wife Agnes's two children.

The house passed out of family ownership in 1964, when John N. Komis purchased the property. Komis was a local restaurateur of Greek descent, and owner of El Patio Café (now Tia Sophia's). He lived in the house with his wife Leonia and son Peter. Upon his death in 1994, the property passed on to Peter Komis, who currently resides there with his family.

Street Wall

The origin of the perimeter wall along Don Gaspar and West Santa Fe avenues is unclear. The current owner remembers only that a shorter wall was there at the time of his parent's purchase of the property.[v] He recalls that his parents later hired a contractor to build a cap over the top of the wall in the mid- to-late 1960s to protect it

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No. District No. NRHP SRCP Criteria A B C D		
1. Name of property: **Thomas C. and Agnes T. Closson Residence** **Closson-Komis Residence** **Ancillary Structure – Wall**	**2. Location:** **610 Don Gaspar Avenue** ***Don Gaspar Area Historic District***	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**

from the elements.

While local sources were searched, there was no photographic representation of the wall found, other than the 1993 Historic Building Inventory survey photographs and aerial images (Figures 1 and 2). Marge Closson, who was married to Thomas C. Closson's son, Tom, said in a brief telephone interview, "to my recollection it was flat [the top of the wall]" but she also thought it may have had an exposed brick coping at one time.[vi]

Evolution of Wall

While no photographic documentation was found showing the wall's design before the 1990s[vii], there is visual and material evidence that suggests it has been altered several times. There are six distinct layers of plaster/stucco visible at areas where the wall has been damaged. A small section on Don Gaspar Avenue demonstrates this layering over time (Figure 3).

The earliest exposed layer consists of a base coat of what appears to be a lime plaster or Portland cement (Figures 3 & 4). Over this was applied a thin, smooth layer of cementitious plaster, showing possible color tinting (Figures 3 & 4). Obscuring this are several layers of recent gray scratch coat. The top layer has an application of flexible fiber mesh. This is covered with a sand-finish stucco treatment, most likely an El Rey product.

While all six layers of plaster/stucco are visible along exposed areas of the wall plane, only the most recent sand-finish stucco and its scratch coat are evident along the coping (Figure 5). The lack of earlier layers of plaster/stucco strongly suggests that the coping was added much later. In the addition, the bricks supporting the coping were laid in stretcher courses, suggesting a supporting structure rather than a feature meant to be exposed.

Analysis of Historical Status

From the earliest layer of exposed cladding, it is assumed that the wall was finished with a smooth plaster and was of a lower height. Over the years, with the addition of the cap and stucco, the wall has taken on a more Spanish-Pueblo Revival appearance.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No. District No. NRHP SRCP Criteria A B C D		
1. Name of property: **Thomas C. and Agnes T. Closson Residence** **Closson-Komis Residence** **Ancillary Structure – Wall**	**2. Location:** **610 Don Gaspar Avenue** ***Don Gaspar Area Historic District***	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**

The probable non-historic coping, recent stucco applications, reconstructed sections of wall, and altered and/or reconstructed brick columns have all changed the overall design, material and appearance of the historic wall (Figures 6 through 9). The wall, now taller and thicker, has a sculptural shape that is divergent from what is understood to be its original design.

Given this loss of integrity and change of design, the recommendation is designate the wall a Noncontributing Structure to the Don Gaspar Area Historic District.

City of Santa Fe, Land Use Code – Definitions

Contributing Structure

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Thomas C. and Agnes T. Closson Residence** **Closson-Komis Residence** **Ancillary Structure – Wall**	**2. Location:** **610 Don Gaspar Avenue** ***Don Gaspar Area Historic District***	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**

Illustrations



Figure 1: Photograph from 1993 Historic Building Inventory form.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Thomas C. and Agnes T. Closson Residence Closson-Komis Residence Ancillary Structure – Wall	**2. Location:** 610 Don Gaspar Avenue *Don Gaspar Area Historic District*	**3. Local Reference Number** N/A **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**

Aerial Photographs



Figure 2: 1958 aerial photograph. Presence of a wall indicated by arrow. Photograph courtesy New Mexico Department of Transportation.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Thomas C. and Agnes T. Closson Residence Closson-Komis Residence Ancillary Structure – Wall	**2. Location:** 610 Don Gaspar Avenue *Don Gaspar Area Historic District*	**3. Local Reference Number** N/A **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**

Survey Photographs

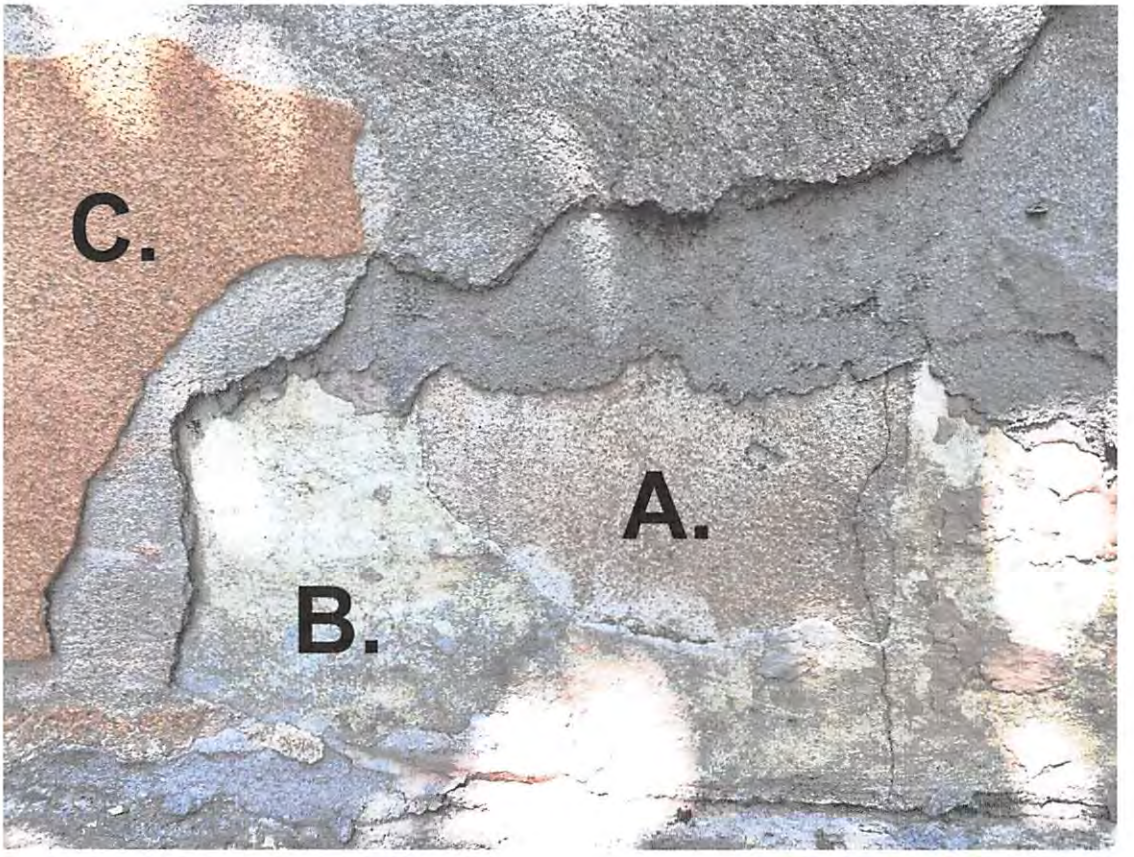


Figure 3: Exposure mosaic layers along exterior east elevation, facing Don Gaspar Avenue. A: earliest exposed base coat; B: earliest exposed finish coat; C: c.1990s stucco coat.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Thomas C. and Agnes T. Closson Residence Closson-Komis Residence Ancillary Structure – Wall	**2. Location:** 610 Don Gaspar Avenue *Don Gaspar Area Historic District*	**3. Local Reference Number** N/A **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**

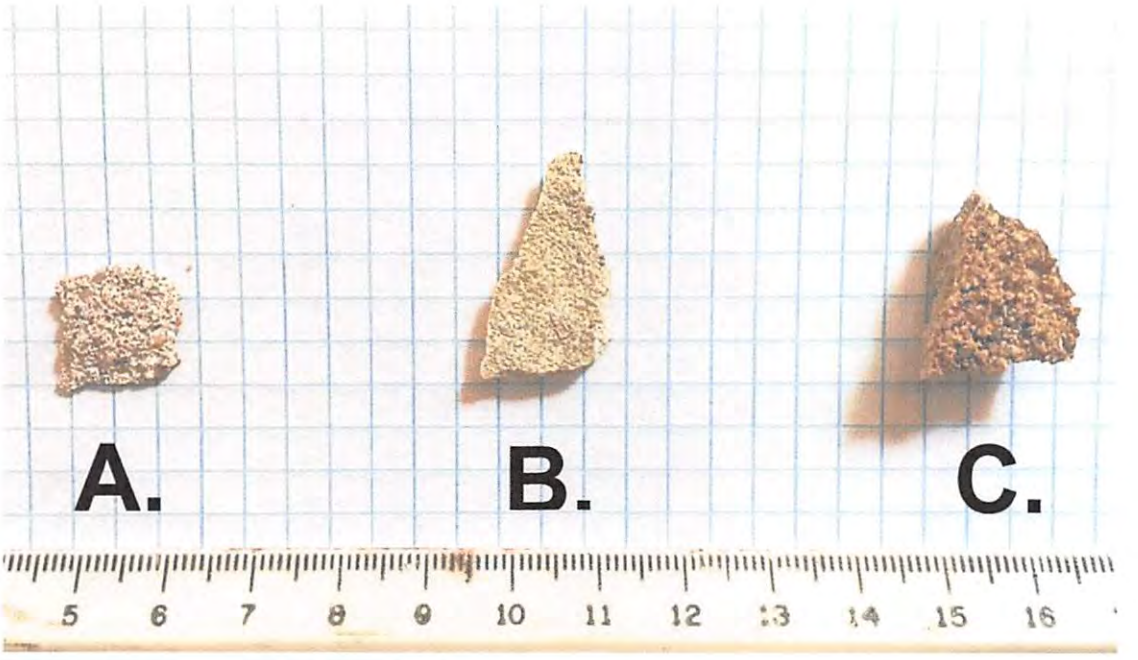


Figure 4: Wall cladding samples. A: earliest exposed base coat; B: earliest exposed finish coat; C: c.1990s stucco coat.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Thomas C. and Agnes T. Closson Residence Closson-Komis Residence Ancillary Structure – Wall	**2. Location:** 610 Don Gaspar Avenue *Don Gaspar Area Historic District*	**3. Local Reference Number** N/A **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**

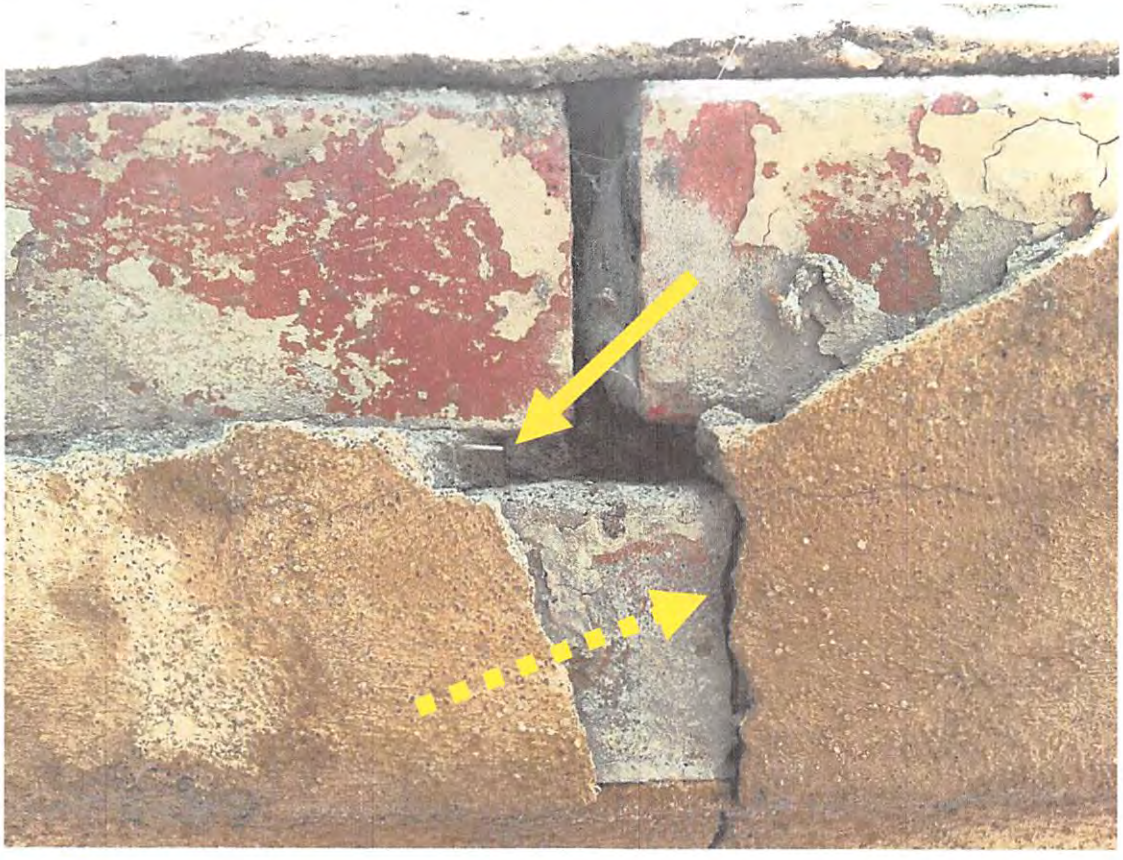


Figure 5: Brick construction under coping. Solid arrow indicates recent flex mesh reinforcement in mortar. Dashed arrow indicates the coping understructure lacks the earlier layers of plaster/stucco found on the planar portion of the wall below.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Thomas C. and Agnes T. Closson Residence Closson-Komis Residence Ancillary Structure – Wall	**2. Location:** 610 Don Gaspar Avenue *Don Gaspar Area Historic District*	**3. Local Reference Number** N/A **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**

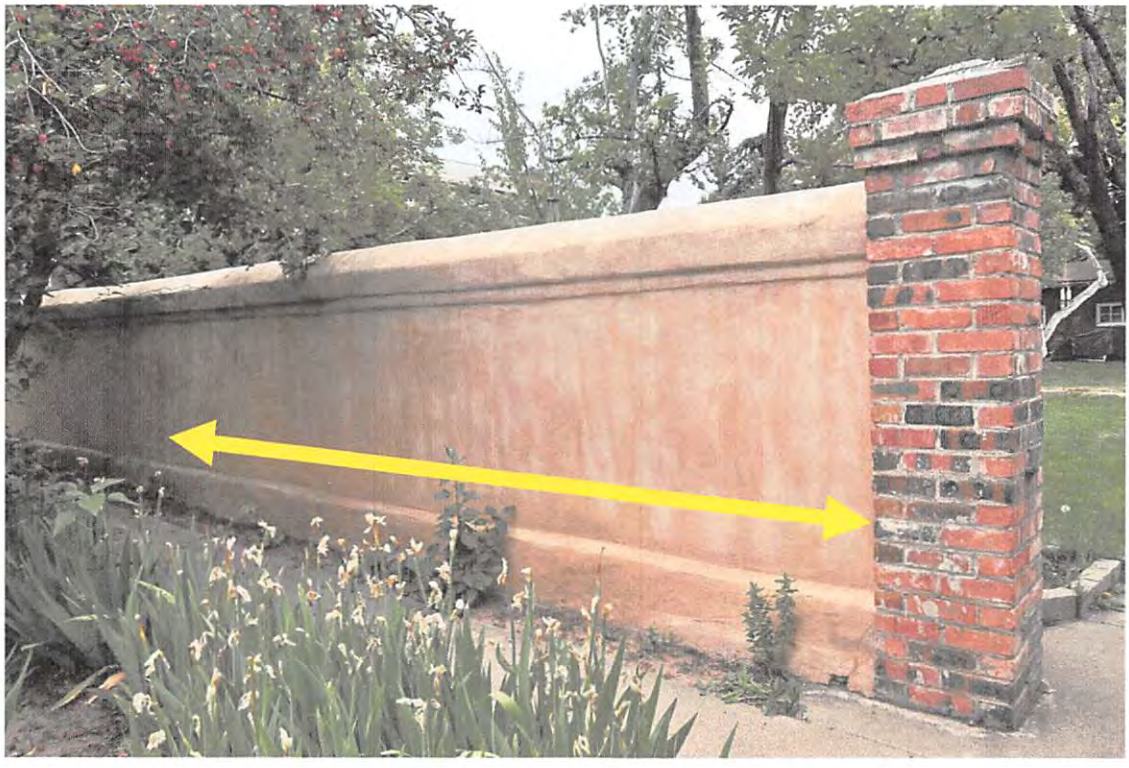


Figure 6: Section of reconstructed wall along West Santa Fe Avenue, as per Peter Komis and visual evidence.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Thomas C. and Agnes T. Closson Residence** **Closson-Komis Residence** **Ancillary Structure – Wall**	**2. Location:** **610 Don Gaspar Avenue** ***Don Gaspar Area Historic District***	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**

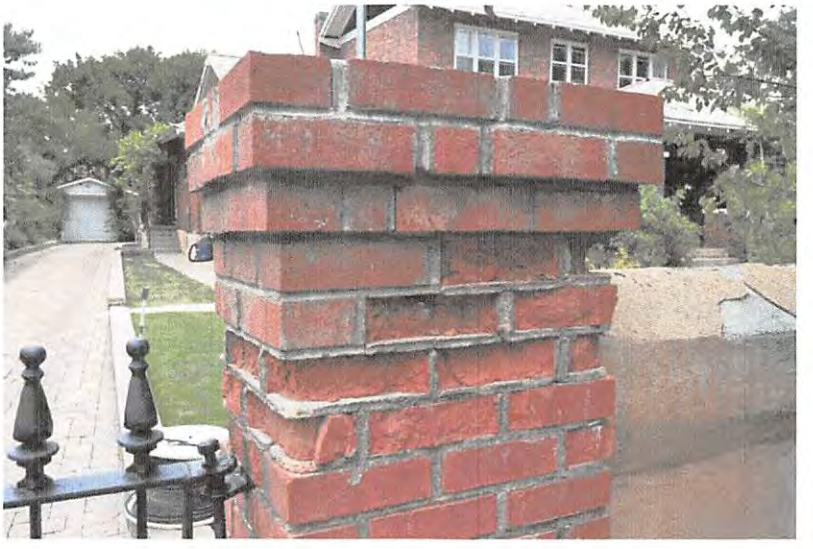


Figure 6: Reconstructed brick column at east driveway, as per Peter Komis and visual evidence.

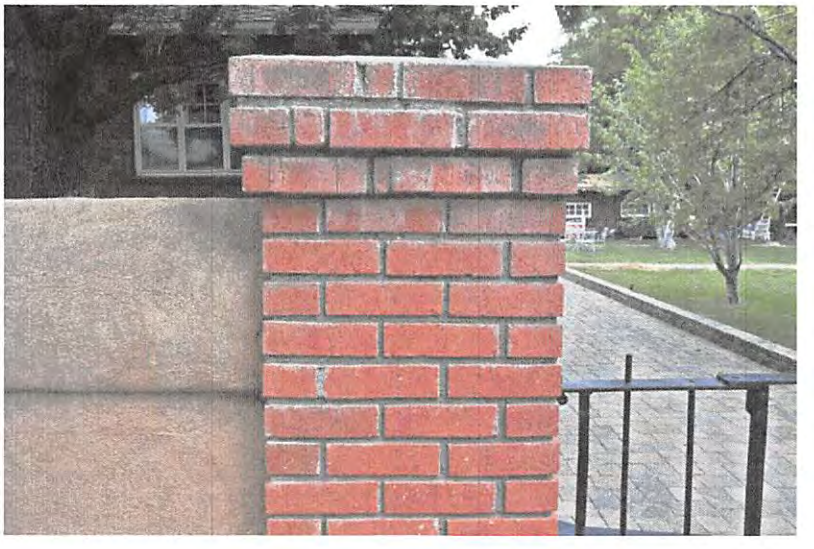


Figure 7: Non-historic brick column at north driveway, per Peter Komis and visual evidence.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Thomas C. and Agnes T. Closson Residence** **Closson-Komis Residence** **Ancillary Structure – Wall**	**2. Location:** **610 Don Gaspar Avenue** ***Don Gaspar Area Historic District***	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**



Figure 8: Example of failed stucco, north wall, interior, facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Thomas C. and Agnes T. Closson Residence** **Closson-Komis Residence** **Ancillary Structure – Wall**	**2. Location:** **610 Don Gaspar Avenue** ***Don Gaspar Area Historic District***	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: July 17, 2015**



Figure 9: Northeast corner, interior, facing northeast. Dashed brackets indicate probable post-1964 creation of angled coping. Dashed arrow indicates additional non-historic courses of brick. Solid arrow indicates general change in design and loss of integrity through non-historic stucco applications.

---

[i] "Thomas Cleveland Closson, *Who's Who in New Mexico*, 1937, 49.

[ii] *1910*; Census Place: *Santa Fe Ward 3, Santa Fe, New Mexico*; Roll: *T624_918*; Page: *1A*; Enumeration District: *0225*; FHL microfilm: *1374931*.

[iii] "610 Don Gaspar, New Mexico Historic Building Inventory, Santa Fe Resurvey 1993."

[iv] Ellen Threinen Ittelsen and Linda Tigges, *Don Gaspar Architectural Survey*, 1983, 14; Virginia & Lee McAlester, *A Field Guide to American House*, 1992, 460.

[v] Peter Komis, conversation with John Murphey, July 17, 2015, Santa Fe, New Mexico.

[vi] Marge Closson, telephone conversation with John Murphey, August 17, 2015.

[vii] Several local repositories were searched, including the Palace of the Governors Photo Archives and the New Mexico Historic Preservation Division. Edward G. Sargent and Marge Closson were additionally contacted for information.

History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico



Front Entrance, East Elevation

Prepared by Catherine Colby
For Peter Brill, Sarcon Construction Corp
September 15, 2004

History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico

CONTENTS

Brief History

Context
Closson Ownership 1920-1964
Komis Ownership 1964-2004

Architectural Evolution

The Don Gaspar District
Description
Evolution of the Property
Diagrams Illustrating Evolution of House and of Site

Attatchments

Obituaries of Charles Closson, Tom Closson, and John Komis

History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico

Brief History

Context

Prior to about 1890 the area at the south edge of the city of Santa Fe was primarily agricultural. Fields and scattered adobe structures occupied the land that lay between two historic routes, the Santa Fe Trail and the Road to Galisteo. Development of this area into a residential neighborhood began in the mid-1890s with the projection of several streets, and by 1912 much of the area was platted. In 1919 the *New Mexican* reported a building boom, with many houses under construction on the new Don Gaspar Avenue, on Buena Vista Hill and along Manhattan. The neighborhood was completely platted by 1937.

Closson Ownership 1920-1964

A small bungalow was built on the southwest corner of Don Gaspar and Santa Fe Avenue by contractor, William J. Myer for the Closson family in about 1920.[1] The elder Closson, Charles C. was a prominent Santa Fe businessman born in Ontario, Canada, who came to Las Vegas, New Mexico to join his parents at the age of twelve. He established a livery stable business in downtown Santa Fe prior to 1905 on the west corner of Don Gaspar and the Alameda, and soon added automobile sales and a repairs garage.

Charles C. Closson was mayor of Santa Fe from 1922 to 1924 after serving as sheriff of Santa Fe County for eight years. Charles Closson kept thoroughbred racehorses, and owned a half-mile track in the south part of the city. He turned his ten horses and his stable over to his son in the mid-1930s. The automotive business downtown was still in operation in 1945 when Closson senior died.

In 1913 Charles Closson had taken his son Thomas into the business as his junior partner.[2] Like his father, Thomas C. Closson enjoyed horse racing, held public office, and raised his family in the house at 610 Don Gaspar Avenue. Tom Closson served as a state senator and was appointed by the Governor as a member of the New Mexico Racing Commission. He was also a director of Santa Fe National Bank. The family automobile business included sales and service, a garage and machine shop. One photo (ca. mid-1930s) shows Buicks, Oldsmobiles and GMC cars advertised; another photograph shows

[1] William J. Myer is listed as a contractor on 228 Don Gaspar in the 1921 Hudspeth's City Directory.
[2] The New Mexican, January 24, 1945, p.1 and October 22, 1959, p.1.

a sign reading Closson Storage. Tom Closson died suddenly in 1945, approximately five years after selling the automobile business.

Komis Ownership 1964-2004

John Komis and his wife Lemonia moved to 610 Don Gaspar in 1964. John Komis, a Greek Merchant marine in the 1930s, came to Santa Fe in 1944, and operated El Patio Café and Bar downtown for forty-three years. In 1969 Komis purchased property on the Santa Fe Plaza. When he retired form the restaurant business in 1988, he continued to operate his property management company, Komis Enterprises. One of John Komis' sons, Peter and his wife, Dorinda, have preserved the property and currently use it as their residence.

Architectural Evolution

The Don Gaspar District

When the railroad brought an influx of people and "new" building materials in 1888, architectural tastes in Santa Fe shifted away from the adobe-flat-roofed building system that had been in existence for centuries. During a relatively short phase, roughly the 1890s to the 1920s, the Don Gaspar area was developing, and the subdivided fields provided open space for utilization of the "new" styles and construction materials. Red brick and clay tile were used in the Don Gaspar area in an array of revival styles ranging from California Mission to Bungalows to Craftsman and Prairie style buildings.

Within several decades however, and only years after the first construction at 610 Don Gaspar, the architectural character of the new area began to change form the "imported" styles to the revival that melded Pueblo and Spanish architectural elements. The Don Gaspar district as a whole is architecturally significant because it reflects the three phases of New Mexico architecture: traditional adobes, eastern American residential styles followed by the revival of regional stylistic elements.

Description

The property in 2004 includes the brick house, brick garage, wood-frame studio, a plastered "pentile" (hollow clay tile) yard wall with plastered cap and brick piers at openings for the asphalt driveways leading to both Don Gaspar and Santa Fe Avenue. The extensive landscaping includes concrete paths, grass and numerous fruit trees. The

studio building, called the summer house by Tom Closson, Jr. was added to the site in the location of a previous shallow pool (about 4 foot depth) during the Closson tenure.[3]

The asymmetrically massed dark brick house comprises a well-balanced assemblage of multiple roofs in both hipped and gable forms, which were originally covered with slate.[4] The second story rises at the center of the house above the hipped roof of the lower floor, which also covers the large entry porch. The square brick piers of the porch echo those used in the yard wall that encircles the property. Many of the original double-hung windows, wood panel doors and sidelights are extant.

The house appears to be a dramatic and integrated expression of one of the few truly indigenous American Styles initiated in the Chicago area, the Prairie Style. Characteristics of the style, which spread throughout the country via pattern books and popular magazines, include hipped and low-pitched roofs with overhanging eaves. Two stories are usual, with one story wings or porches, massive square porch supports, and the hipped-roof mass contrasting with equally dominant, but lower, hipped roof porch. Prairie Style facades are often asymmetrical with inconspicuous front entrances, and windows are grouped into horizontal rows.

At first glance, the house appears to be a large, cohesively designed building. First impressions would group it with other representative large examples of mid-western types of architecture built on Don Gaspar at the turn of the twentieth century. It would appear to be an excellent representative of the short phase in Santa Fe's history that brought architectural diversity to the city after construction of the Railroad spur from Lamy to Santa Fe in 1888. However, the architecture of the Closson-Komis house does *not* represent the chronological divisions of the three-part sequence of the neighborhood's architectural evolution.

In fact, the small portion of the house built during the 1920s of dark red brick with gable and pyramidal roofs has been radically altered and added to from the 1920s through the 1970s. When the trend toward revival styles gained momentum all around them, the Closson family and then the Komis family repeatedly made changes that were so compatible with the style, color, materials and forms of the 1920s house as to be almost indistinguishable from the existing portions.

[3] In an interview Peter Komis stated that it was used as a piano studio.
[4] The source for this information is field inspection and interview with Tom Closson, Jr.

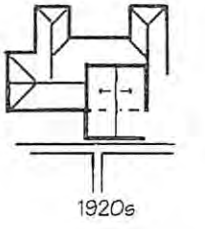
History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico

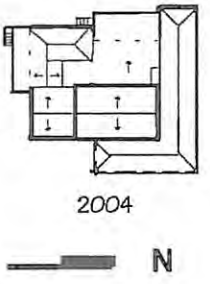
Evolution of the Property

Despite appearances of a cohesive design, the house has undergone many changes. The house built in 1920 was smaller, and one story. In addition, the front porch and living room were both covered with a gable roof draining to the north and south.

When the second story was added, the roof of the porch was completely removed and rebuilt in a different configuration, draining east and west. This was a drastic alteration to the façade. See photographs of the house in 1920.

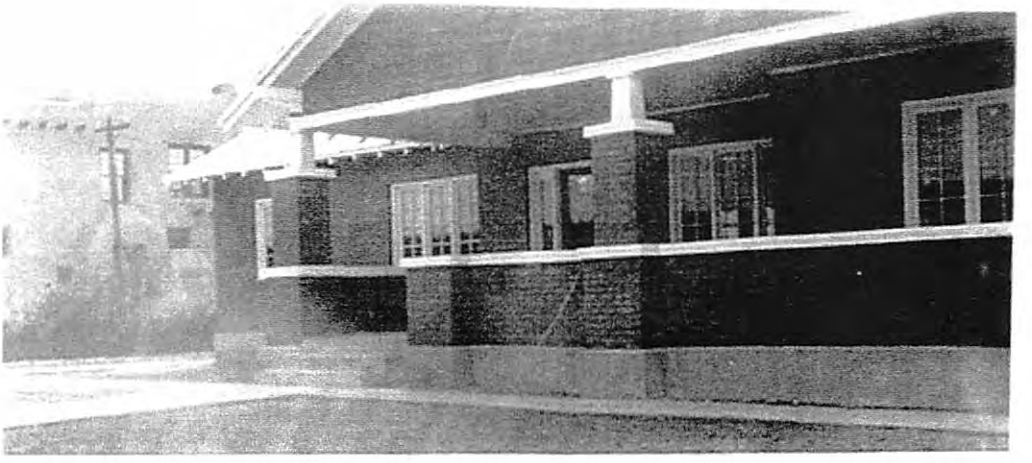
The west or rear portion of the house was first U-shaped and the west wall of the living room was an exterior wall. Later additions reconfigured the roofs on the rear of the house as well. A bathroom and porch were added, and later the porch was enclosed with the wood sheathing and windows being very compatible with the existing brick building.





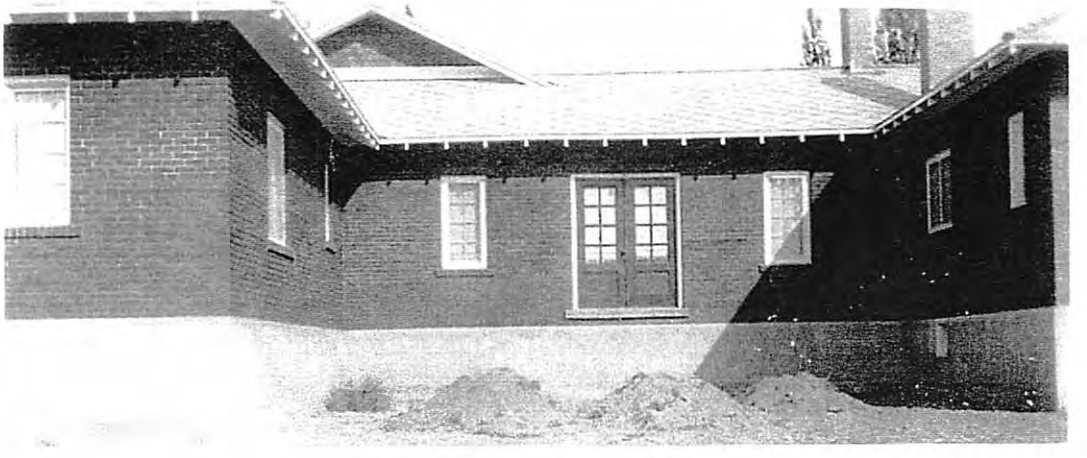
The footprint and roof configurations of the house in 2004 thus demonstrate a cumulative process of alterations built by both the Closson and Komis families. Two generations of the two growing families have adapted the house to their needs while preserving the historic character of the original in terms of materials, scale, forms, and style. The east and north, the street-facing, elevations appear much as they did in 1954, and the changes have occurred at the rear of the house.

The yard wall, which consisted of a hollow clay tile wall with a white/off-white finish and red brick cap, was plastered to counteract deterioration caused by water entering into the brick cap. Tom Closson added an angle-shaped piece on the top of the wall to prevent people walking on it, covering the cap with plaster. The yard wall at the east side is now far out of plumb. The Clossons and the Komises each planted fruit trees on the site, and Peter Komis is continuing that tradition. Besides the addition of plant materials, the site has not been altered.





east, front elevation of one story brick bungalow



west, rear elevation

1920s photos 610 Don Gaspar

History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico





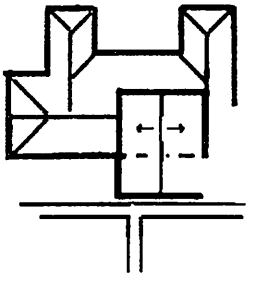




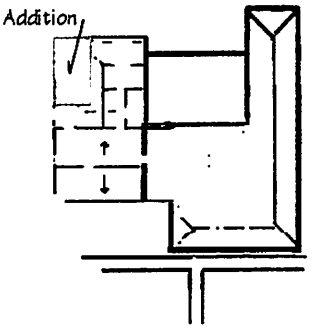
East Elevation

West Elevation

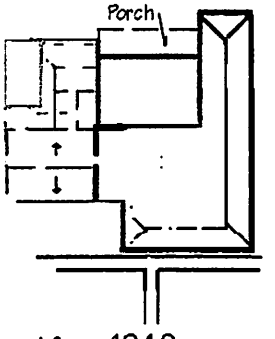
The same views of the house are shown at left in the 1920s and at right in 2004. Thefront porch roof shown at the left was altered when the second story was added. The porch roof then became hipped. The U-shaped west side of the house was first in-filled with rooms and a porch, and the porch was later enclosed.



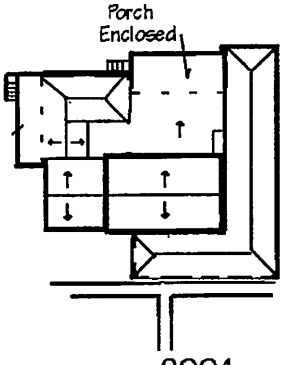
1920s



1930



After 1948

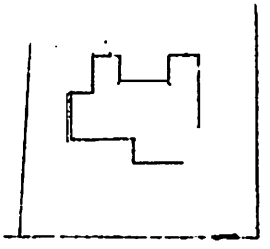


2004

NO SCALE

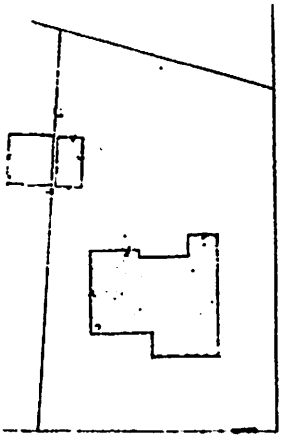
N

EVOLUTION OF HOUSE
610 DON GASPAR



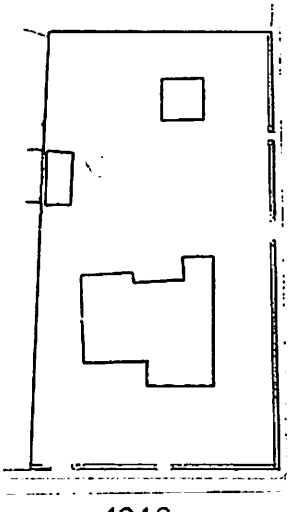
1920s

source: photos



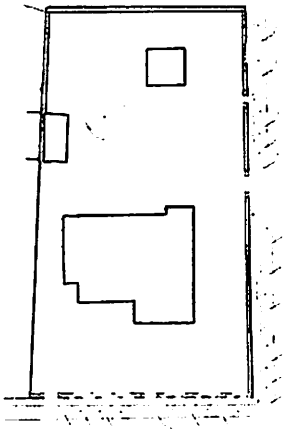
1930

source: Sanborn Maps



1948

source: Sanborn Map



sources: 1993 Survey
2001 City GIS Map

NO SCALE

N

EVOLUTION OF SITE
610 DON GASPAR

C. C. Closson, Former County Official, Dies

In Livery and Garage Business Here for Nearly Half Century

Charles C. Closson, former city and county official and for many years a Santa Fe businessman, died this forenoon at St. Vincent Hospital at the age of 80 years.

He had been bed-ridden for a year and in the hospital for the past four months.

Funeral arrangements are to be announced later. Sanchez-Salazar Funeral Home in Charge

Former Mayor

He was mayor of Santa Fe from 1922 to 1924, during the time when a large part of the city's paving was put down and the sewer system constructed. Previously he had been sheriff of Santa Fe County for eight years. He also served as a county commissioner. Until recent years, when he retired from an active business life, he had been prominent in Republican circles.

Coming to Santa Fe 43 years ago from Cerrillos he opened a livery business. In 1909, although there were less than a score of automobiles in Santa Fe, his business acumen told him that the motor was going to replace the horse, so he opened the Capital City's first garage. It still stands, considerably enlarged, at 234 Don Gaspar—Closson & Closson.

Racing His Hobby

A fancier of horseflesh, Closson clung to the livery business until 1912, running it coincidentally with his growing garage business, and a year later took his son, Billy, Sen. Thomas C. Closson, into business as his junior partner.

Until a few years ago, when he became too feeble, he kept a stable of thoroughbred race horses and owned a half-mile track in the south part of the city. A few years ago, when he was growing feeble, he turned these over to his son. There were 10 horses in his stable at the time.

Closson was a native of Canada, came to New Mexico when he was 12 to join his parents at Las Vegas. His father had a lumbermill there. Like many youngsters of that age, he turned to the life of a cowboy; became a ranch foreman in Grant County. Immediately before coming to Santa Fe, he engaged in the mercantile business at Cerrillos, then a booming mining town which threatened to eclipse Santa Fe as the county seat.

Survivors

Besides the son, Tom, a daughter survives, Mrs. May C. Meyer, who resided with her father at 121 West Santa Fe Avenue. Other survivors are three grandchildren, Thomas Jr., who is in the Army at Chanute Field, Ill.; Mary Cathryn Closson, and Billy Joe Meyer in the Navy at Gulfport, Miss., a sister, Mrs. George Green of Redondo Beach, Calif., and 4 great grandson, Thomas Charles Closson Jr., son of the late First Lt. Thomas Charles Closson who was killed about a year ago at Fort Bliss, Tex.

New Mexican Jan 24, 1945

Funeral Arrangements Pend For Tom Closson

Funeral arrangements were pending today for Tom Closson, 67, who died suddenly Wednesday evening of a coronary attack at his home, 610 Don Gaspar Ave. Details will be announced by Memorial Chapel which is in charge of arrangements.

Closson had been in reasonably good health prior to the time of his death.

For years he had been a member of the New Mexico Racing Commission and was a director of the Santa Fe National Bank, a position he had held since its organization. He was also a vice president of the bank during its first year. Until several years ago he had been active in the automobile business.

Although he was a Republican, Closson had served on the racing commission no matter which party was in control of the governor's office. (Appointment to the commission is made by that official.) He was a fancier of race horses, a trait he had inherited from his father, the late Charles C. Closson, and a sportsman of widespread reputation for integrity and fondness for the sport of kings.

The name of Closson was one of the first in Santa Fe in the auto business. The elder Closson originally operated a livery stable here but was quick to foresee the decline of this business with the advent of the motorcar and launched what became one of the city's leading businesses. His son Tom was associated with him in this business, conducted it after his death, and until four or five years ago when he sold out. For many years, first in the livery and then in the automotive business, he was located on Don Gaspar Ave. at the Alameda.

Tom Closson had held the elective offices of alderman of this city and also of state senator from this county.

He was born in Santa Fe and attended the New Mexico Military Institute at Roswell.

Survivors are a son, Tom Closson Jr. of Santa Fe, and two daughters, Mary Kathryn of Roswell and Mrs. John Sorenson of Albuquerque, a sister, Mrs. May C. Meyer of Santa Fe, and eight grandchildren. Mrs. Closson died about 10 years ago.



TOM CLOSSON

New Mexican Oct 22, 1959

3 Santa Feans Lose Licenses

Three Santa Fe men were among 83 persons whose drivers' licenses were suspended this week by the state.

Men whose licenses were suspended for one year for driving while under the influence of alcohol were those of Ted Atkins, Box 941, Santa Fe and Alcario Cebada, 154 W. Alameda St.

The license of Phil Benavidez, 141 Elena St. was suspended by the department as the result of an interview.

MAGAZINE HONORED

GALLUP (AP)—A citation in a national contest in fine printing has been awarded "Indian Life," the magazine of the Intertribal Indian Ceremonial.

John Komis, local restaurateur, dies

By HOLLIS WALKER
The New Mexican

In many ways, John Komis embodied the American Dream. He immigrated to the United States as a young man, served in the military, worked hard, built a successful business, invested in real estate, raised a family. He made many friends through his Santa Fe restaurant business, El Patio, and few, if any, enemies.

Komis, 79, died Sunday at his home in Santa Fe.

Family and friends of Komis recalled Tuesday the tales of adventure with which the former merchant mariner regaled them during the 43 years he owned and operated the downtown El Patio restaurant with his wife, Lemonia.

Komis was born in the village of Mavrata on the Greek island of Kefalonia in the Ionian Sea. As a young man, he joined the Greek Merchant Marine and traveled the world.

"He told me all kinds of stories," said state District Judge Edwin Felter. "Of hardships in the North Atlantic and how cold it was. He'd sailed around Cape Horn, the Cape of Good Hope, been to all of Asia, Europe, wherever ships sailed.

"After he settled down in Santa Fe, he didn't want to travel any more at all. He was content to stay at home," Felter recalled.

"He was fiercely patriotic; he loved America."

In fact, so strong was his desire to come to the United States that Komis jumped ship off the coast of California in 1939, said his son Peter.



Komis as a Greek Merchant Marine in the 1930s.

When immigration officials caught up with him, Komis enlisted in the Navy, which was desperate for experienced sailors, and earned his citizenship

Please see KOMIS, Page B-3

Continued from Page B-1

with five years of military service.

After leaving the service, Komis came to Santa Fe in 1944, partly because he had an uncle living in Gallup, Peter Komis said. He married Lemonia, who also was a Greek immigrant, and the two bought a restaurant at 210 W. San Francisco St., currently the site of Tia Sophia's.

"He was the cook; Mom was the waitress," Peter Komis said. The restaurant served American and Mexican foods and Greek specials, he said.

All three Komis children grew up helping in the restaurant and came to know most of the prominent townspeople of Santa Fe.

"Everybody knew him in politics, all the locals and some of the statewide people," said retired state District Judge Bruce Kaufman, who often ate at the restaurant. "He was always very encouraging to people in politics."

Kaufman said Komis held a master mariner's certificate, meaning he was certified to sail ships in all oceans.

Felter remembered Komis, whom he represented as an attorney, as "very kind, very humble; he came from a very, very poor background. He was highly successful because of his hard work and thrift.

"He knew everyone in Santa Fe except a few newcomers. Native Americans, Hispanics, Anglos, he treated them all alike," Felter said.

Businessman Nathan Greer owned the building in which the restaurant first was located.

"He was one of the hardest workers I've ever known," Greer said. "He worked 24 hours a day, practically. He was a self-made man."



Friends and former customers remember John Komis as kind, humble and hard-working.

The Komises saved their earnings from the restaurant, and in 1969 bought a piece of Plaza property that extends from West San Francisco Street to Water Street, where today Salamander Leathers, Dewey Galleries and Santa Fe Eyes are located, Peter Komis said. The family still owns the buildings.

Komis sold the family restaurant in 1978, but a new restaurant there failed. Komis repossessed it in 1980 and operated it for two more years, when it was sold to the owners of Tia Sophia's.

"He couldn't stand retirement," said his son, "so he reopened it at 125 East Water Street for another five years."

In 1988, Komis permanently retired from the restaurant business but continued operating his property management company, Komis Enterprises.

Peter Komis remembered one of his father's industrious plans that, unlike the rest, failed.

During the time after he initially sold the restaurant, Komis bought land near the race track and planted 3,000 tomato plants and some chile. "He wanted to be a farmer, and raise vegetables, and sell them to stores," his son said.

Instead, a hailstorm in July wiped out the crop.

Some of Komis' land in that area became the subject of a high profile 1991 lawsuit in which Komis won a $884,200 jury award. Part of the money was payment for land condemned by the state to build a highway bypass to serve the Waste Isolation Pilot Plant in Carlsbad.

In addition to son Peter, Komis also is survived by his wife, Lemonia; son Nick; daughter Chrissy and husband Nick Kapnison of Albuquerque and their daughter, Nicole; and a sister, Julie Pappas of Salmina, Greece.

Visitation will begin at 4 p.m. today at Berardinelli Mortuary. A prayer service is scheduled for 5:30 p.m.

Funeral services will be held at St. Elias the Prophet Greek Orthodox Church in Eldorado at 12 a.m. Thursday. Burial will follow in Santa Fe National Cemetery.

The New Mexican Oct 5, 1994 pp B-1 & B-3

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 610 Don Gaspar

ID NUMBER: 0516 00305

BUILDING NAME: Closson - Komis

SANTA FE ID NUMBER: H 1805

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 NE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1920s ESTIMATE by 1928 ACTUAL

SOURCE(S) owners city directory

BUILDING DATA

ARCHITECTURAL STYLE: Bungalow

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: commercial/ residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO sig.

WHAT TYPE? garage, cont. guest house.

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

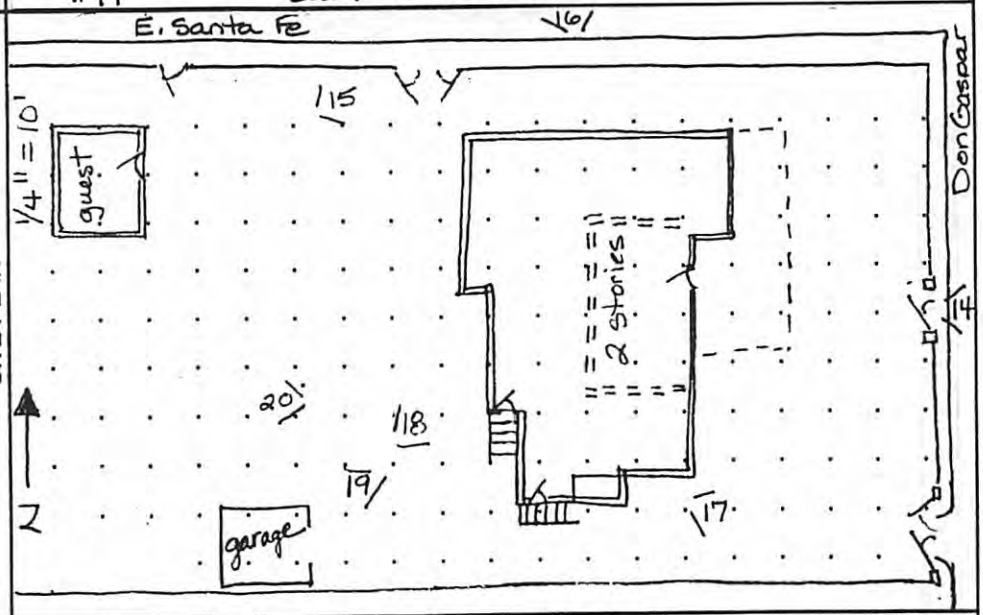
___ YES X NO

PHOTO



#14 east elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/93 BY DB

NEGATIVES WITH NMHPD ROLL # DB9 NEG # 14 TO 20

IDENTIFICATION

ADDRESS

610 Don Gaspar

ID NUMBER: 0516 00305

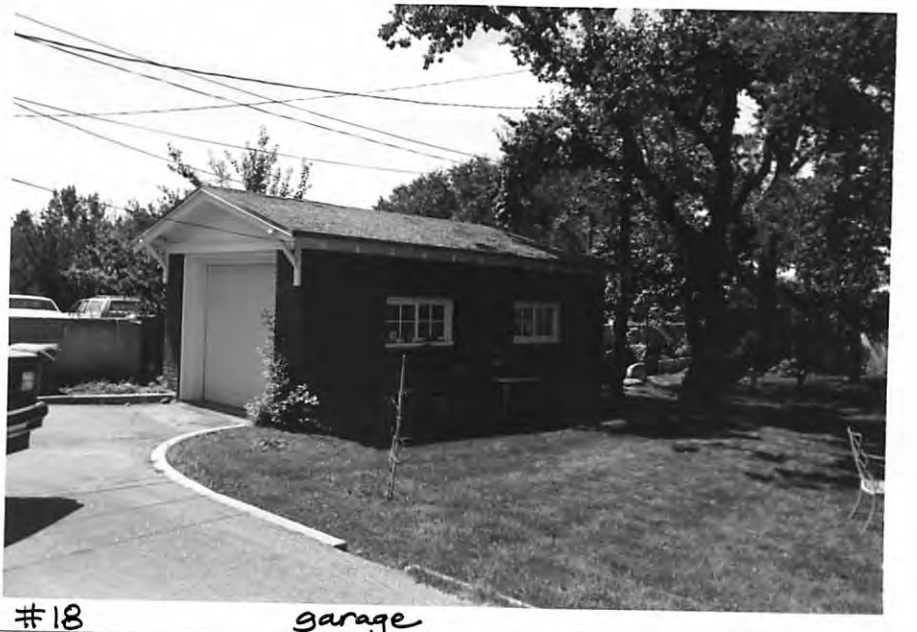
SANTA FE ID NUMBER: H1805

SURVEYED/RESEARCHED

DATE 8/93 BY DB



#17 south elevation



#18 garage

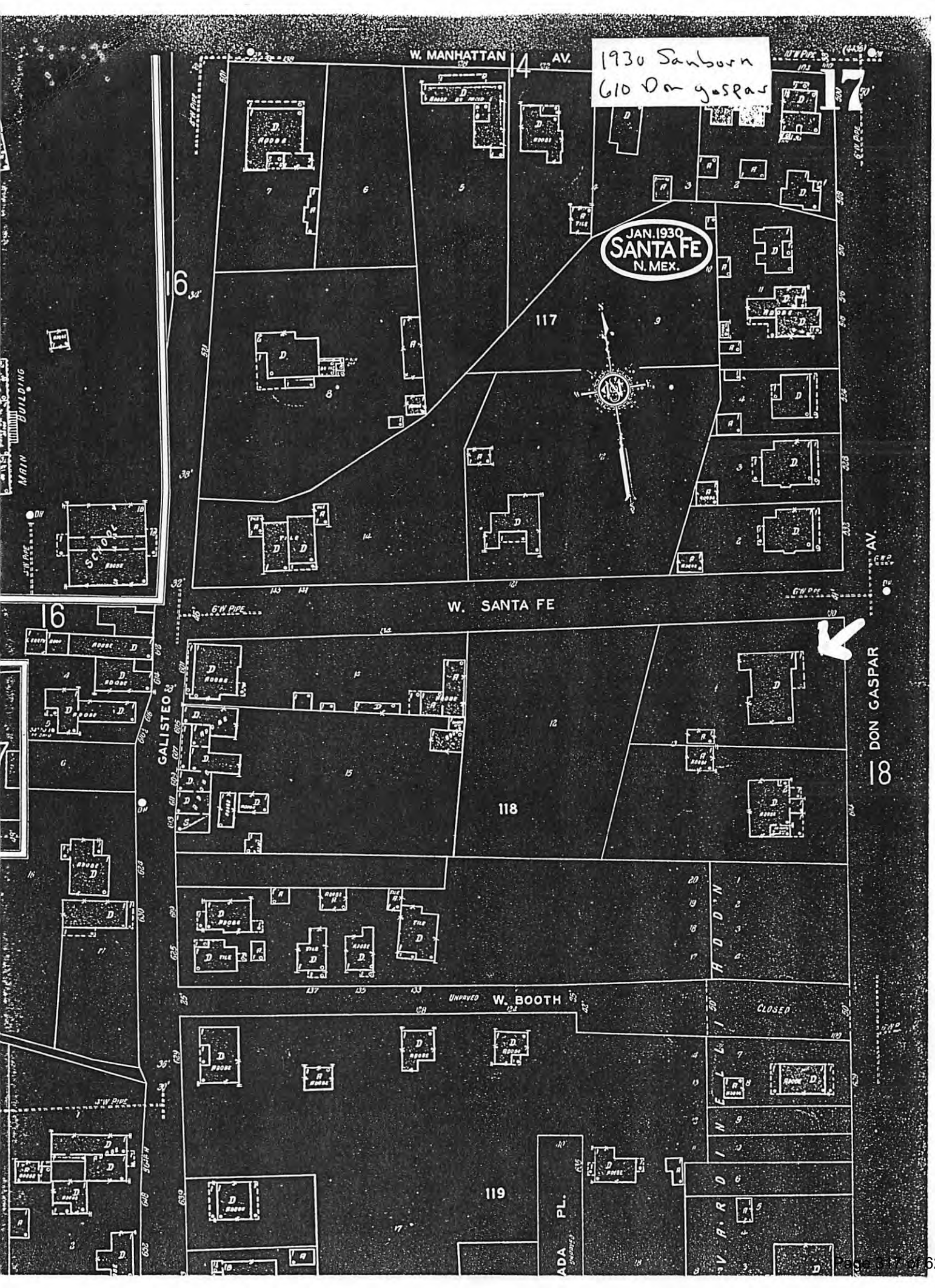
(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

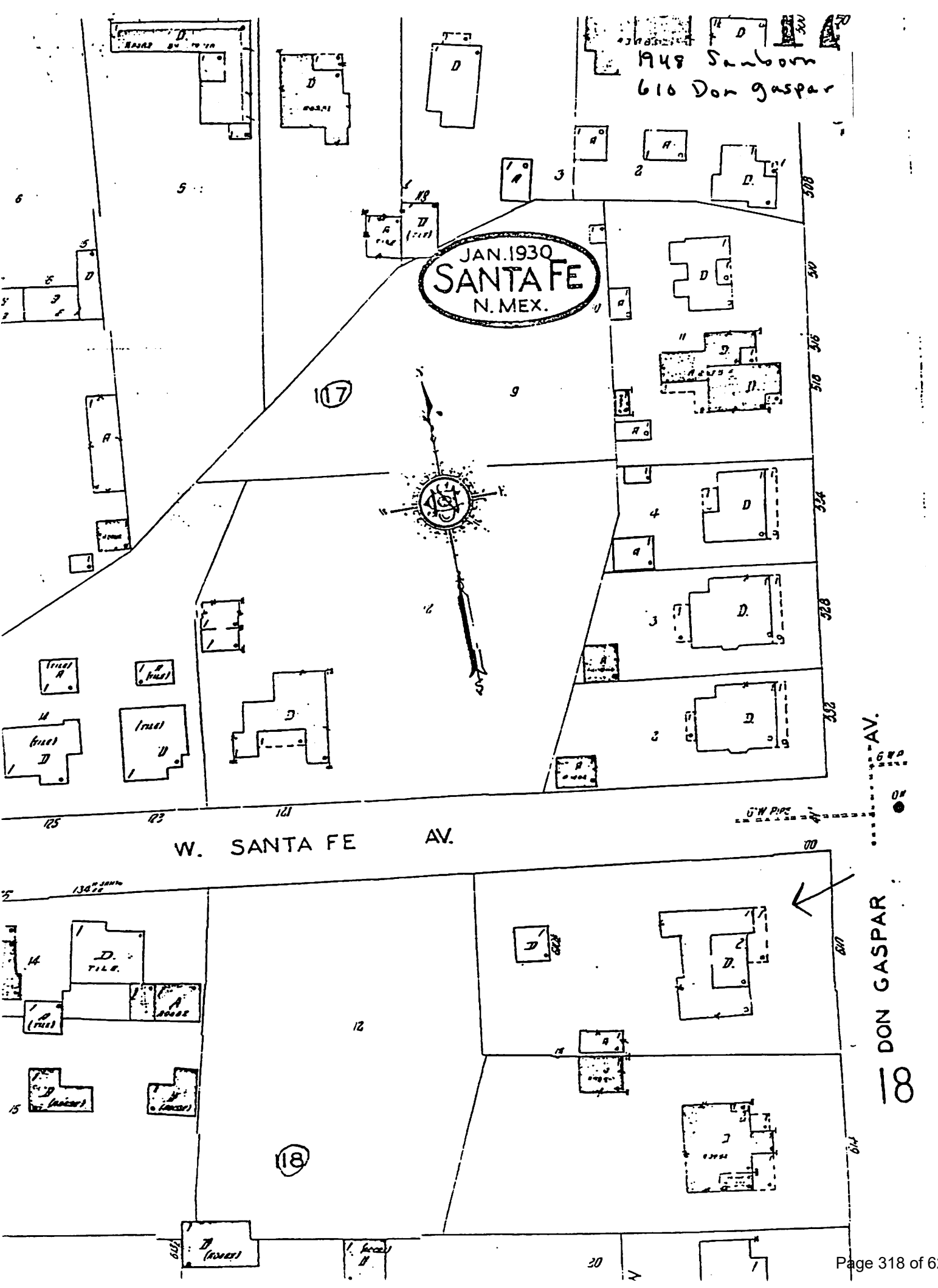
IDENTIFICATION		
	ADDRESS 610 Don Gaspar	ID NUMBER: 0516 00305 SANTA FE ID NUMBER: H1805 SURVEYED/RESEARCHED DATE 8/93 BY DB

This dramatic 2-story Craftsman style house is on a large, well-landscaped corner lot. It has been meticulously maintained by its owners, the Komis family, who haved lived in the house since April 1964. Mr. John Komis was owner of El Patio Restaurant, previously Ship Ahoy. The family moved to this one from a house on Paloma Street during development of Paseo de Peralta. (A huge willow tree on the grounds of the Capitol marks their previous property.) Son Peter Komis is determined to maintain the building as a residence, in spite of the encroachment by commercial property all around this house.

The owner listed in the 1928-36 directories is Thomas Closson, car dealer and mayor of SF in 1922. It is one of Santa Fe's most elegant residence and is the only building in the immediate area to remain residential.

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)


1930 Sanborn
610 Don gaspar
W. MANHATTAN AV.
JAN. 1930
SANTA FE
N. MEX.
117
118
119
W. SANTA FE
W. BOOTH
UNPAVED
CLOSED
GALISTEO
DON GASPAR
HODIN
ADA PL.
MAIN BUILDING
SCHOOL
6"W. PIPE
3"W. PIPE
16
17
18


1948 Sanborn
610 Don Gaspar
JAN. 1930
SANTA FE
N. MEX.
117
9
12
4
3
2
W. SANTA FE AV.
DON GASPAR AV.
18
14
12
15
20

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1805

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 305	UTM reference zone 12 (13)	easting 414930 northing 3945(40)

location description: 610 Don Gaspar

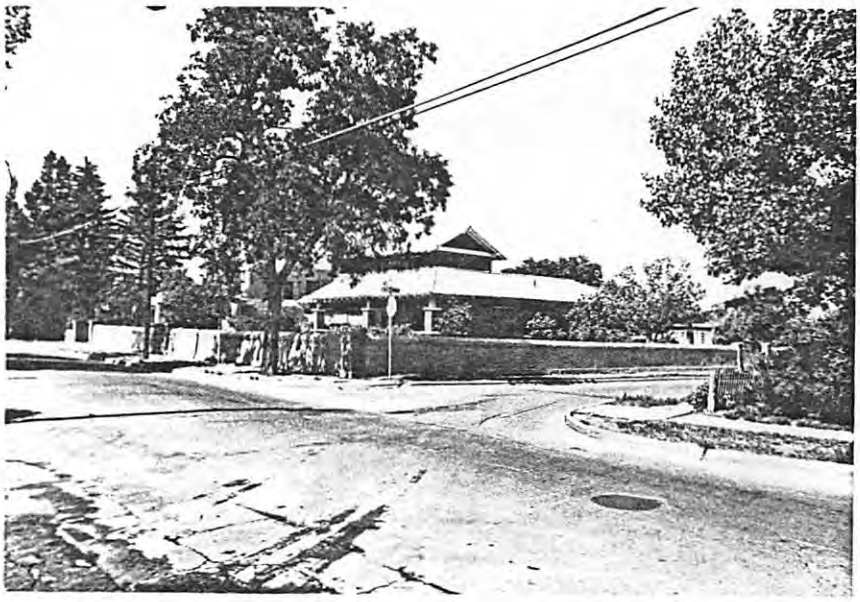
city/town: Santa Fe

land grant/reservation:

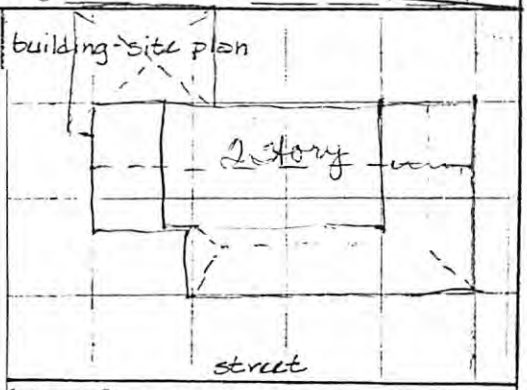
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 11 | negative nos. 3A, 4A | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1930 estim. 1912-1928 actual

source: Dunborn · City Directory

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Western Brick

foundation material: N/C

wall material/surface: Brick

architectural features:
Gable & hip roof casement & exposed rafters

Austin Thomas - blt ca 1930

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
X significant ___ contributing
___ supporting ___ intrusive

comments:
Nice example of stucco wall

1936-37 - Closson TC
1928 cd - Closson Thos - Closson: Closson
in 1930 Dunborn Buick dealer

associated buildings? X yes
what type? garage, studio
if inventoried, list ID nos.

see back? X yes

Closson, Charles C.

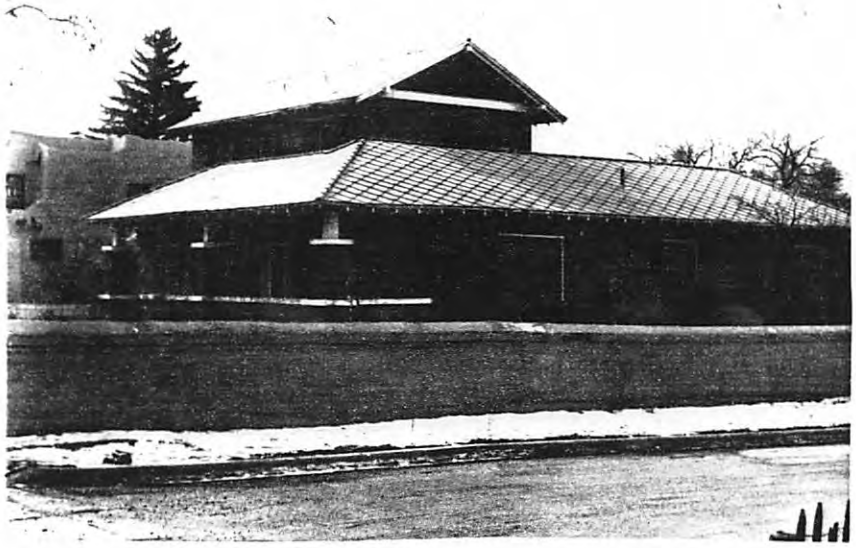
SFNM

picture : article 10-13-06 p1
[illegible] 1-8-07
trip to Orient 11-13-07
City manager 1-15-08
Radio Host: Transportation 4-02-08 p8
previous md article 10-21-08 p3
candidate for election 11-03-11 p7
for divorce trouble - 9-21 12 p4
Contempt writ 1-22-13 p1
fined $50 1-31-13 p1

C.C. Closson d. 1-24-45 SFNM
Tom Closson d. 10-22-59
sign advertising Closson : Closson garage
at 100 Dor Bonanza ca 1900

property : Charles C Corcoran to
Thomas C Closson July 11 1934

SFNM - 1-13-04
Charles Closson
proprietor of one of City's leading
livery stables
established business 1900
stables md barn on Don Garden
b. Ontario Canada came to Las Vegas
had grocery business, then to
Corliss md finally to SF





#4A

ADDRESS: 610 Don Gaspar **HIST. SURVEY #:** 305

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: Closson House

CITY SURVEY

Area #: 10 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Y Museum: Archives: 1

Modern Photos: MNM: SRC:

Surveys: Y Floor Plans: Elevations:

Other:

Bibliography:

Comments:

ADDRESS: 610 Don Gaspar **HIST. SURVEY #:** 305

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: Closson House

CITY SURVEY

Area #: 10 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Y Museum: Archives: 1

Modern Photos: MNM: SRC:

Surveys: Y Floor Plans: Elevations:

Other:

Bibliography:

Comments:

Closson, Charles C.
SFNM
picture : artist 10-13-06 p1
grd Jury 1-8-07
trip to Aztec 11-13-07
City marshal 1-15-08
Pablo Abeyta: Transportation 4-02-08 p 8
pictures and artists 10-21-08 p3
Criminal Court Clerk 11-03-11 p7
has Indian trouble - 9-27-12 p4
Contempt writ 1-22-13 p1
fined $50 1-31-13 p1

C.C. Closson d. 1-24-45 SFNM
Tom Closson d. 10-22-59
sign advertising Closson: Closson gave
of 100 Don Gaspar ca 1920

property of Charles C Conveyed to
Thomas C Closson July 11 1924

SFNM - 1-13-04
Charles Closson
proprietor pony & City's leading
livery stables
established business 1900
stables and barn on Don Gaspar
b. Ontario Canada came to Las Vegas
had grocery business, then to
Cerrillos and finally to SF

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 305	UTM reference zone 12 (13)	easting 414730 northing 3[illegible]

location description: 1610 Don Gaspar

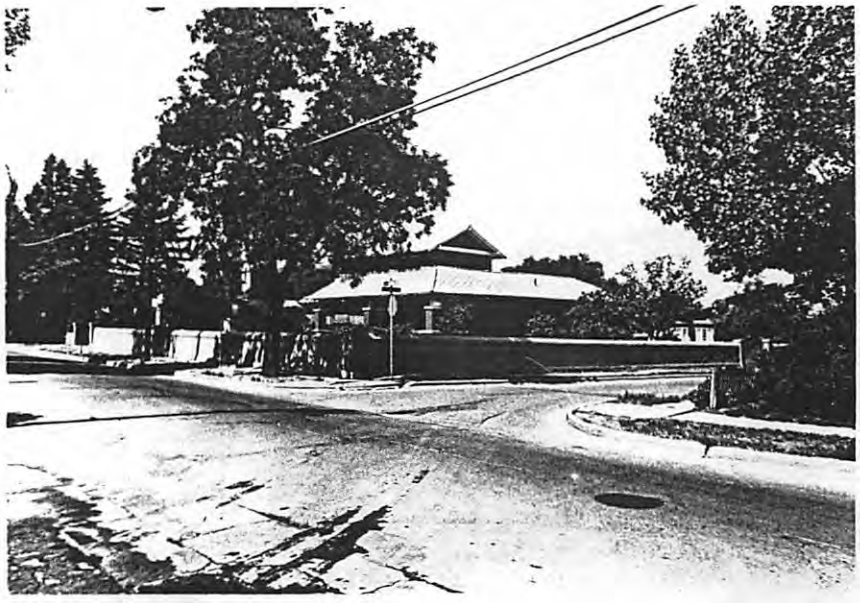
city/town: Santa Fe

land grant/reservation:

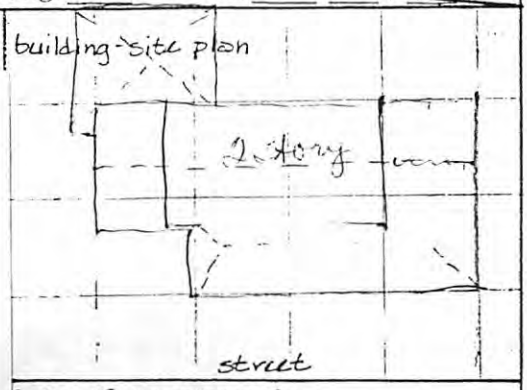
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 11 | negative nos. 3A, 4A | loc. of neg. City of Santa Fe



building site plan



date of construction: 1920 estimate 1912-1928 actual

source: Sanborn · City Directory

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

style: Western Block

foundation material: N/C

wall material/surface: brick

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features
gable & hip
bd casement
exposed rafters

Justin Thomas - bld ca 1930

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
X significant ___ contributing
___ supporting ___ intrusive

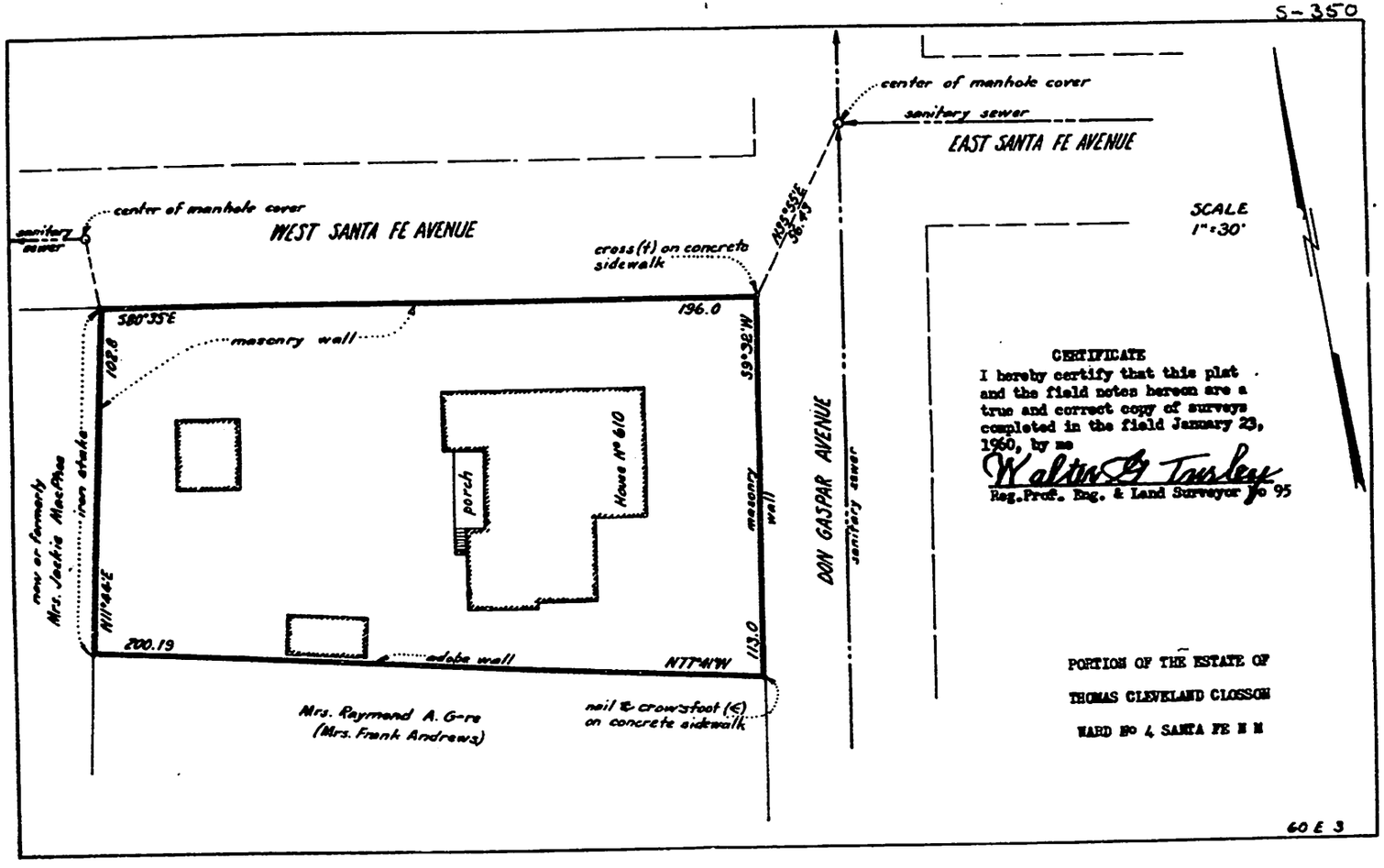
comments
Nice example
Stucco wall

1936-37 - Closson TC
1928 cd - Closson Thos - Closson: Closson
ca 1930 Sanborn Buick dealer

associated buildings? X yes
what type? garage, studio
if inventoried, list ID nos.

see back? X yes

S-350


center of manhole cover
sanitary sewer
EAST SANTA FE AVENUE
center of manhole cover
sanitary sewer
WEST SANTA FE AVENUE
cross (†) on concrete sidewalk
N13°55'E
38.4'
SCALE
1" = 30'
S80°35'E
196.0
masonry wall
102.8'
S9°38'W
House N° 610
porch
now or formerly
Mrs. Jack's MacPhee
iron stake
N11°44'E
masonry wall
DON GASPAR AVENUE
sanitary sewer
200.19
adobe wall
N77°41'W
113.0
Mrs. Raymond A. Gore
(Mrs. Frank Andrews)
nail & crowsfoot (⊄)
on concrete sidewalk
CERTIFICATE
I hereby certify that this plat and the field notes hereon are a true and correct copy of surveys completed in the field January 23, 1960, by me
Walter G Tansley
Reg. Prof. Eng. & Land Surveyor No 95
PORTION OF THE ESTATE OF
THOMAS CLEVELAND CLOSSON
WARD No 4 SANTA FE N M
60 E 3

PROPOSAL LETTER

4/17/26

Project Address:
610 Don Gaspar Ave
Santa Fe, NM 87505

Property Owner:
Peter Komis

This proposal outlines the scope and specifications for the roofing project at the above-referenced property. The residence has an approximate total area of 4,307 square feet, consisting of 3,646 square feet of pitched roofing and 610 square feet of flat roofing.

The primary roofing system will consist of a Unified Steel Stone Coated Roofing system in the Granite Ridge profile, finished in the color of Ironwood. This material has been selected for its durability, aesthetic compatibility, and long-term performance. The installation will include Erie underlayment across all applicable roof surfaces, along with the application of ice and water shield to provide enhanced protection against moisture intrusion.

The flat roof sections, totaling approximately 610 square feet, will be constructed using CDX sheathing and finished with an EPDM peel-and-stick underlayment system. This assembly is designed to provide reliable waterproofing and longevity for low-slope areas.

All work will be performed in accordance with industry standards and best practices. The selected materials and installation methods are intended to ensure both structural integrity and visual consistency with the existing architecture.

Please let us know if additional details or specifications are required.

Sincerely,

David Matts, Install Manager, Erie Home

Peter Komis

610 Don Gaspar Ave.

Santa Fe, NM 87505

An exception is requested to section 14-4.6(E)(4)(2)(b) to replace material with an alternative design.

(i) *Do not damage the character of the district*
Applicant Response:

The proposed roofing design and color have been revised to better complement the historic character of the surrounding neighborhood and the architectural features of the residence. The selected roof will use **a metal shingle** in **Ironwood color**, which provides a subdued, historically compatible appearance and avoids colors, finishes, or profiles that would appear visually intrusive.

The modification will not alter the building's overall form, roofline, pitch, massing, or other character-defining architectural elements. The proposed material and color are intended to blend with the existing structure and neighboring properties while maintaining the visual integrity of the historic district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:

The existing roofing system is **deteriorated to the point of leaking and and is made of asbestos which can cause bodily harm to homeowners and surrounding residence. The roof requires replacement to protect the residence from continued water intrusion and structural deterioration. Delaying the project or requiring a roofing system that cannot adequately address the existing conditions could result in additional damage to the roof deck, insulation, interior finishes, and other portions of the historic structure.**

The proposed roofing system provides the necessary weather protection, durability, and installation compatibility while allowing the applicant to maintain the historic appearance requested by the district. Approval of the exception will allow the property owner to protect and preserve the structure without creating an unreasonable construction or financial hardship.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response:

The proposed alternative demonstrates that modern, durable roofing materials can be incorporated in a manner that remains visually compatible with Santa Fe's historic character. The revised design and color provide an appropriate balance between historic preservation, long-term building performance, and the practical needs of the property owner.

Allowing this carefully selected alternative provides homeowners with a reasonable range of roofing options while maintaining the district's architectural standards. The proposed system will help preserve the residence, reduce the likelihood of future water-related damage, and support the continued use and occupancy of the property within the historic district.

SEEML Reference Number:
G-260514036
Date Issued: 05/14/2026

Southeast Environmental Microbiology Laboratories
102 Edinburgh Court
Greenville, SC 29607
Phone: (864) 233-3770
Fax: (864) 233-6589

Asbestos Analytical Report By: Polarized Light Microscopy

This report has been prepared for **Asbestos Experts** the information and data has been checked for thoroughness and accuracy. The results reported apply only to the materials as received. The documents(s) contained herein are confidential and privileged information intended for the exclusive use of the individual or entity named above. This report shall not be reproduced except in full without SEEML's approval.

Client Project Name: Evan Poorbasush
The Following report was prepared using this test method(s) contained within this document.

- [x] EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
- [ ] PLM 400 Point Count (<0.25%) EPA 600/R-93/116
- [ ] PLM 1000 Point Count (<0.1%) EPA 600/R-93/116
- [ ] PLM Carb 435 Level A Reporting Limit (<0.25%)
- [ ] PLM Carb 435 Level B (Reporting limit <0.1%)
- [ ] PLM by EPA/600/R-93/116 with Milling Prep 400 Point Count
- [ ] PLM Vermiculite Initial Screening EPA 600R-93/116
- [ ] PLM Cincinnati Method 600/R-04/004 (Amphibole Only)
- [ ] PLM Vermiculite Method SOF-V 198.8 (Step 1 Chrysotile & Prep)
- [ ] PLM Vermiculite Method SOF-V 198.8 (Step 2 (Amphibole)

Approved By : *Andrea Berrios*

Thank you for choosing SEEML Labs. We strive to provide superior quality testing, analytical data and customer service. SEEML is accredited through the National Institute of Standards and Technology (NIST) National Voluntary Accreditation Program (NVLAP) for bulk asbestos analysis NVLAP # 201031-0 and licensed by the Texas Department of State Health Services (License Number: 300474). This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the US government.

Southeast Environmental Microbiology Laboratories - Asbestos Division
102 Edinburgh Court Greenville, SC 29607
Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com
NVLAP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

Asbestos Experts 3535 Princeton Dr. NE Albuquerque, NM, 87107 (505) 796-5625		Date Sampled:	05/11/2026
		Date Received:	05/14/2026
		Date Analyzed:	05/14/2026
		Date Reported:	05/14/2026
		Date Revised:	
		Project Name:	Evan Poorbasush
		Project No:	26-0462
Analyzed by:	Trent Bucich	Project Address:	610 Don Gaspar Ave
		City, State. ZIP:	Santa FE, NM 87505
Method:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples	SEEML Ref#:	G-260514036

Client No.: Lab No:	Description/Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material
1 G-260514036-221A	(Gray) Siding/Roof	15% Chrysotile	None Detected	85% Carbon/Quartz
2 G-260514036-222A	(Gray) Siding/Roof	15% Chrysotile	None Detected	85% Carbon/Quartz
3 G-260514036-223A	(Gray) Siding/Roof	15% Chrysotile	None Detected	85% Carbon/Quartz

Approved By: Andrea Berrios

Disclaimer:
The results in this report only apply to the samples as received.
NOB samples are tested as a preliminary analysis. We highly recommend for Negative NOB samples resulting in less than 1% Asbestos to be verified by TEM or Point Analysis.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. NAD means no asbestos fibers were detected. When detected the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

Guidelines for Interpretation:
Any opinions/interpretations expressed in this report are outside the scope of this laboratory's accreditation. Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork. A material is considered regulated asbestos containing material (ACM) where the asbestos content is determined to be one percent or greater. Several organizations, including the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC) as well as the California Department of Health Services (CADHS) have published guidelines for assessment and interpretation of analytical data indicating a tested material is ACM.

SEEML Labs
Analytical Solutions For a Healthy Indoor Environment

Southeast Environmental Microbiology Laboratories (SEEML)

Chain of Custody

102 Edinburgh Ct., Greenville, SC 29607; Phone: 864-233-3770; www.seeml.com

Company:	Asbestos Experts LLC	Contact Person:	Mia Reeves
Email:	Results@asbestosexperts.com Kim@asbestosexperts.com	Phone:	505-377-3237
Project Name/ Number:	Evan Poorbaugh 26-0462	Date Sampled:	5/11/26
Project Address, City, State, Zip:	610 Don Gaspar Ave Santa Fe, NM 87505		

Requested Services

Client Sample ID:	Sample Location/Description	*Volume	**Area	***Time Collected	*Mold Air - Spore Trap	*Non-Fungal Particulate Air - Spore Trap	Mold Direct - Swab, Tape, Bulk	**Culturable Mold – Swab, Bulk, *Air	***Total Coliform, E. coli (Presence /Absence)	***Sewage Assessment (Presence/ Absence)	PLM 600-R-93-116 (<1%)	PLM 600-R-93-116 (<1%) With Gravimetric	PLM Point Count 400 (<0.25%)	PLM Point Count 1000 (0.1%)	PLM CARB 435	Cincinnati Method EPA 600/R-04/004 by PLM	*PCM	Positive Stop	Hard Stop	TEM	Lead (Pb), *Lead Air	Other; Specify:
					Mold/Bacteria Analysis					Asbestos Analysis										Other		
#1	Roof Shingles				☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
#2	" "				☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
#3	" "				☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
					☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
					☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
					☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
					☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
					☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

Check Appropriate Test. Please note asbestos positive stops need to be checked above the notes section of the COC. *Volume is pump setting (L/min.) X minutes ran. ** Area is only required for culturable surface samples. ***Needed for bacterial samples.

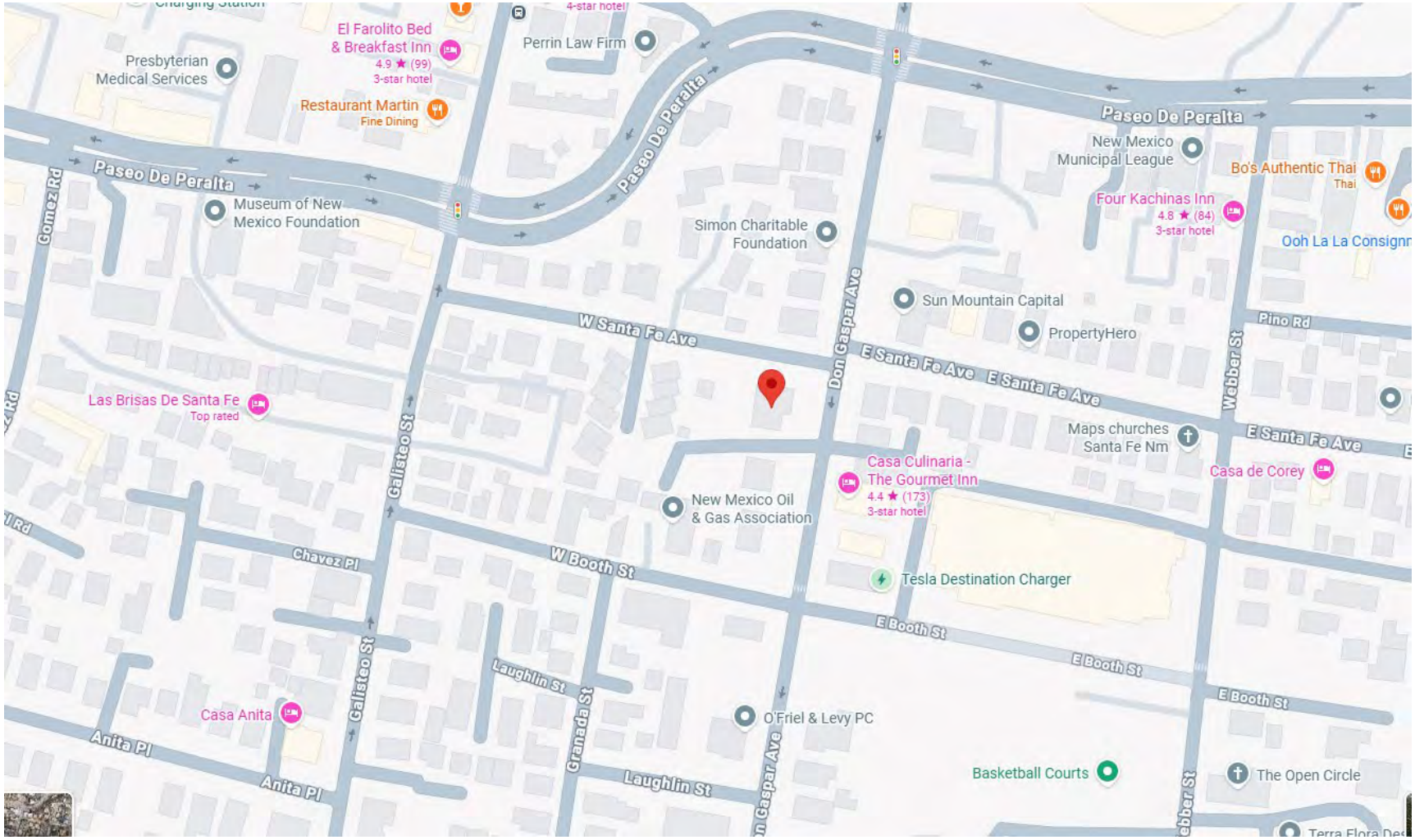
Required Turnaround Time:

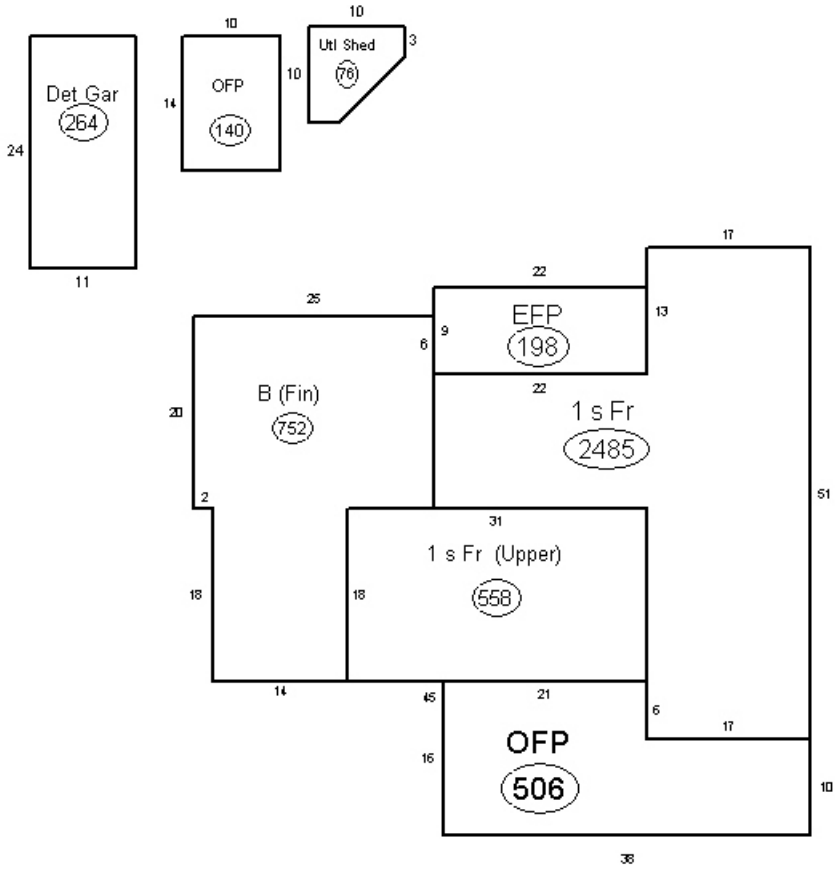
- ☐ Rush
- ☒ Same Business Day
- ☐ Next Business Day
- ☐ Two Business Days
- ☐ Three Busines Days
- ☐ Five Business Days
- ☐ Other-Specify in Notes

Inspector Notes/Special Instructions:

Relinquished By:	Tomas Ortiz	Received By:		Samples Acceptable? ☑ YES ☐ NO	SEEML Reference Number:	G-260514036
Date/Time:	5/11/2026	Date/ Time:	5/12/26		SEEML Lab ID:	221-223


115 W SANTA FE UNIT B
532 DON GASPAR AVE
527 DON GASPAR AVE
W SANTA FE AVE
W SANTA FE AVE
E SANTA FE AVE
DON GASPAR AVE
DON GASPAR AVE
134 W SANTA FE AVE
120 W SANTA FE AVE A
120 W SANTA FE AVE G
120 W SANTA FE AVE B
120 W SANTA FE AVE H
605 GALISTEO ST D
120 W SANTA FE AVE C
605 GALISTEO ST C
120 W SANTA FE AVE I
610 DON GASPAR AVE
605 GALISTEO ST E
120 W SANTA FE AVE D
120 W SANTA FE AVE J
605 GALISTEO ST
120 W SANTA FE AVE E
120 W SANTA FE AVE F
603 DON GASPAR AVE
108 E SANTA FE AVE
605 DON GASPAR AVE
607 DON GASPAR AVE
609 DON GASPAR AVE
613 DON GASPAR AVE
614 DON GASPAR AVE
615 DON GASPAR AVE
613 1/2 DON GASPAR AVE
613 1/2 A GALISTEO ST
613 1/2 B GALISTEO ST
613 1/2 C GALISTEO ST
125 W BOOTH ST I
131 W BOOTH ST
125 W BOOTH ST N
125 W BOOTH ST E
617 DON GASPAR AVE
617 B DON GASPAR AVE
617 A DON GASPAR AVE
40ft
125 W BOOTH ST O
-105.943 35.681 Degrees
2024/25 EagleView Pictometry - Santa Fe County

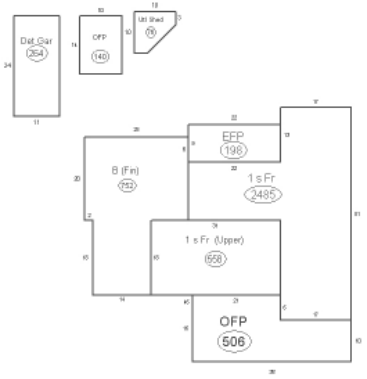

El Farolito Bed & Breakfast Inn
4.9 ★ (99)
3-star hotel
Perrin Law Firm
Presbyterian Medical Services
Restaurant Martin
Fine Dining
Paseo De Peralta
Museum of New Mexico Foundation
Gomez Rd
Simon Charitable Foundation
New Mexico Municipal League
Bo's Authentic Thai
Thai
Four Kachinas Inn
4.8 ★ (84)
3-star hotel
Ooh La La Consignm
Sun Mountain Capital
PropertyHero
W Santa Fe Ave
E Santa Fe Ave
Don Gaspar Ave
Webber St
Pino Rd
Las Brisas De Santa Fe
Top rated
Galisteo St
Maps churches Santa Fe Nm
Casa Culinaria - The Gourmet Inn
4.4 ★ (173)
3-star hotel
Casa de Corey
New Mexico Oil & Gas Association
Chavez Pl
W Booth St
Tesla Destination Charger
E Booth St
Laughlin St
Granada St
Casa Anita
O'Friel & Levy PC
Anita Pl
Basketball Courts
The Open Circle

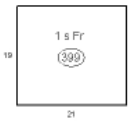

Det Gar
264
24
11
OFP
140
14
10
Utl Shed
76
10
3
10
B (Fin)
752
20
25
2
18
14
EFP
198
9
6
22
13
1 s Fr
2485
22
17
51
1 s Fr (Upper)
558
31
18
18
45
21
6
17
OFP
506
16
10
38

LAND DETAIL

Extension	Line	Type	Square Footage	Acreage
L01	1	Residential	34192.00000000	0.78490000

PRIMARY STRUCTURES DETAIL

Extension	ID	Type	Square Footage	Year Built	Bedrooms	Sketch (click image to download)
R01	D	Dwelling	3795	1940	4	
R01	1	Open Frame Porch	506			
R01	1	Open Frame Porch	140			
R01	2	Enclosed Frame Porch	198			
		Total Square Footage	4639			

Extension	ID	Type	Square Footage	Year Built	Bedrooms	Sketch (click image to download)
R02	D	Dwelling	399	1940	1	
		Total Square Footage	399			





SHINGLE PROFILE: GRANITE RIDGE
COLOR: IRONWOOD

Date Prepared: 07/19/2022
Supersedes Date: 12/15/2018 Version 1.1

SECTION 1: IDENTIFICATION

1.1 PRODUCT IDENTIFIER
Product Names: Unified Steel Stone-Coated Steel Roofing Panels and Accessories

1.1 INTENDED USE OF THE PRODUCT BUILDING MATERIALS Building Material (roofing)

1.2 NAME, ADDRESS AND TELEPHONE NUMBER OF THE RESPONSIBLE PARTY
WESTLAKE ROYAL ROOFING LLC
2801 Post Oak, Suite 600, Houston, Texas 77056 | Ph:1-855-769-2585

1.3 EMERGENCY TELEPHONE NUMBER: 1-800-822-7529

SECTION 2: HAZARD (S) IDENTIFICATION

CLASSIFICATION OF THE SUBSTANCE OR MIXTURE (GHS-US)
This product is an article as defined in the OSHA Hazard Communication Standard [29 CFR 1910.1200(c)] and is exempt from regulatory requirements when handled as a manufactured item. This SDS contains additional health hazard information related to dust generation during installation.

2.1 HAZARD CLASSIFICATION (GHS-US)
Skin Irritation 2

Eye Irritation 2 B

2.2 LABEL ELEMENTS (GHS-US)

Hazard Pictograms: 

Signal Word:
- Warning

Hazard Statements:
- Product causes skin irritation upon handling (H315)
- Dust causes eye irritation (H320)

Precautionary and Response Statements:

- Do not handle until all safety precautions have been read and understood (P202)
- Wear protective gloves and eye protection (P280)
- IF DUST OR PARTICLES IN EYES: Rinse cautiously with water for at least 15 minutes. Remove contact lenses if present and easy to do. Continue rinsing until pain or irritation subsides. (P305) (P351) (P338)
- If symptoms persist: Get medical advice/attention (P308) (P313)

2.3 OTHER HAZARDS
Welding or other application of high temperature to this product or cutting with power saws may result in other hazards. (See installation instructions.)

2.4 CALIFORNIA PROPOSITION 65: **WARNING:** Cancer and Reproductive Harm—www.P65Warnings.ca.gov

SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

3.1 DESCRIPTION OF PRODUCT Steel panel with acrylic polymer simulated stone finish coating. (All colors.)

3.2 PRODUCT INGREDIENTS AND HAZARD CLASSIFICATION
Classification based on solid product mixture form.

Ingredient	Product Identifier (CAS No.)	% (w/w)	Classification (GHS-US)
Iron (steel alloy) mixture	251-096-4	> 90	• Skin Irritation 2, H315 • Eye Irritation 2B, H320
Dacite	Mixture	1 – 2%	• Not classified
Quartz (component of Dacite)	14808-60-7	> 1%	• Carcinogenicity 1A, H350 • STOT-RE (Repeated Exposure) 2 (Respiratory), H373
Acrylic polymer	Not Established	< 5	• Not classified
Calcium carbonate	1317-65-3	< 4	• Not classified
Kaolin	1332-58-7	< 1	• Not classified
Sodium silicate	1334-09-8	< 1	• Skin Irritation 2, H315 • Eye Irritation 2B, H320

Note: This product contains additional not classified substances at low concentrations that do not contribute to the hazards of this product.

SECTION 4: FIRST AID MEASURES

4.1 DESCRIPTION OF FIRST AID MEASURES

General: Never give anything by mouth to an unconscious person. Any person who is experiencing symptoms of injury or illness should be moved to a comfortable area with fresh air, and the label or SDS for this product reviewed.

Inhalation: If symptoms of dust exposure (respiratory irritation) occur, move the person to fresh air. Provide drinking water, if conscious, to flush mouth and irrigate upper respiratory tract. Seek medical attention for discomfort or if coughing or other symptoms do not subside.

Eye Contact: If injury is due to a projectile, seek immediate medical attention. If the person's symptom is eye irritation due to dust exposure, careful flushing with clean water should continue for at least 15 minutes. If contact lenses are present, they should be removed after flushing. Flushing should continue until irritation subsides. Medical attention should be obtained if irritation persists.

Skin: Injuries to skin due to abrasion, laceration, or crushing should be treated by flushing with clean water, followed by first aid (application of disinfectant and bandage). If the injury is more extensive or irritation and pain persists, medical attention should be sought.

4.2 MOST IMPORTANT SYMPTOMS AND EFFECTS—BOTH ACUTE AND DELAYED

General: Product, when installed according to recommendations does not cause significant exposure to hazardous substances.

Inhalation: Dust generated from power tool cutting or grinding may cause respiratory irritation and exposure to respirable crystalline silica, and application of high temperature may release harmful fumes and smoke.

Eye Contact: Other than abrasion and irritation, eye contact does not cause delayed or chronic symptoms.

Skin Contact: Other than abrasion and irritation, skin contact should not cause delayed or chronic symptoms.

4.3 INDICATION OF IMMEDIATE MEDICAL ATTENTION AND SPECIAL TREATMENT
If symptoms of exposure continue after first aid treatment, medical attention should be obtained.

SECTION 5: FIRE-FIGHTING MEASURES

5.1 EXTINGUISHING MEDIA Suitable Extinguishing Media: Use extinguishing media appropriate for surrounding fire. Finished product is not combustible.

5.2 SPECIAL HAZARDS ARISING FROM THE SUBSTANCE OR MIXTURE

Fire Hazard: Not combustible.

Explosion Hazard: Product is not explosive.

Reactivity: Hazardous reactions are not expected to occur under normal conditions.

5.3 ADVICE FOR FIRE FIGHTERS
Not applicable.

SECTION 6: ACCIDENTAL RELEASE MEASURES

6.1 PERSONAL PRECAUTIONS, PROTECTIVE EQUIPMENT, AND EMERGENCY PROCEDURES
General Measures: Do not breathe dust. Do not get in eyes, on skin,or on clothing.

6.1.1. FOR NON-EMERGENCY PERSONNEL
Protective Equipment: Use appropriate personal protective equipment (PPE) to prevent physical injuries.
Emergency Procedures: Not applicable.

6.1.2. FOR EMERGENCY PERSONNEL
Protective Equipment: Equip clean-up crew with proper protection.
Emergency Procedures: Not applicable.

6.2 ENVIRONMENTAL PRECAUTIONS
Reuse product as appropriate to avoid disposal.

6.3 METHOD SAND MATERIAL FOR CONTAINMENT AND CLEAN-UP
Containment: Contain and collect as any solid. Avoid actions that cause dust to become airborne. Do not breathe
dust, and do not allow large quantities of dust to contact skin.

6.4 REFERENCE TO OTHER SECTIONS See Section 8.
Exposure Controls and Personal Protection. For further information, refer to Section 13.

SECTION 7: HANDLING AND STORAGE

7.1 PRECAUTIONS FOR SAFE HANDLING
Additional Hazards when Processed: Cutting, crushing, or grinding crystalline silica-bearing materials will release respirable crystalline silica. Use all appropriate measures of dust control or suppression and Personal Protective Equipment (PPE) described in Section 8.
Hygiene Measures: Handle in accordance with good industrial hygiene and safety procedures. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking, and again when leaving work.

7.2 CONDITIONS FOR SAFE STORAGE, INCLUDING ANY INCOMPATIBILITIES
Not applicable.

7.3 SPECIFIC END-USE(S) No applicable limits.

SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

8.1 EXPOSURE LIMITS

The following exposure limits are based on a time-weighted full-shift exposure, unless otherwise noted.

Ingredient	OSHA PEL[1]	ACGIH-TLV[2]	Other[3]
Iron (steel alloy mixture)	10 mg/m³ (as fume)	5 mg/m³ (as fume)	5 mg/m³ (as fume)
Calcium carbonate	15 mg/m³ (total)	10 mg/m³ (total) 5 mg/m³ (respirable)	10 mg/m³ (total) 5 mg/m³ (respirable)
Kaolin	15 mg/m³ (total) 5 mg/m³ (respirable)	2 mg/m³ (respirable)	10 mg/m³ (respirable)
Sodium silicate	Not Established	Not Established	Not Established
Acrylic polymer	Not Established	Not Established	Not Established
Dacite	15 mg/m³ (total) 5 mg/m³ (respirable)	2 mg/m³ (respirable)	10 mg/m³ (respirable)
Quartz (crystalline silica)[4]	0.05 mg/m³ (respirable)	0.025 mg/m³ (respirable)	0.05 mg/m³ (respirable)

ƒn[1] OSHA PEL (Permissible Exposure Levels at 29 CFR1910.1000)

ƒn[2] ACGIH-TLV (American Conference of Governmental Industrial Hygienists-Threshold Limit Values 2018)

ƒn[3] NIOSH REL (National Institute for Occupational Safety & Health Recommended Exposure Limit)

ƒn[4] Crystalline silica is encapsulated in a non-releasable matrix but may be released upon cutting or grinding. See OSHA Respirable Crystalline Silica Standards [29 CFR §§ 1910.1053 and 1926.1153], if applicable.

8.2 EXPOSURE CONTROLS

Hand Tool Equipment Recommended: This product is designed to be installed with hand tools, drills and manual guillotine-style cutters. Grinding or other power tool use may require additional control measures (see below). Welding or other application of heat is not recommended.

Appropriate Engineering Controls: Power equipment should be equipped with wet dust suppression or dust collection devices if cutting/grinding/chipping product. Emergency eyewash equipment should be available in the immediate vicinity of any potential exposure. Use local exhaust or general dilution ventilation, or other suppression methods to maintain dust levels below exposure limits. Reference: OSHA Respirable Crystalline Silica Standard for Construction [29 CFR 1926.1153].

Personal Protective Equipment: Protective goggles or safety glasses, and gloves. Wear respiratory protection if dust is present if cutting or grinding product or applying heat.



Hand Protection: Protective gloves as appropriate to prevent abrasion and hand injuries.

Eye and/or Face Protection: Approved safety glasses, goggles, and/or face-shield.

Skin and Body Protection: Appropriate work clothing and footwear should be worn.

Respiratory Protection: Not necessary under normal installation practices. If power tools are used and exposure limit exceedances are expected, irritation is experienced, or sensitive individual is exposed, approved respiratory protection should be worn in accordance with the OSHA Respiratory Protection Standard [29 CFR 1910.134].

SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

9.1 INFORMATION ON BASIC PHYSICAL AND CHEMICAL PROPERTIES

Physical State: Solid.
Appearance: Solid. Panels come in a wide range of colors.
Odor: Essentially odorless.
Odor Threshold: No data.
pH: Not applicable. **Evaporation Rate:** Not applicable.
Melting Point: No data.
Freezing Point: Not applicable.
Boiling Point: Not applicable.
Flash point: Not applicable.
Auto-Ignition Temperature: Not applicable.
Decomposition Temperature: Not applicable.
Flammability (solid, gas): Not applicable.
Lower Flammable Limit: No data.
Upper Flammable Limit: No data.
Vapor Pressure: No data.
Relative Vapor Density at 20°C: No data.
Relative Density: 60 pounds/cubic foot.
Specific Gravity: No data.
Solubility: Insoluble
Partition Coefficient—N-Octanol/Water: Not applicable.
Viscosity: Not applicable.
Explosion Data—Sensitivity to Mechanical Impact: Not applicable.
Explosion Data—Sensitivity to Static Discharge: Not applicable.

SECTION 10: STABILITY AND REACTIVITY

10.1 REACTIVITY Hazardous reactions are not expected to occur under normal conditions.

10.2 CHEMICAL STABILITY Stable.

10.3 POSSIBILITY OF HAZARDOUS REACTIONS Not applicable.

10.4 CONDITIONS TO AVOID Not applicable.

10.5 INCOMPATIBLE MATERIALS Not applicable.

10.6 HAZARDOUS DECOMPOSITION PRODUCTS Not applicable.

SECTION 11: TOXICOLOGICAL INFORMATION

11.1 LIKELY ROUTES OF EXPOSURE

Skin Contact: Product is abrasive and may irritate unprotected skin.

Eye Contact: When product is shaped or cut, chips or dust may enter unprotected eyes and cause injury or irritation.

Inhalation: When product is shaped or cut, respirable dust may be generated that, when inhaled, can cause respiratory system irritation. Prolonged or repeated inhalation exposure may cause chronic illness.

Ingestion: Not expected to be an exposure route of concern.

11.2 SYMPTOMS RELATED TO PHYSICAL, CHEMICAL, AND TOXICOLOGICAL CHARACTERISTICS

Immediate Effects: Irritation of skin, eyes, and respiratory tract due to abrasion or dust inhalation will produce immediate discomfort, and first aid provided.

Delayed and Chronic Effects: Inhalation of dust on a prolonged or repeated basis may result in chronic lung disease or silicosis and may also result in lung cancer.

11.3 NUMERICAL MEASURES OF TOXICITY

The acute and chronic effects of exposure to this product's fumes/dust have not been quantified.

11.4 CARCINOGENICITY

This product contains crystalline silica, which may be released during cutting or grinding. For more information, consult installation instructions or the OSHA Respirable Crystalline Silica Standards. (See Section 8.) Crystalline silica has been determined to be carcinogenic by IARC and NTP, and is regulated by the OSHA Respirable Crystalline Silica Standard for Construction [29 CFR 1926.1153].

SECTION 12: ECOLOGICAL INFORMATION

12.1 TOXICITY No additional information available.
12.2 PERSISTENCE AND DEGRADABILITY Not available.
12.3 BIO ACCUMULATIVE POTENTIAL Not available.
12.4 MOBILITY IN SOIL Not available.
12.5 OTHER ADVERSE EFFECTS Not available.

SECTION 13: DISPOSAL CONSIDERATIONS

13.1 WASTE TREATMENT METHODS

Waste Disposal Recommendations: Scrap material should be re-used or recycled. Waste is not a hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA) (40 CFR 261). Dispose of waste material in accordance with all local, regional, national, provincial, territorial, and international regulations.

SECTION 14: TRANSPORT INFORMATION

14.1 IN ACCORDANCE WITH DOT Not regulated for transport.
14.2 IN ACCORDANCE WITH IMDG Not regulated for transport.
14.3 IN ACCORDANCE WITH IATA Not regulated for transport.
14.4 IN ACCORDANCE WITH TDG Not regulated for transport.

SECTION 15: REGULATORY INFORMATION

15.1 U.S. FEDERAL REGULATIONS

Panel

SARA Section 311/312 Hazard Classes (40 CFR 370)

Product is an exempt article [40 CFR 370.13(b)], but if reporting is required by local agency: skin irritation, eye irritation, specific target organ toxicity (single or repeated exposure).

SARA Section 313 Emission Reporting (40 CFR 372)

This product may contain constituents listed under SARA (Title III) Section 313, but not in amounts requiring supplier notification.

TSCA Inventory (40 CFR 720)

All constituents are included on the Toxic Substances Control Act Chemical Inventory or exempt from listing).

15.2 U.S. STATE REGULATIONS

State Right-to-Know Laws

This product, as an article, is exempt from hazardous substance inventory reporting under the Massachusetts, New Jersey, and Pennsylvania right-to-know laws.

California Proposition 65—Warning Required Refer to Section 2.4.

15.3 CANADIAN REGULATIONS

DSL

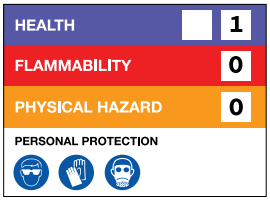
All ingredients are listed or exempt from inclusion on the Canadian Domestic Substances List (DSL).

WHMIS

Not listed: This product has been classified in accordance with the hazard criteria of the CPR, and the SDS contains all the information required by the CPR.

15.4 OTHER: HMIS AND NFPA

HMIS:



NFPA:



SECTION 16: OTHER INFORMATION

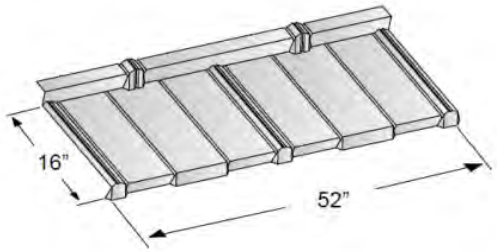
Party Responsible for Preparation of this Document

Westlake Royal Roofing LLC
1-855-769-2585 | (949) 585-8200

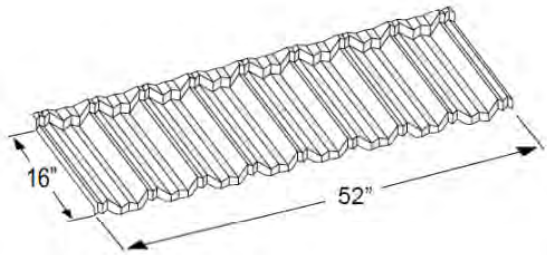
Limitations

The information and recommendations set forth herein are based on data we have in our possession, and we have reason to believe is accurate. It is, however, the user's responsibility to determine the safety, toxicity, or suitability for his/her own use of the herein described product. Because the actions by others is beyond our control, Westlake Royal Roofing LLC makes no warranty expressed or implied regarding accuracy of the data or the results to be obtained from the use thereof.

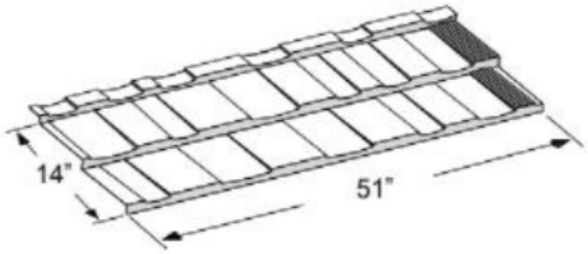
PROFILE DRAWINGS:



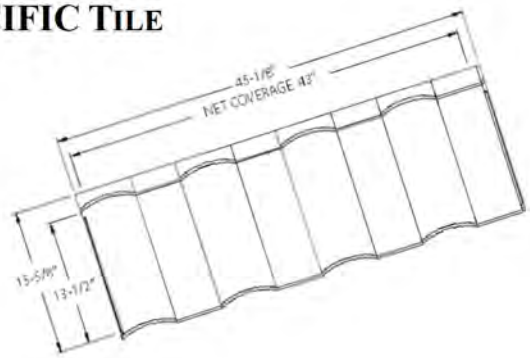
PINE-CREST SHAKE



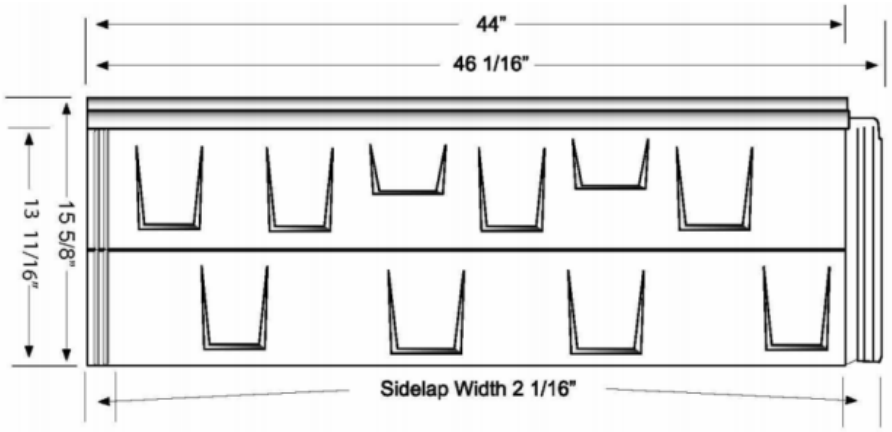
PACIFIC TILE



COTTAGE SHINGLE

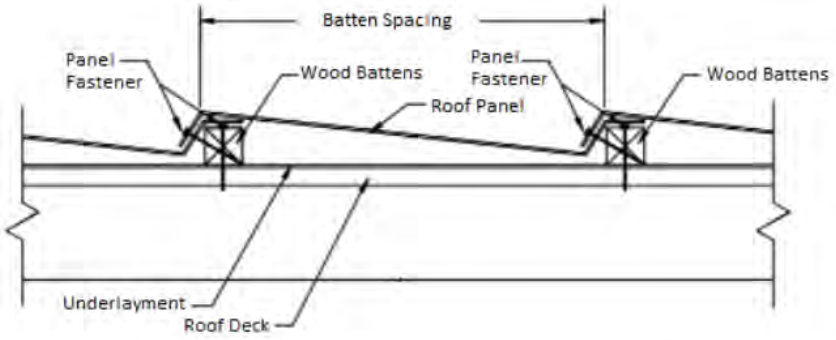


BARREL-VAULT TILE

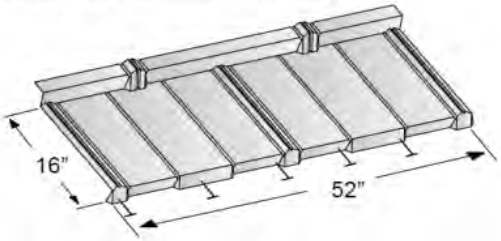


GRANITE-RIDGE SHINGLE

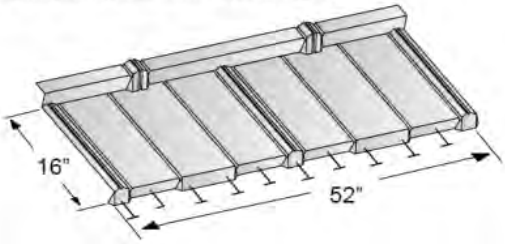
DETAIL A (WITH BATTENS)
(N.T.S.)



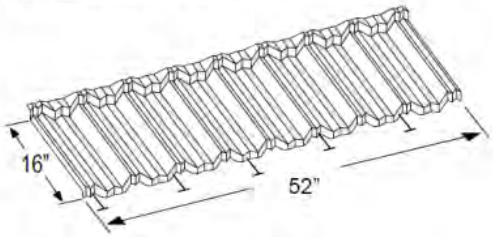
Pine Crest Shake - Batten Pattern 1



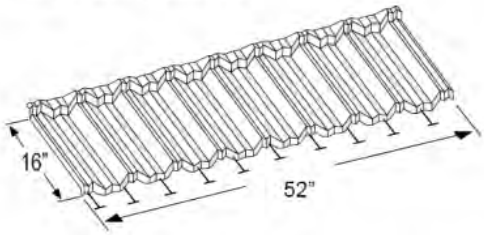
Pine Crest Shake - Batten Pattern 2



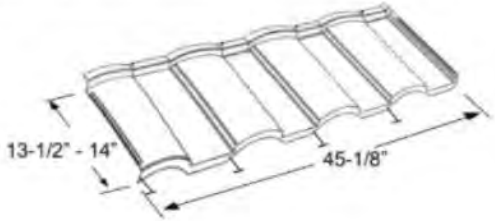
Pacific Tile - Batten Pattern 1



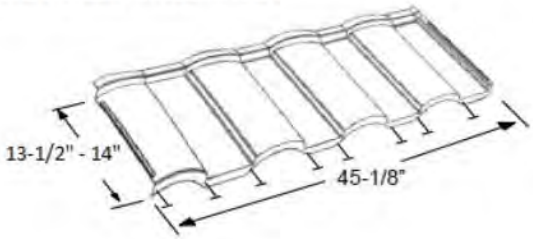
Pacific Tile - Batten Pattern 2



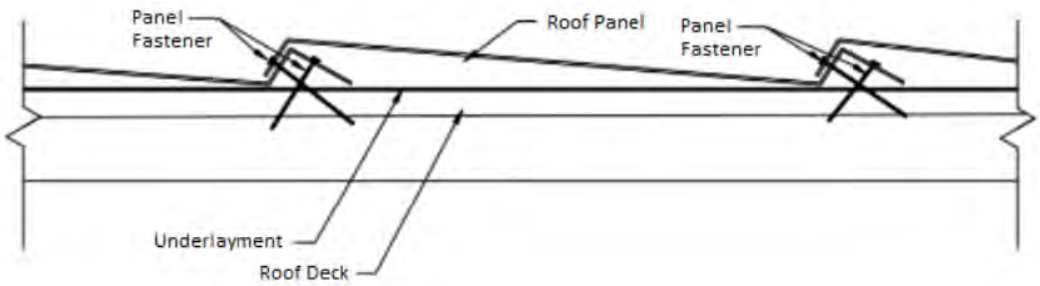
Barrel Vault - Batten Pattern 1



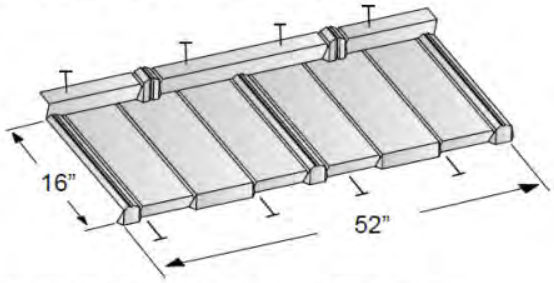
Barrel Vault - Batten Pattern 2



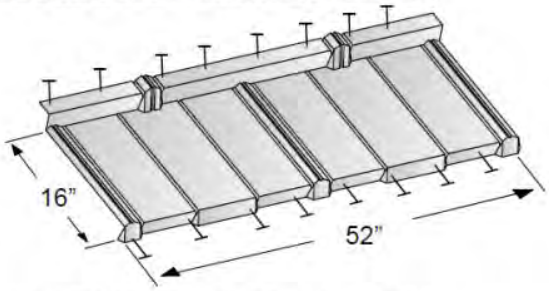
DETAIL B (DIRECT DECK)
(N.T.S.)



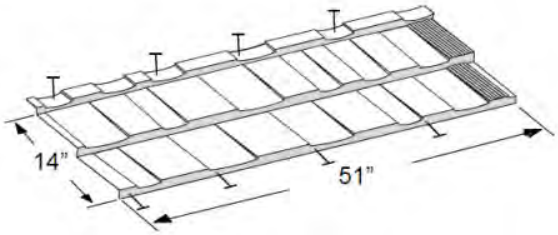
Pine Crest Shake - Direct-to-Deck Pattern 1



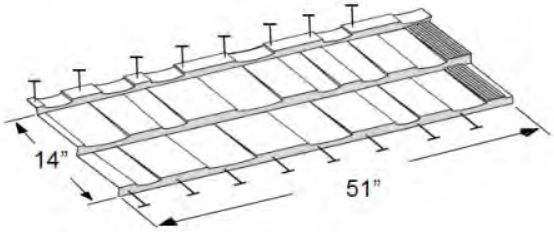
Pine Crest Shake - Direct-to-Deck Pattern 2



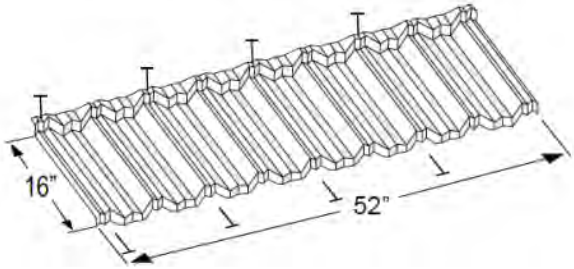
Cottage Shingle - Direct-to-Deck Pattern 1



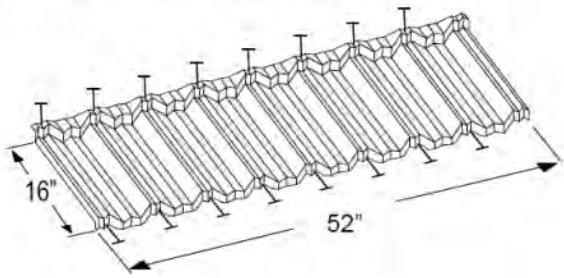
Cottage Shingle - Direct-to-Deck Pattern 2



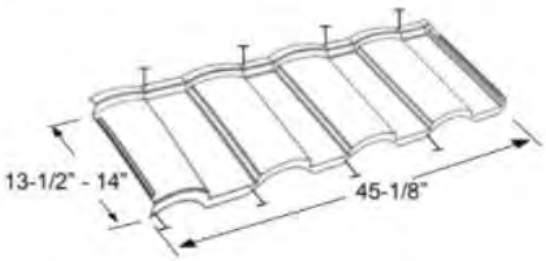
Pacific Tile - Direct-to-Deck Pattern 1



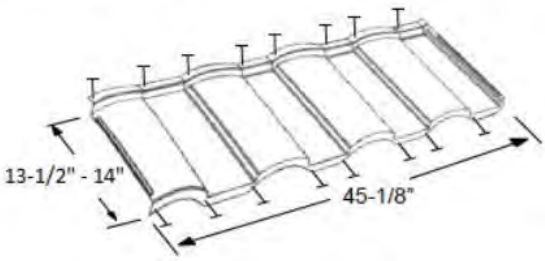
Pacific Tile - Direct-to-Deck Pattern 2



Barrel Vault - Direct-to-Deck Pattern 1



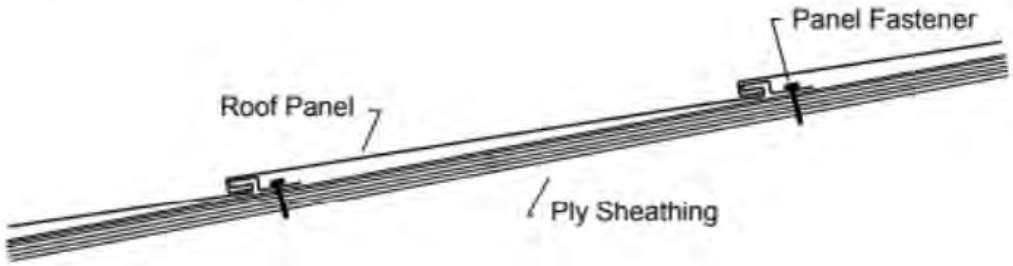
Barrel Vault - Direct-to-Deck Pattern 2



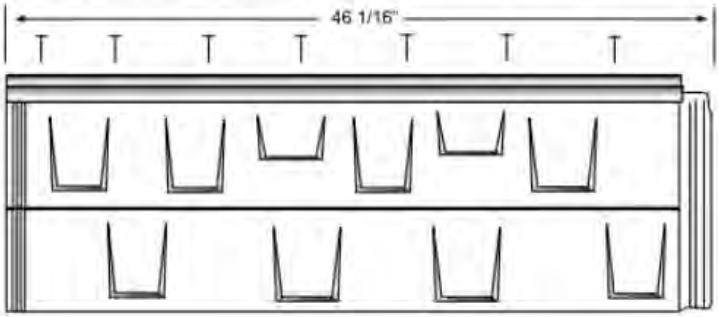
MIAMI-DADE COUNTY APPROVED

DETAIL C

Granite Ridge Installation Patterns



Granite Ridge - Direct-to-Deck



END OF THIS ACCEPTANCE

CERTIFICATE OF LIABILITY INSURANCE

3/31/2027 | DATE (MM/DD/YYYY) 3/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 1185 Avenue of the Americas, Ste. 2010 New York NY 10036 (646) 572-7300	CONTACT NAME: Erie Cert Requests PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: Eriecertrequests@lockton.com
INSURED 1500420 Erie Construction Mid-West, LLC 3516 Granite Circle Toledo OH 43617	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : National Union Fire Ins Co Pitts. PA 19445 INSURER B : AIU Insurance Company 19399 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 17997934 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY	N	N	017678959	3/31/2026	3/31/2027	EACH OCCURRENCE	$ 2,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ XXXXXXX
							MED EXP (Any one person)	$ XXXXXXX
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 2,000,000
	[ ] POLICY [X] PRO-JECT [X] LOC						GENERAL AGGREGATE	$ 4,000,000
	[ ] OTHER:						PRODUCTS - COMP/OP AGG	$ 4,000,000
								$
A B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	N	N	017678954 017678955	3/31/2026 3/31/2026	3/31/2027 3/31/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
							BODILY INJURY (Per person)	$ XXXXXXX
							BODILY INJURY (Per accident)	$ XXXXXXX
							PROPERTY DAMAGE (Per accident)	$ XXXXXXX
								$ XXXXXXX
A	[X] UMBRELLA LIAB [X] OCCUR	N	N	19188438	3/31/2026	3/31/2027	EACH OCCURRENCE	$ 5,000,000
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$ 5,000,000
	[ ] DED [ ] RETENTION $							$ XXXXXXX
B B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	017678956 017678957	3/31/2026 3/31/2026	3/31/2027 3/31/2027	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

17997934
Evidence of Insurance

CANCELLATION See Attachment

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

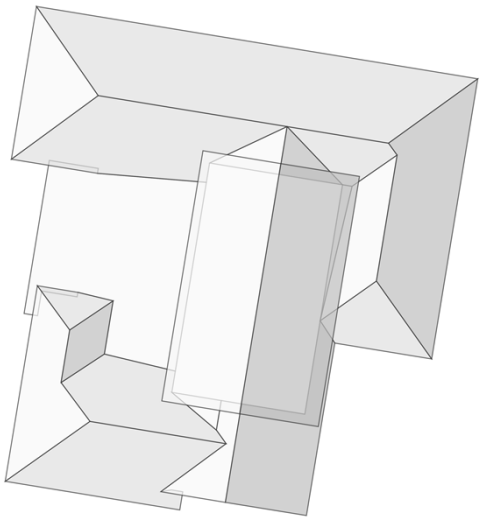
AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD


LEGEND

610 Don Gaspar Ave, Santa Fe, NM 87505 Report: 70453479



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact:	Bob Rozanski
Company:	Erie Home
Address:	128 Weldon Pkwy Maryland Heights, MO 63043
Phone:	314-569-2539

TABLE OF CONTENTS

Images 1
Length Diagram 4
Pitch Diagram 5
Area Diagram 6
Notes Diagram 7
Report Summary 8

MEASUREMENTS

Total Roof Area =4,181 sq ft
Total Roof Facets =21
Predominant Pitch =6/12
Number of Stories >1
Total Ridges/Hips =261 ft
Total Valleys =120 ft
Total Rakes =80 ft
Total Eaves =340 ft
Estimated Attic=356 sq ft

Measurements provided by www.eagleview.com

Certified Accurate

www.eagleview.com/Guarantee.aspx

© 2008-2026 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

610 Don Gaspar Ave, Santa Fe, NM 87505 Report: 70453479

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



© 2008-2026 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

610 Don Gaspar Ave, Santa Fe, NM 87505 Report: 70453479

IMAGES

North Side



South Side



© 2008-2026 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

610 Don Gaspar Ave, Santa Fe, NM 87505 Report: 70453479

IMAGES

East Side



West Side

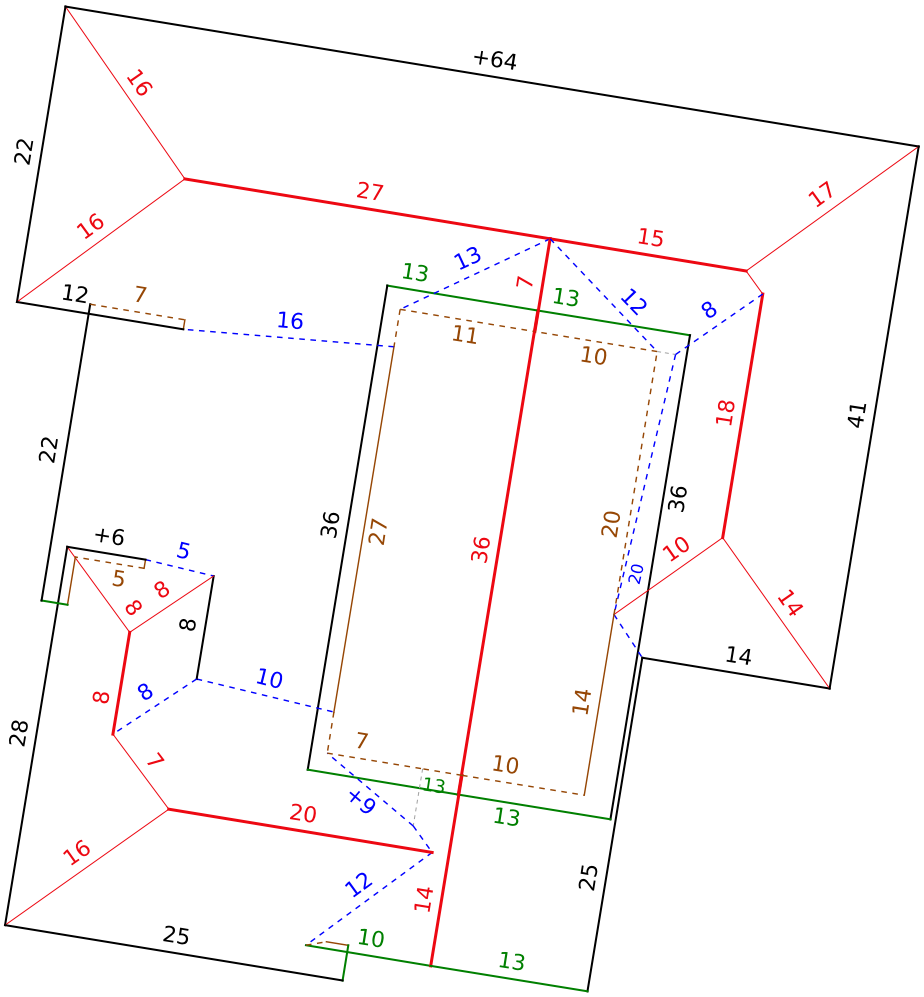


© 2008-2026 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

610 Don Gaspar Ave, Santa Fe, NM 87505 Report: 70453479

LENGTH DIAGRAM

Total Line Lengths:
Ridges = 145 ft
Hips = 116 ft
Valleys = 120 ft
Rakes = 80 ft
Eaves = 340 ft
Flashing = 48 ft
Step flashing = 82 ft
Parapets = 0 ft



© 2026 Eagle View Technologies, Inc. All Rights Reserved

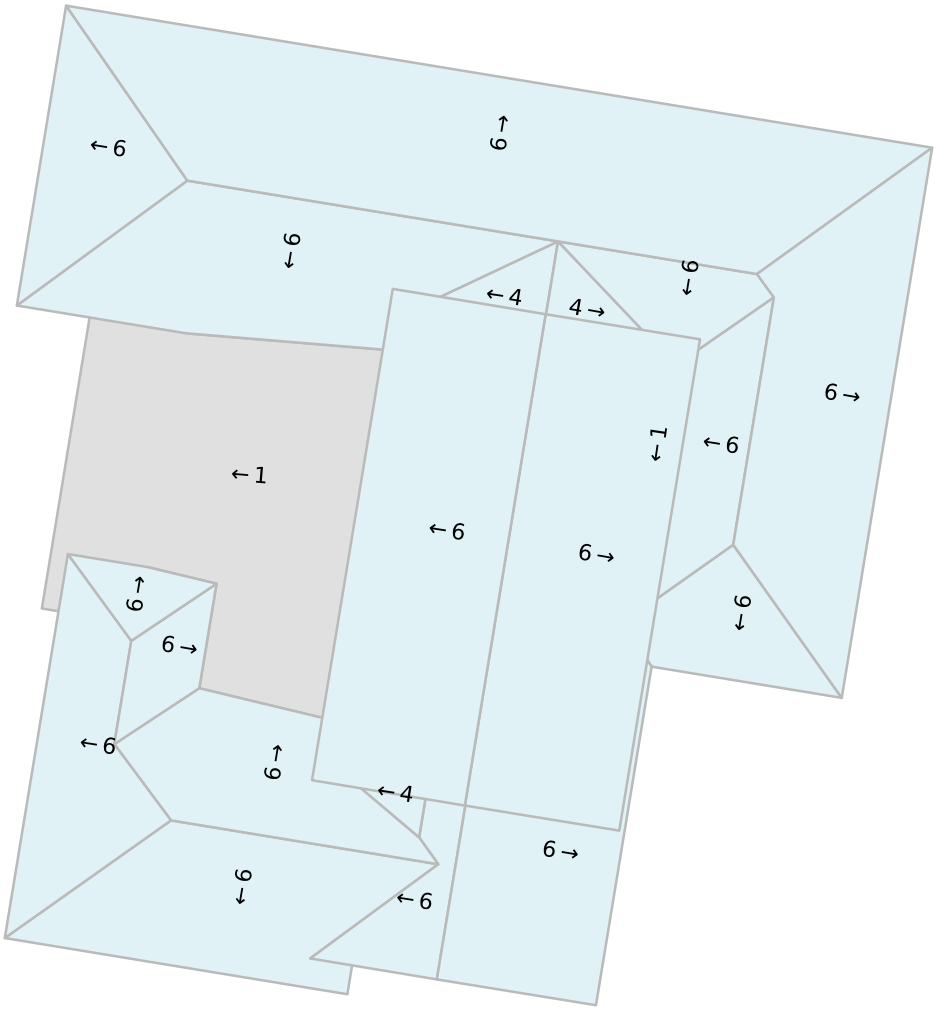
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

© 2008-2026 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

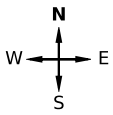
610 Don Gaspar Ave, Santa Fe, NM 87505 Report: 70453479

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 6/12



© 2026 Eagle View Technologies, Inc. All Rights Reserved



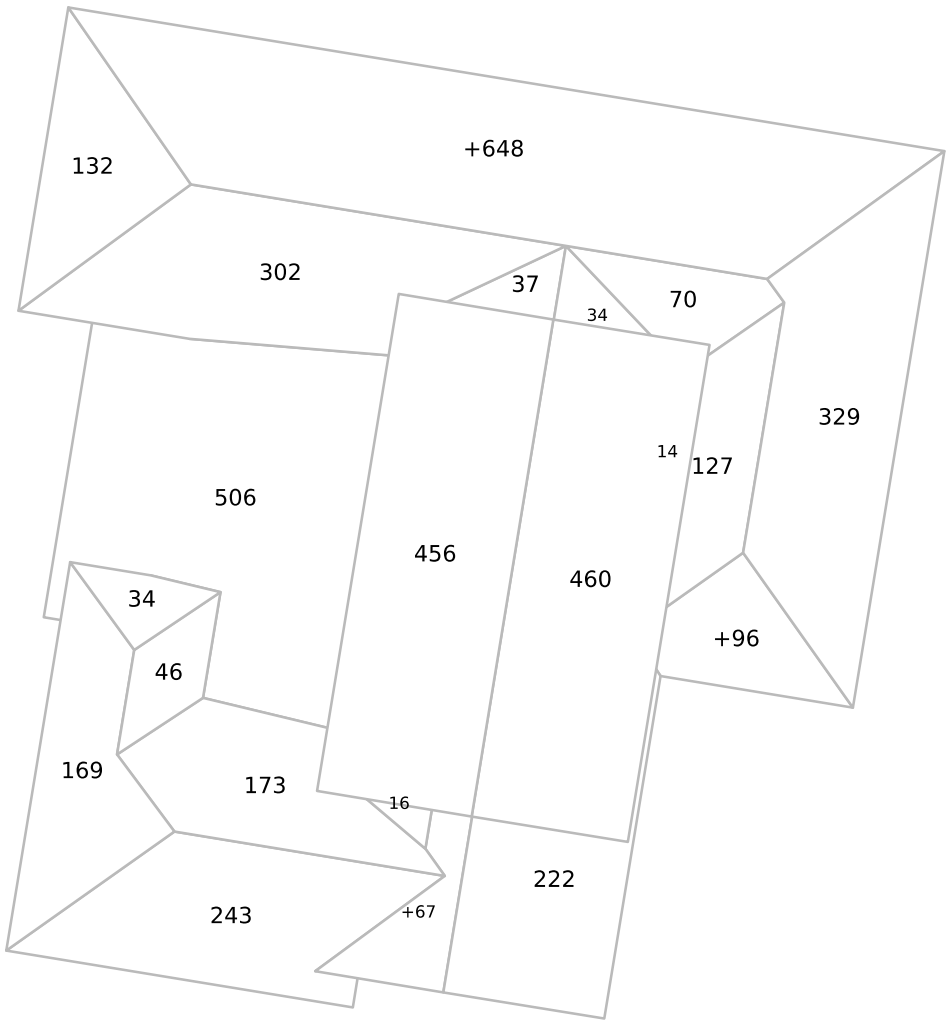
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches.

© 2008-2026 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

610 Don Gaspar Ave, Santa Fe, NM 87505 Report: 70453479

AREA DIAGRAM

Total Area = 4,181 sq ft, with 21 facets.



© 2026 Eagle View Technologies, Inc. All Rights Reserved

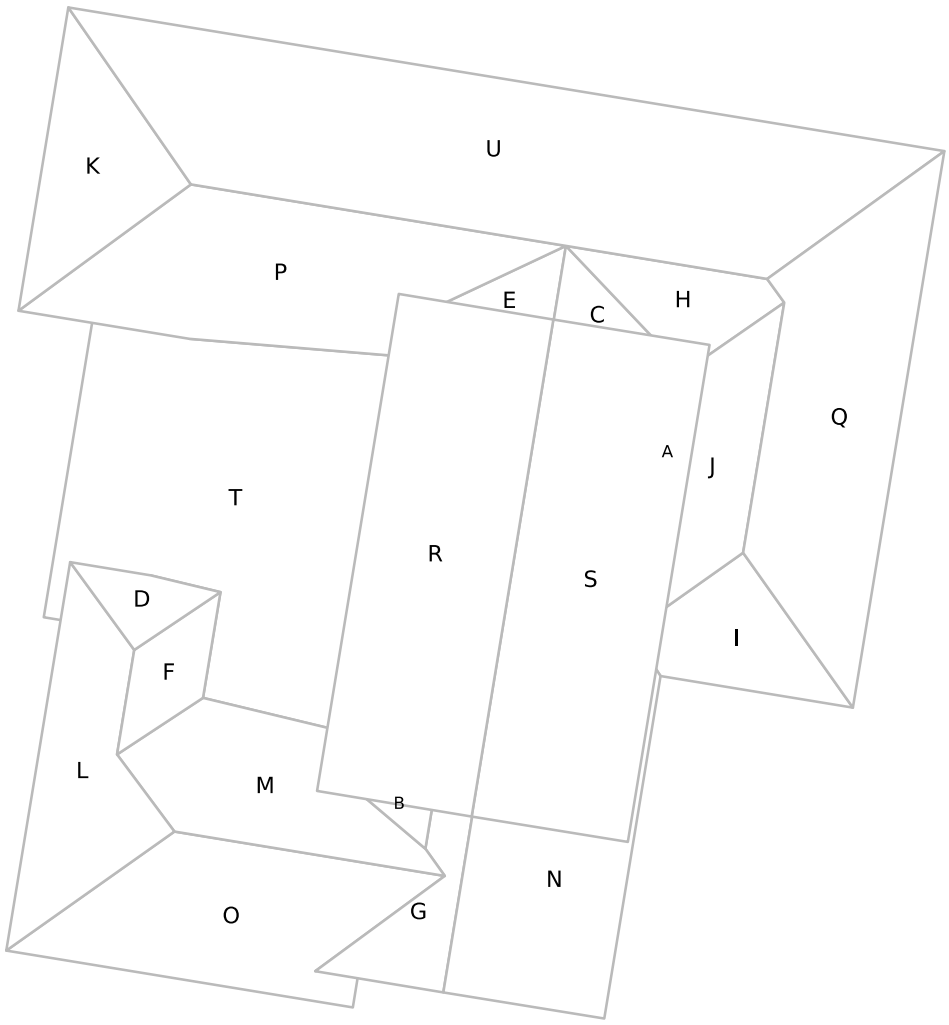
Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

© 2008-2026 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

610 Don Gaspar Ave, Santa Fe, NM 87505 Report: 70453479

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



© 2026 Eagle View Technologies, Inc. All Rights Reserved

© 2008-2026 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

REPORT SUMMARY

All Structures

Areas per Pitch			
Roof Pitches	1/12	4/12	6/12
Area (sq ft)	519.9	86.5	3574.5
% of Roof	12.4%	2.1%	85.5%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity		
Simple	Normal	Complex

Waste Calculation

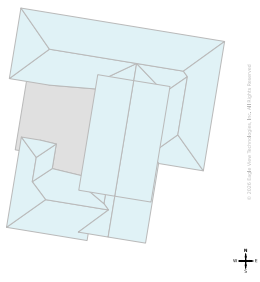
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater.
For total measurements of all pitches, please refer to the Lengths, Areas, and Pitches section below.

Waste %	0%	3%	8%	13%	16%	18%	20%	23%	28%
Area (Sq ft)	3661	3771	3954	4137	4247	4320	4394	4504	4687
Squares *	36.66	38.00	39.66	41.66	42.66	43.33	44.00	45.33	47.00
	Measured					Suggested			

* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

All Structures Totals



Total Roof Facets = 21

Lengths, Areas and Pitches

Ridges = 145 ft (8 Ridges)
Hips = 116 ft (10 Hips).
Valleys = 120 ft (12 Valleys)
Rakes† = 80 ft (8 Rakes)
Eaves/Starter‡ = 340 ft (13 Eaves)
Drip Edge (Eaves + Rakes) = 420 ft (21 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 48 ft (6 Lengths)
Step flashing = 82 ft (11 Lengths)
Predominant Pitch = 6/12
Total Area (All Pitches) = 4,181 sq ft

Property Location

Longitude = -105.9415930
Latitude = 35.6803200

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

© 2008-2026 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

Online Maps

Online map of property
http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=610+Don+Gaspar+Ave,Santa+Fe,NM,87505
Directions from Erie Home to this property
http://maps.google.com/maps?f=d&source=s_d&saddr=128+Weldon+Pkwy,Maryland+Heights,MO,63043&daddr=610+Don+Gaspar+Ave,Santa+Fe,NM,87505

© 2008-2026 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

610 Don Gaspar Ave, Santa Fe, NM 87505 Report: 70453479

IMPORTANT LEGAL NOTICE AND DISCLAIMER

Notice and Disclaimer

No Warranty: The Copyrighted Materials are provided to you "as is," and you agree to use it at your own risk.

EagleView Technologies makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise, including but not limited to, content, quality, accuracy, completeness, effectiveness, reliability, fitness for a particular purpose, usefulness, use or results to be obtained from the Copyrighted Materials.

Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.

© 2008-2026 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.








Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.








Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.








Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

City of Santa Fe, New Mexico

memo

DATE: August 25, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director

FROM: Amanda Romero, Senior Planner, Historic Preservation Division ALR

2026-012691-HDRB. 216 Maynard Unit A & B. Westside-Guadalupe Historic District, Contributing, Green Image Construction, agent for Jennica Kilbride, owner, proposes to replace windows and change garage door into a window with exceptions to 14-4.6(E)(4)(I)(a) altering openings on a primary façade and replacing historic windows on primary façade. Construct a 4'-4" yard wall.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: Windows Assessment

STAFF RECOMMENDATION:

Staff finds that the exception criteria 14-4.6(E)(4)(I)(a) replacing historic windows on primary façade has been met for unit A and recommends denial of unit B exception of 14-4.6(E)(4)(I)(a) altering openings on a primary façade. Otherwise, staff recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(5) Westside-Guadalupe Historic District Design Standards.

Sample motions:

Four motions will be required in this case.

a. In case 2026-012691-HDRB, for 216 Maynard unit A & B, approve or deny the application as submitted.
b. In case 2026-012691-HDRB, for 216 Maynard unit A, to approve /deny the exception to 14-4.6(E)(4)(I)(a) replacing historic windows on primary façade, finding that the exception criteria have/ have not been met.
c. In case 2026-012691-HDRB, for 216 Maynard unit B, to approve /deny the exception to 14-4.6(E)(4)(I)(a) altering openings on a primary façade, finding that the exception criteria have/ have not been met.
d. In case 2026-012691-HDRB, for 216 Maynard unit A, approve/deny the elements of the project that do not require an exception.
e. In case 2026-012691-HDRB, for 216 Maynard unit B, approve/deny the elements of the project that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-14-4.2(D). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

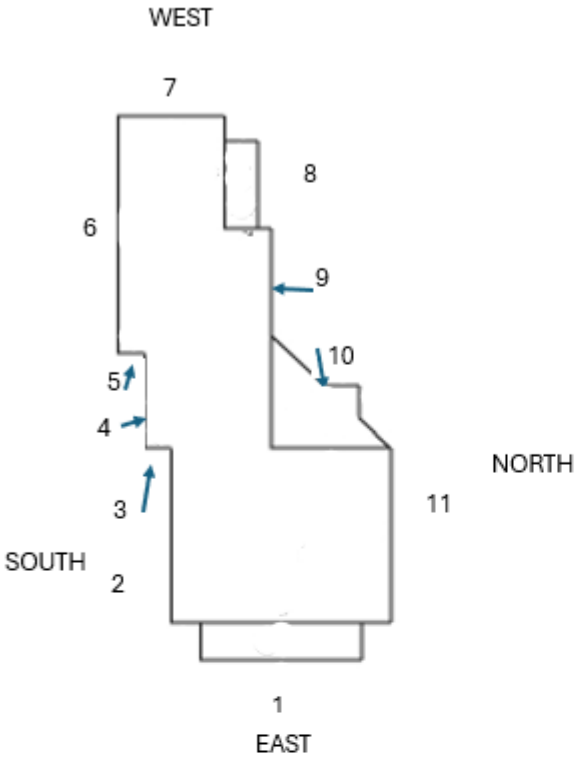
Streetscape:

These residential units are in Westside-Guadalupe Historic District. The streetscape architecture is vernacular in style, primarily adobe-built homes.

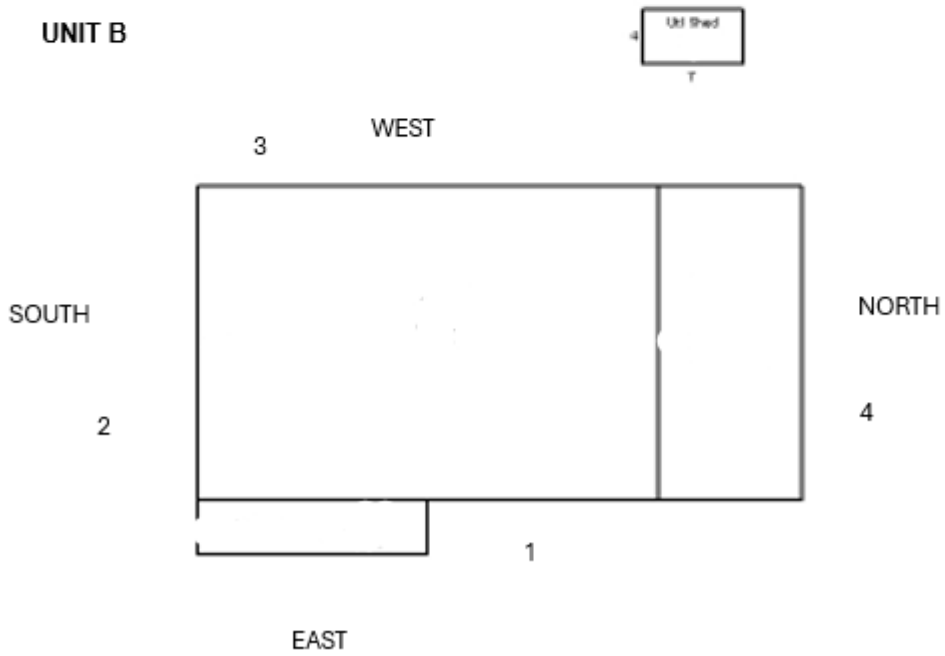
Site Description:

Residence (Unit A) was built in 1933-1939 by the Vigil family, and later built the garage (Unit B) prior to 1944. Both were built in Spanish Pueblo Revival style. These structures were given non-contributing status in 1958.
In April 2026, the Historic Districts Review Board designated Unit A as contributing with east façade number 1, south façade numbers 2,3,4,5, and north façade number 11 as primary excluding non-historic materials. Unit B was also designated as contributing with the east façade 1 as primary.

UNIT A


WEST
7
8
6
9
10
5
4
NORTH
3
11
SOUTH
2
1
EAST

UNIT B


Util Shed
WEST
3
SOUTH
NORTH
2
4
1
EAST

PREVIOUS CASE SUMMARIES:

HDRB:

This property was red tagged for construction without a permit by the historic inspector on February 5, 2025.

2026-012125-HDRB. Status review and primary façade designation

No other previous cases were located for this property.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

-Remove approximately 55' existing chain-link fence.
-Construct a new pony wall approximately 55' in length and 4'-0" in height, cmu block wall, cement stucco, pueblo color.
-4'-0" high wood gates, in natural stain finish.

Unit A
-Stucco over the existing wood panel section measuring approximately 20' long by 8' high of non -historic material under portal on primary façade, stucco finish shall include Traditional Pueblo in style and color.
-Window Restoration and Replacement:- According to the window assessment windows B, C, F, and I on the primary facades are not historic. Windows D, E, G, H, and O are historic and are all in fair condition. The new windows will read as similar to the existing with the same divided lites using in-kind materials.
-Window sizes will not change. New windows shall be Kolbe Windows, replace window with wood clad. Installation shall include all required flashing, weatherproofing, trim work, and related finish work.
-Removal of existing non-historic material, awnings/canopies located on the south side elevation and at the southeast corner of the east elevation.
-Repair and patch affected wall and roof surfaces as required.
-Replace window with wood clad.

Unit B
-Change garage door into a window opening on a primary façade.
-Stucco finish shall include Traditional Pueblo in style and color.

EXCEPTION CRITERIA AND RESPONSES:

Unit A

Exception to 14-4.6(E)(4)(I)(a) The applicant requests an exception to replacing historic windows on primary façades .

(i) *Do not damage the character of the district*
Applicant Response:
The existing windows have experienced significant deterioration and damage beyond practical repair. Replacement windows will follow the recommendations and window schedule prepared by

Ra Patterson, Historic Window Specialist, and will be designed to match the existing historic appearance, dimensions, proportions, and architectural character of the residence. The existing wood paneling located on the front elevation is deteriorated and no longer serviceable. Replacement materials and finishes will match the existing historic appearance and architectural style of the structure. Existing awnings proposed for removal are deteriorated and have reached the end of their useful life. Their removal will not adversely affect the historic character of the property or surrounding neighborhood. Selective stucco removal around affected window openings will be limited to areas necessary to perform repairs and window installation. New stucco will be applied using a traditional three-coat stucco system and finished to match the existing texture, color, and appearance of the structure.

Staff Response: Staff finds that this criterion is met. According to the window assessment, windows B, C, F, and I on the primary facades are not historic. Windows D, E, G, H, and O are historic and in fair condition. The new windows will read as similar to the existing with the same divided lites and using in-kind materials. This will not damage the character of the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare.*
Applicant Response:

All replacement materials, finishes, textures, and architectural details will be compatible with the existing residence and surrounding historic neighborhood.

Staff Response: Staff finds that this criterion is met. The existing windows are in fair condition but surrounding walls show evidence of deterioration from condensation. The replacement of the windows will prevent long-term moisture damage to the walls of the building.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*
Applicant Response:

The proposed improvements are limited to only those areas requiring repair or replacement due to deterioration and damage. Approval of this request will allow for the preservation, stabilization, and continued maintenance of the property while ensuring that replacement materials remain historically compatible with the surrounding district.

Staff Response: Staff finds that this criterion is met. The applicant offered to make repairs to the historic windows when possible, but found that the repairs were not possible. The applicant is replacing the windows using in-kind wooden cladding to retain the historic design, material, and appearance of the historic windows.

Unit B

Exception to 14-4.6(E)(4)(I)(a) The applicant requests an exception to replacing altering openings on a primary façade.

(i) *Do not damage the character of the district.*
Applicant Response:

The proposed modification at 216 B Maynard St will not damage the historic character of the district. The existing garage door opening will be enclosed and replaced with a new window designed to be compatible with the existing residence and surrounding historic neighborhood. The size, configuration, and placement of the proposed window are based on the findings and recommendations contained in the Window Analysis Report prepared by Ra Patterson, Historic Window Specialist, and will follow the approved Window Schedule for 216 Maynard Street. The materials, Traditional Pueblo stucco finish, color, proportions, and architectural appearance will match the existing structure. A new three-coat cement stucco system will be installed around the new window opening, and the stucco color, texture, and appearance will be matched to the existing residence. The proposed window and wall assembly will maintain the residential and historic character of the property and will be compatible with the surrounding historic district.

Staff Response: Staff finds that this criterion is not met. The window replaces a garage opening which no longer reads as a garage. The opening should remain as it was historically or it will damage the character of the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare.*
Applicant Response:

The requested exception is necessary to improve the functionality, safety, energy efficiency, and long-term maintenance of the existing structure. The garage opening is no longer needed for vehicle access, and converting the opening to a properly framed wall with a historically compatible window will improve the usability of the space while maintaining the architectural character of the property. The modification will not negatively impact neighboring properties or the public welfare.

Staff Response: Staff finds that this criterion is not met. While the use of the garage space has changed, having the garage opening remain is not a hardship. The applicant could place a false door in front of the window and leave the opening to read as a garage opening. There is no hardship recognized.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*

Applicant Response:

The proposed modification supports the continued use and preservation of the existing residence while respecting the character-defining features of the historic district. The new window, traditional Pueblo stucco finish, and matching architectural details will preserve the visual integrity of the property while allowing the structure to remain functional and sustainable for long-term residential use.

Staff Response: Staff finds that this criterion is not met. Other design options have not been considered.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

C. Buildings with Significant or Contributing Historic Status

1. IPurpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.

b. A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

V. Restoration of Status

If a property owner makes changes to a structure without the proper City approvals, which result in the lowering of the structure's status, staff or the Board may require the property owner to restore the structure such that its former status is restored.

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

Ill. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.

a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.

b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

E. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6(G).

I. General

I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

Ill. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards set forth in this section.

b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

a. Building additions are not permitted on primary facades.

b. All building additions shall be set back a minimum of ten feet from the primary facade.

c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.

d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.

b. Building additions to contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of

Subsection A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

IV. Remodeling to Increase Height
   a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
   b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
   a. Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double-pane glass may be used. No window opening shall be widened or narrowed.
   b. Window depth and other characteristics of window and door fenestration shall be preserved.
   c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
   d. No historic opening shall be closed.

II. For all facades of contributing, significant, and landmark structures:
   a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
   b. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.
   c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

The existing historic roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing historic feature of the structure.

6. Surface Cleaning

The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

   Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries.*

8. Signs
9. Murals
10. Pedestrian-Oriented Areas

F. Height, Pitch, Scale, Massing, and Floor Stepbacks.

The height, pitch, scale, and massing of any structure in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted elsewhere within this chapter.

l. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:
   1. Downtown and Eastside;
   2. Don Gaspar Area;
   3. Historic Transition; and
   4. Westside-Guadalupe.

b. In the Historic Review district, as specified herein.

II. Streetscape Standards

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

II. Height Limitations

The HDRB shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

a. If a proposed building has a parapet, the façade shall not exceed two feet of the average of the height of the façades in the streetscape.

b. If the proposed building has a pitched roof, the ridge height of the proposed building shall not exceed two feet of the average of the ridge height of the pitched roofs in the streetscape.
c. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.
d. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.
e. The height and dimension of signage are as set forth in Section 14-7.61, *Sign Regulations in the Historic Districts.*
f. The HDRB may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two feet. In no case shall the height of a façade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

III. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).
b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.

V. Scale

The height of a proposed building or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of buildings in the applicable streetscape, or the building on which the addition is proposed.

VI. Massing and Floor Stepbacks

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the

applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades of the structure be in conformance with Section 14-4.6G), *Additional District-Specific Design Standards,* and in meeting those requirements, may require that different floor levels be stepped back.

G. Additional District-Specific Design Standards

2. Westside-Guadalupe Historic District

I. District Standards

Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished.

a. Slump block, stucco, brick, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal, panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

b. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

c. Roof form, slope, and shape. It is intended that the buildings be designed to be "wall-dominated". "Wall-dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic, or mansard roofs are not allowed;

d. The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

1. raising the parapet;
2. setting back from the edge of the roof;
3. Framing the collector with wood.
4. In the case of pitched roofs, by integrating the collector into the pitch;
5. In the case of ground solar collectors, by a wall or vegetation;
6. In the case of wall collectors, by enclosing or other walls;
7. Other means that screen the collector or integrate it into the overall

structure. Non-glare materials shall be used in solar collectors.

e. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obstructive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.
f. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage.
g. Greenhouses;
h. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends, and that greenhouses made from enclosed porches or portals maintain the shape of the porch or portal.
i. Porches and portales are encouraged;
j. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

II. Walls; Fences; Solar Collectors: Administration

Applications for the erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division staff shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30, Ord. No. 2020-22

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: March 15, 2026

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-2676
Ramon Vigil House and Rental Units	216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe Parcel # 12950144

5. Property Type:
_x Buildings: 2 dwelling
__ Structures:
__ Site __ Object

6. Date of Survey: May 23, 2025, JWM

7. Previous Survey Date(s):
_x_Yes: August 1985, Harry Weiss
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.68692,-105.9524795



10. Photo Information: John W. Murphey, photographer. Photo 1: View of east elevation. Camera facing southwest.

11. Brief Description of the Property:

The two dwellings at 216 and 216 B Maynard Street are located on a rectangular lot approximately 270 feet south of Alto Street within the Westside-Guadalupe Historic District. The Front House is an approximately 1,957 square foot adobe residence that includes its original late-1930s core and a rear “panhandle” extension added around 1950, which created a bonus room and a rental apartment. Behind it, along the west side of the property, is a separate dwelling constructed in the 1940s as a rental unit. This approximately 966 square foot building originally included an attached one-car garage that has recently been converted into living space. Both structures were likely owner-built and exhibit the irregularities typical of modest, budget-conscious construction. Both buildings are currently classified as Non-contributing.

Continued on Page 5.

12. Who uses the property? Residences

13. Construction Date:
Date: 216, Front House: 1930s with extensions and additions; 216 B, Back House; by 1948, with a later attached garage
__Known _x_ Estimated Source: aerial photographs and newspaper advertisements

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

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

John W. Murphey
Architectural Historian
Architectural History Services

For: owner via Ron Winters, Archaeologist

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

Current owner: Contractor for Jennica, Gerald and Karin Arielle Kilbride

N/A

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

20. Significance to Current Community: _x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: both structures __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe: Westside-Guadalupe Historic District

24. Supplemental Forms:

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

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-2676
Ramon Vigil House and Rental Units	216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 23, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __Raised:
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials:
_x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Front House

Operation	Material	Glazing	Number
Casement	Wood	4-4	1
Casement	Wood	6-6	1
Casement	Steel	3-3	1
Casement	Steel	3-3 I 2T	1
Combination	Steel	3C-3F-3C	1
Combination	Steel	3C-3F-3C I 3T	2
Combination	Steel	3C-12F-3C I 5T	1
Fixed	Wood	1	1
Hung-Sash	Wood	3/1	3

Back House

Operation	Material	Glazing	Number
Casement	Wood	1	1
Combination	Steel	3C-3F	1
Combination	Steel	3C-3F-3C I 3T	2
Hung-Sash	Wood	6/6	2
Sash (In fixed position)	Wood	4	1
Sash (In fixed position)	Wood	8	1

11. Door Types

Front House

Type	Style	Material	Number
Single-Leaf	½-light & panel	Wood	1
Single-Leaf	6-panel	Wood	1
Single-Leaf	6-panel	Metal	1
Single-Leaf	15-light & sidelights	Wood	1

Back House

Type	Style	Material	Number
Single-Leaf	Decorative	Wood	1
Single-Leaf	4-light/3-panel	Wood	1

12. Chimneys _x_ N/A	13. Porches __ N/A Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

Front House

1 Date: post-1948; various extensions and addition, including apartment; aerial photographs and visual and material evidence.

#2 Date: 1978-1985; extension of front façade with portal and entry vestibule; aerial photographs and visual and material evidence.

Back House

#1 Date: post-1985; replacement of front porch; 1985 HBI and visual and material evidence.

#2 Date: 2025; closure of garage door opening; red tag and visual and material evidence.

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

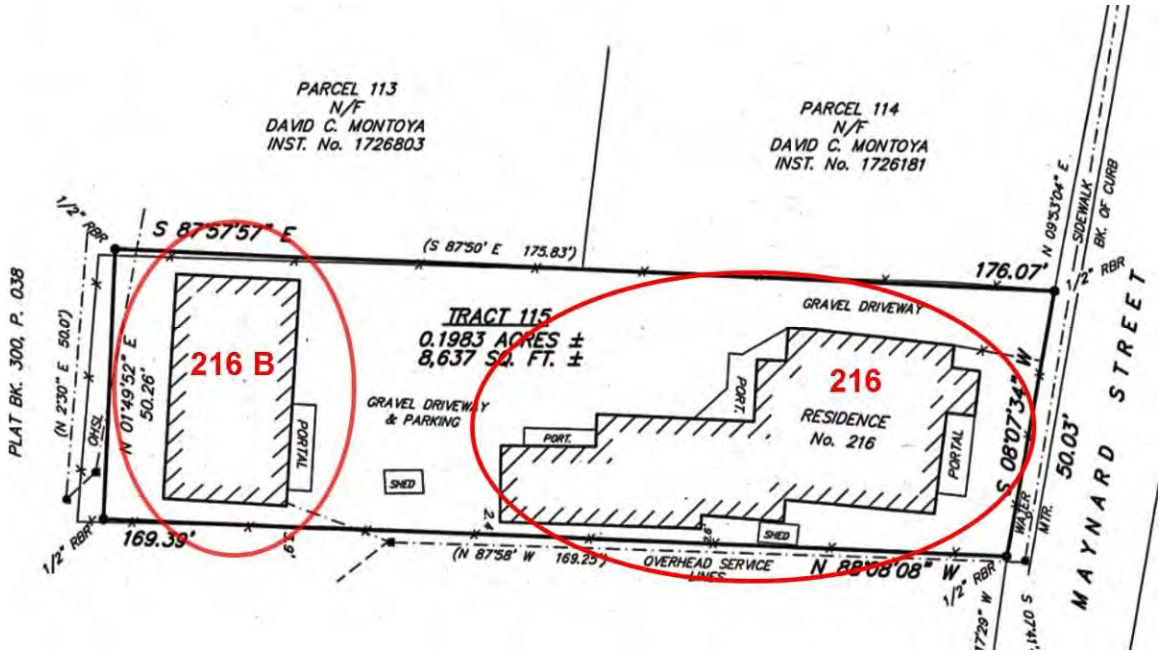
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2024 survey plat. Courtesy of Del Rio Surveys, Inc.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

Architectural Description Continued

Front House

East (Front) Elevation

The primary house faces the street with an altered façade (Photo 1). Aerial photographs indicate that the original design consisted of a flat façade. Before 1958, a portal and entry vestibule were added to this elevation (Fig. 3) (Photo 2). In the recent past, the portal was infilled with vertical boards, enclosing the space and obscuring the original windows (Photo 3). This infill now occupies the center of the façade.

The furred area contains an inset display case holding the Virgin of Guadalupe and representations of Santo Niño and other Catholic saints (Photo 4). The installation appears permanent in character, with fixed glazing and integrated framing rather than a removable shelf or temporary arrangement. At the north end is an entry vestibule with a modern metal door. Beyond it, along the east façade, is a non-historic window lighting the vestibule (Photos 5 & 6). This opening, unlike those in the historic portion of the house, lacks the stuccoed lug sill found elsewhere, further suggesting that this section represents a later addition.

The opposite end of the façade contains a steel combination window (Photo 7). This, and the adjacent windows along the south elevation, are sheltered by shallow green corrugated fiberglass shade canopies supported on triangular wood brackets with diagonal braces and painted to match the window frames. These were likely constructed by the long-term homeowner, Ramon Vigil, who was a carpenter.

Stepping back 28 feet is the final section of the east elevation, consisting of a portion of a CMU addition (a bonus room) containing a fixed wood window, also sheltered by a shading canopy (Photos 8 and 9).

North Elevation

The long north elevation, running along the driveway, incorporates the original house, its enclosed porch, a later addition, and the apartment constructed before 1950. The older section at the east end represents the original adobe core (Photo 10). It is fenestrated with steel combination windows (Photo 11) including one serving the kitchen (Photo 12), and a pair of older wood casements.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

Turning the corner is a porch that was enclosed at some point between 1958 and 1978, based on aerial photographs (Photo 13). The original porch windows and door remain behind plywood sheathing (Photo 14).

Stepping back 18 feet is the CMU addition discussed above. It is entered through a tripartite opening consisting of a 15-light glazed wood door flanked by multi-light sidelights, each topped by an operable hopper sash (Photo 15). The assembly appears to be field-built and may have been constructed by the former owner. It leads to a bonus room within the addition (Photo 16).

Narrowing in width, the remainder of the elevation consists of a one-bedroom apartment constructed before 1950 (Photo 17). It contains several three-over-one wood sash windows with molded interior muntins (Photos 18 & 19). Both the exterior and interior views indicate the likely location of a removed door (Photo 20).

The apartment narrows further to a small entry porch with two doors (Photo 21). One, a half-light-over-wood-panel unit, appears historic; the other is a wood six-panel replacement door.

West Elevation

The short west elevation contains a single opening holding a three-over-one wood double-hung sash window (Photo 22).

South Elevation

The long south elevation, which sits close to the property line, reflects the same sequence of construction visible along the opposing north elevation, but presents a relatively flat and uniform façade. At the east end are several steel casement windows corresponding to the historic adobe core (Photos 7 & 23). Another steel casement provides light to the bonus room (Photo 24). It, like other windows on the additions, does not have a lug sill.

The façade remains low and flat, with a boxed fascia and gutter running along the parapet edge (Photo 25). A pair of small four-light wood casements serve the kitchen (Photos 26 & 27). Nearby is another small window in which a single pane has been replaced with painted plywood.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

Back House

216 Maynard Street B, or the Back House, is located approximately 160 feet west of Maynard Street, behind the Ramon Vigil house which is the primary dwelling on the parcel. From the public right-of-way, only the former garage façade of Unit B is visible. The building is fronted by a gravel parking area and has a small rear garden containing an overgrown yellow rose. The west elevation faces the parking lot of the former Boys & Girls Club at 710 Alto Street.

East (Front) Façade

The east façade is a flat, rectangular wall plane, with the attached garage aligned on the same plane (Photo 29). The south portion is covered by a non-historic porch (Photos 30 & 31) that shelters the primary entry. The door opening is approximately 2'-6" wide and contains a machine-fabricated paneled door with a small diamond-shaped vision lite (Photo 32).

Flanking the entry are two steel combination windows. Their casement sash open on exterior butt hinges, suggesting late 1940s or 1950s fabrication. These are different units than those found on the Front House. The windows sit slightly recessed from the wall plane and rest on splayed lug sills.

North of the porch is a smaller steel casement window, also with exterior-mounted hinges (Photo 34). At the north end of the façade is the former garage. Its approximately 8-foot-wide door opening has been infilled with OSB sheathing (Photo 35).

North Elevation

The north elevation lies approximately 39 inches from the property line (Photo 36). This elevation corresponds to the side wall of the former garage and contains a single horizontal window opening fitted with an eight-light wood sash (Photo 37).

West Elevation

This elevation once looked over the Boys & Girls Club playfield but now faces a parking lot enclosed by a chain-link fence, with a large antique yellow rose growing along the fence line. At the north end is the rear wall of the garage, which has no openings (Photo 38). The residential portion of the elevation (Photo 39) contains an older four-light wood panel door that historically opened into the kitchen (Photo 40). The door is

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

flanked by wood-sash windows of varying sizes (Photos 41 & 42), exhibiting a mix of splayed wood and concrete lug sills.

South Elevation

The south elevation contains a similar mixture of window types (Photo 43). At the west end is a four-light barn sash set back approximately 6½ inches from the wall with angled reveals and a concrete lug sill (Photo 44). At the opposite end, a six-over-six sash sits only about 4 inches from the wall plane and rests on a splayed wood sill (Photo 45). The reason for the differing window placements and sill constructions is unclear.

Historical Overview

Maynard Street

Like many of the short lanes branching from Alto Street, Maynard Street began as farmland irrigated by two acequias crossing north and south of the future street. Much of the surrounding acreage was historically held by Jose Ortiz y Baca and his brother Candido Ortiz y Baca (Fig. 1), extending from what is now Barela Street westward toward the future site of the Boys and Girls Club (constructed in the early 1940s). The origin of the name “Maynard” is unclear.

In the early twentieth century, investors decided these fields had relatively low agricultural value and began subdividing them into small residential lots. Maynard Street was originally known as Young Street, likely named for local real estate promoter Jay L. Young. By 1938, the street contained roughly a dozen separate houses, most owned and occupied by families with long-established Hispanic surnames.[1] One of these was 216 Young Street, owned by Ramon and Sofia Vigil.

[1] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1938), 231.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

The Vigils

Ramon Nonato Vigil (born 1912 at La Puebla, near Santa Cruz) had worked in agriculture with his father, Esquipula Vigil, before moving to Santa Fe in the mid-1930s. This was likely after his marriage to Sofia Valdez who may also have been from the Santa Cruz area.

The Vigil family acquired the lot around 1935 and constructed the original dwelling—the house at the street—soon afterward. The 1940 federal census recorded Ramon, age 28, working as a bricklayer for the Works Progress Administration; Sofia, age 33, had no listed occupation. They owned the house, which was valued at $500.[2]

Ramon registered for the draft in 1940[3] but subsequently migrated to Oakland, California, where he worked in wartime shipyards. He later continued working in California as a carpenter and cabinetmaker.[4] The Vigils had returned to Santa Fe before the end of the war and enlarged the rear of their home with an addition. A 1948 aerial photograph shows that the separate Back House was already in place at that time (Fig. 2).

The couple had no children and the expansion was likely intended to generate rental income. The new space was advertised in the Santa Fe New Mexican as an apartment. The 1944 city directory lists Agapito Herrera as a separate household at the property, without a specific address.[5] Herrera lived in the Back House with his wife Adelia and worked as a truck driver for the state highway department. The Herreras soon moved out and were replaced by other tenants, who appear to have been young couples. [6]

[2] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 9B; Enumeration District: 25-8A.
[3] National Archives at St. Louis; St. Louis, Missouri; WWI Draft Registration Cards for New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 129.
[4] "Ramon N. Vigil" [obituary], *The New Mexican*, May 17. 2003, B-2.
[5] *Hudspeth Directory Company*, *Santa Fe City Directory, 1944*, 334.
[6] "Three-Room – Unfurnished house . . .," *Santa Fe New Mexican*, August 7, 1950, 7. At various points, advertisements listed the rental house and apartment with differing room counts. This appears to be the earliest advertisement using the 216 ½ Maynard Street address.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

A separate small apartment was added to the back of the Front House around the same time. Both the Back House and attached apartment are visible on a 1958 aerial (Fig. 3). City directory evidence indicates that by the mid-1950s the Vigils had vacated the property and were leasing only the front dwelling. The 1950 census recorded Ramon living in Santa Cruz with a female cousin, where he was working as a carpenter for Larry Ward, an Española contractor.[7]

By 1960 Ramon and his second wife, Maida, were residing in the Front House on Maynard Street and renting both the attached apartment and the rear dwelling, then addressed 216½ Maynard Street. That year both rental units were occupied by employees of the state penitentiary. Abdon and Sofia Olivas resided in the attached apartment. The rear house was leased by Robert and Nellie Yardman; Nellie was employed as a service agent for the telephone company.[8]

City directories indicate that Ramon continued to reside on the property throughout the historic period. In 1964 he was living in the Front House with Maida. At that time, in his early fifties, he was employed as a carpenter with Lockwood Construction. The attached apartment was occupied by Leroy Romero, an employee of Empire Builders, and his wife Angelina. The small rear dwelling was leased by mechanic Andy Roybal and his wife Heidi.[9] In later years Nancy Kernes, a social worker, moved into the rear rental house and remained there until the early 2020s.

At some point after his retirement from carpentry, Vigil appears to have partially enclosed the front porch of the main dwelling. The wall line was furred out and clad with vertical wood boards. Near its center he installed a glazed display case containing religious statuary and devotional images, including figures of Virgin of Guadalupe, Santo Niño, St. Martin de Porres, and other Catholic saints. The installation functioned as a permanent devotional shrine visible from the porch and the street.

Ramon N. Vigil died in 2003. His estate entered probate in the First Judicial District Court (Cause No. D-0101-PB-2003-00121). On July 8, 2003, the court appointed Christopher

[7] U.S. Census Bureau, Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Upper Santa Cruz, Santa Fe, New Mexico; Roll: 3579; Page: 12; Enumeration District: 26-56.
[8] Hudspeth Directory Company, Santa Fe City Directory, 1960, 261 and 412.
[9] Ibid., 1964, 159, 412, 466, and 519.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

Cullen as Special Administrator. By Special Administrator's Deed dated October 11, 2004, Cullen conveyed the property—including the main dwelling, attached apartment, and rear house—to Celina V. Rivera of Santa Fe.[10]

The property continued in rental use into the early 2020s, remaining under Rivera's ownership, and later her estate, until its acquisition by the current owner in 2024.

[10] Transaction described in Personal Representative's Deed, Celina V. Rivera Estate to Jenica and Gerald Kilbride, Instrument # 2046937, Santa Fe County, New Mexico.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

Evaluation of Historical Status

Front House

The Front House has interest as a likely owner-built vernacular dwelling characteristic of the Westside–Guadalupe Historic District. The building reflects a pattern of budget-conscious additions and extensions that speak to the long-term occupation of the property and efforts to maximize residential use on a narrow lot. Small craft elements, such as the knee-braced shading canopies over the windows, were likely constructed by the long-term owner, a carpenter, and add a modest layer of individualized workmanship.

While the front façade has experienced alteration through the furring out of the portal with vertical boards, the change does not obscure the building's overall form, massing, or its relationship to the street. The house continues to convey the character of a modest vernacular dwelling typical of the district, and its incremental changes reflect the practical adaptations associated with long-term residential use. These qualities contribute to the district's broader pattern of owner-built and gradually modified homes.

For these reasons, the recommendation is to upgrade the building to Contributing status within the Westside–Guadalupe Historic District, recognizing the east (front) elevation—exclusive of its non-historic materials and design elements—as the building's primary façade.

Back House

Constructed in the late 1940s, the Back House meets the criteria for designation as a Contributing structure within the Westside–Guadalupe Historic District. Its east elevation, facing the approach to the dwelling, displays the greatest architectural interest and is therefore considered the building's primary façade, although it has experienced several alterations. Despite these changes, the building retains sufficient historic form, materials, and workmanship to convey its mid-twentieth-century construction.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

For these reasons, the recommendation is to upgrade 216 Maynard Street, Unit B, to Contributing status. This recommendation excludes non-historic materials associated with the reconstructed porch, the current front door, and other alterations made after the fifty-year mark.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676 4. County: Santa Fe 5. Date of Survey: May 23, 2025

Illustrations



Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912, georeferenced and overlaid on a contemporary satellite image. The approximate position of the current parcel is indicated with a hatched rectangle.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

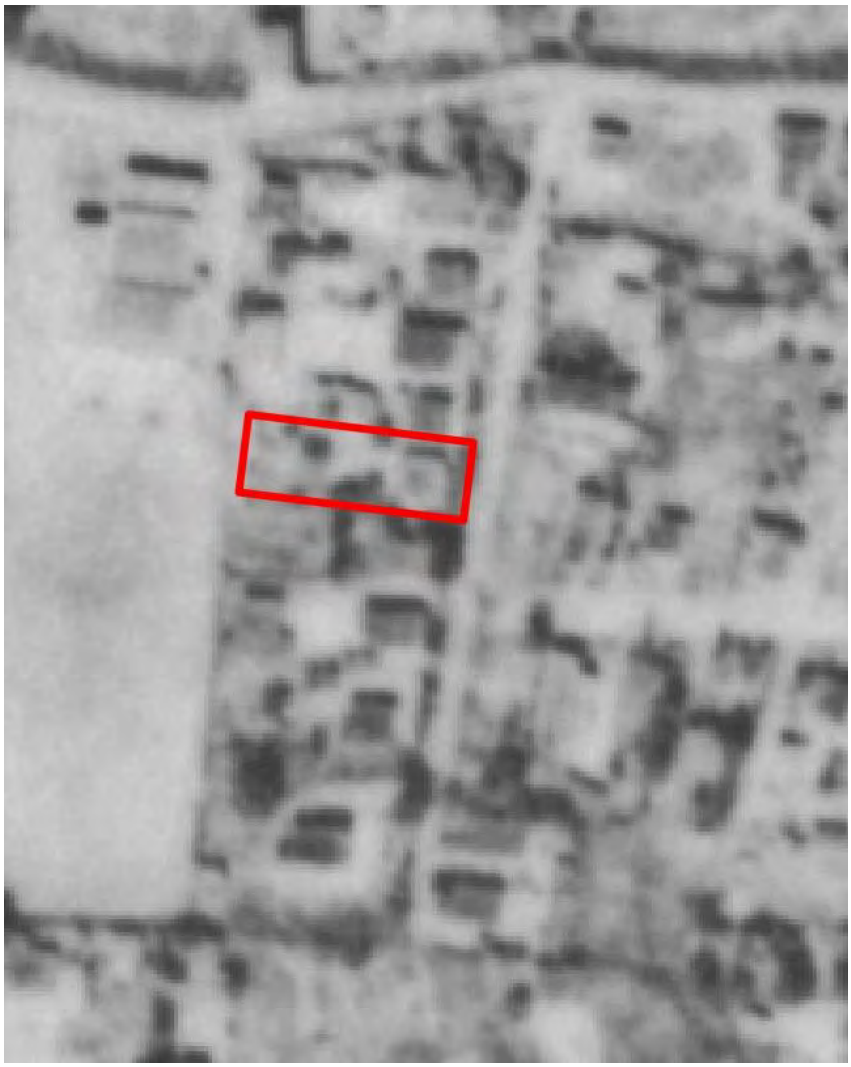


Figure 2: October 25, 1948, aerial photograph. Front House is observable, with what appears to be its apartment addition. The Back House is also visible but does not appear to have the attached garage.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676 4. County: Santa Fe 5. Date of Survey: May 23, 2025

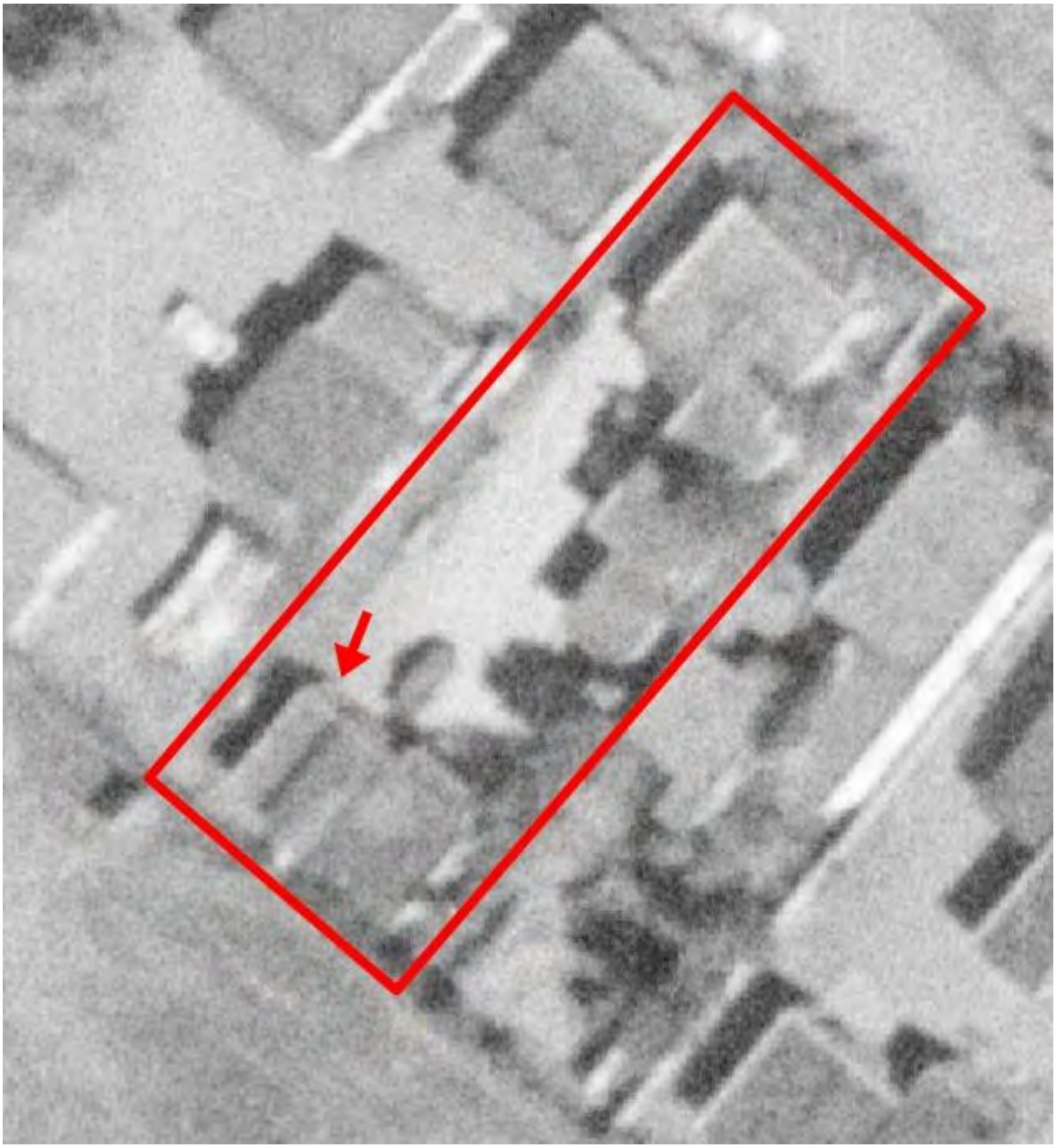


Figure 3: November 10, 1958, aerial photograph. Attached garage observed (arrow).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Figure 4: September 11, 1978, aerial photograph. Enclosed porch and porch addition observed (arrow).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Figure 5: Front House - August 1985 Historic Building Inventory form. Harry Weiss, photographer.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Figure 6: Back House - August 1985 Historic Building Inventory form. Harry Weiss, photographer.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

Survey Photographs

(All images taken by John W. Murphey on May 24, May 25, or May 30, 2025)

216 Maynard (Front House)



Photo 2: East (front) and north elevations of original home. Portal and entry added later. Camera facing southwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 3: Portal and entry vestibule. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676 4. County: Santa Fe 5. Date of Survey: May 23, 2025



Photo 4: Display of saints. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 5: Window at entry vestibule. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 6: Entry vestibule. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 7: Windows at southeast corner. Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 8: Window at CMU addition. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 9: Windows at interior of CMU addition. Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 10: North elevation of historic core. Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 11: Window at north elevation of historic core. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 12: Window at interior of historic core. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 13: Enclosed porch and porch addition. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 14: Interior of enclosed porch. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 15: Entry to CMU addition. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 16: Interior of entry to CMU addition. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 17: Apartment addition at center and right. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 18: Window of apartment. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 19: Detail of widow at apartment. Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 20: Interior of apartment showing window and deleted door. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 21: Entry doors to apartment. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 22: West elevation. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 23: South elevation, original historic core at right. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676 4. County: Santa Fe 5. Date of Survey: May 23, 2025



Photo 24: Interior of south elevation window. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 25: Window at CMU addition. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 26: South elevation of apartment addition. Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 27: Window at apartment kitchen. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676 4. County: Santa Fe 5. Date of Survey: May 23, 2025



Photo 28: Interior view of window and kitchen. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 29: East façade and context. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 30: Porch. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 31: Porch ceiling. Camera facing up.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676 4. County: Santa Fe 5. Date of Survey: May 23, 2025



Photo 32: Entry door. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 33: Window south of entry. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 34: Camera north of entry. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676 4. County: Santa Fe 5. Date of Survey: May 23, 2025



Photo 35: Infilled garage door. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 36: North elevation. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 37: Window at former garage. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676 4. County: Santa Fe 5. Date of Survey: May 23, 2025



Photo 38: West elevation. Former garage on the left. Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676 4. County: Santa Fe 5. Date of Survey: May 23, 2025



Photo 39: West elevation. Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676 4. County: Santa Fe 5. Date of Survey: May 23, 2025



Photo 40: Rear entry door. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 41: Window north of door. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 42: Window south of door. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 43: South elevation. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 44: West end window. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025



Photo 45: East end window. Camera facing north.

H2676

building threatened? yes	surveyed date 8/85 by HMW	county SANTA FE	ID no. 051613480
field map SFHD # 7	number 480	UTM reference zone 12 13	easting northing

location description

216 rear MAYNARD

city/town
SANTA FE

land ~~grant~~/reservation

building name

legal description
tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by SL no. SFHD # 12	8	HPB

plan shape



date of construction
___ estimate P45 actual

source
SF DIR

use
present residential
other ___
historic residential
other ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style

foundation material

wall material/surface

architectural features

surroundings
RES.

relationship to surroundings
___ similar X not similar

district potential
___ yes ___ no

significance
___ eligible ___ of X none interest
if eligible, why? NC.

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

PROPOSAL LETTER / SCOPE OF WORK

Project Address:
216 A Maynard St.
Santa Fe, NM 87501

Owner: Jernica Kibrito
Contractor: Green Image Construction

1. Fence Removal & Pony Wall Installation
• Remove approximately 55 linear feet of existing chain-link fence.
• Construct a new pony wall approximately 55 linear feet in length and 4'-0" in height.
• Pony wall shall be constructed using 8-inch concrete masonry units (CMU block).
• Apply a complete three-coat cement stucco and color system.
• Finish shall include traditional Pueblo-style stucco with sand finish texture.
• Stucco color shall match the existing Pueblo color of the residence as closely as possible.
• Install one (1) new 3'-0" wide x 4'-0" high wood gate.
• Gate shall receive a natural stain finish.
• Gate shall swing inward toward the interior courtyard/property.

2. Stucco Application – Wood Panel Area
• Apply a three-coat stucco system over the existing wood panel section measuring approximately 20 feet long by 8 feet high.
• Include all required surface preparation, weather-resistant barrier, metal lath, trims, and bonding materials as required.
• Finish shall include traditional Pueblo-style stucco with sand finish texture.
• Stucco color shall match the existing Pueblo color of the residence as closely as possible.
• Texture, color, and appearance shall blend seamlessly with the adjacent existing stucco surfaces.
• Final finish shall be consistent with the historic character and architectural appearance of the existing residence.

3. Window Restoration and Replacement
• Remove and replace windows as approved by the City of Santa Fe Historic Preservation Division.
• Window sizes, operation, and specifications shall follow the Historic Window Analysis and Window Schedule prepared by Ra Patterson (Window Expert).
• New windows shall be Kolbe Windows or approved equivalent meeting Historic Preservation requirements.
• Installation shall include all required flashing, weatherproofing, trim work, and related finish work.
• Existing historic windows identified as repairable shall be restored and preserved as directed by the approved Historic Window Analysis.

4. New Window Installation
• Install one (1) new window at the approved location.
• Window dimensions, operation, and specifications shall follow the Historic Window Analysis and Window Schedule prepared by Ra Patterson (Window Expert).
• New window shall be a Kolbe Window or approved equivalent meeting Historic Preservation requirements.
• Installation shall include all required flashing, weatherproofing, and related finish work.
• Exterior stucco work shall be limited to patching and blending the area immediately surrounding the new window opening.
• Patching shall include a complete three-coat cement stucco system.
• Finish shall include traditional Pueblo-style stucco with sand finish texture.
• Stucco color, texture, and finish shall match the existing adjacent wall surfaces and Pueblo color as closely as possible.

5. Awning Removal
• Remove existing wood awnings/canopies located on the south side elevation and at the southeast

corner of the front elevation.
• Remove all associated framing, supports, roofing materials, fasteners, and related components.
• Dispose of demolition debris off-site.
• Repair and patch affected wall and roof surfaces as required.
• Apply a complete three-coat cement stucco system where necessary.
• Finish shall include traditional Pueblo-style stucco with sand finish texture.
• Stucco color, texture, and appearance shall match the existing residence as closely as possible.

Permits & Approvals
• All work shall be performed subject to City of Santa Fe permits, inspections, Historic Preservation Division review, and final approvals.
• All work shall comply with applicable City of Santa Fe building codes, Historic District requirements, and approved plans.
• Minor field adjustments may be made as required to satisfy code compliance and Historic Preservation requirements.

Respectfully Submitted,

Sergio Nunez
sergio.an@live.com
(505) 570-1641

AAA Abatement, LLC
Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641
Email: Sergio.an@live.com

June 12, 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Exception Request – 216A Maynard St, Santa Fe, NM

Dear Amanda Romero,

Please accept this exception request regarding rehabilitation and restoration work proposed at the property located at 216A Maynard Street, Santa Fe, New Mexico. The proposed work consists of the removal and replacement of deteriorated and historically damaged windows, removal of deteriorated wood paneling located on the front elevation of the residence, removal of existing awnings, and selective removal and repair of damaged stucco surrounding window openings. All replacement materials and finishes will be designed to match the existing historic character, appearance, texture, and architectural integrity of the property.

(i) The proposed work will not damage the character of the district

The existing windows have experienced significant deterioration and damage beyond practical repair. Replacement windows will follow the recommendations and window schedule prepared by Ra Patterson, Historic Window Specialist, and will be designed to match the existing historic appearance, dimensions, proportions, and architectural character of the residence. The existing wood paneling located on the front elevation is deteriorated and no longer serviceable. Replacement materials and finishes will match the existing historic appearance and architectural style of the structure. Existing awnings proposed for removal are deteriorated and have reached the end of their useful life. Their removal will not adversely affect the historic character of the property or surrounding neighborhood. Selective stucco removal around affected window openings will be limited to areas necessary to perform repairs and window installation. New stucco will be applied using a traditional three-coat stucco system and finished to match the existing texture, color, and appearance of the structure.

(ii) The proposed work is compatible with the surrounding historic district

All replacement materials, finishes, textures, and architectural details will be compatible with the existing residence and surrounding historic neighborhood.

(iii) The proposed work represents the minimum necessary alteration

The proposed improvements are limited to only those areas requiring repair or replacement due to deterioration and damage.

(iv) Public benefit

Approval of this request will allow for the preservation, stabilization, and continued maintenance of the property while ensuring that replacement materials remain historically compatible with the surrounding district.

Sincerely,

Sergio Nunez

AAA Abatement, LLC
Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641
Email: Sergio.an@live.com

June 12, 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Exception Request – 216A Maynard St, Santa Fe, NM

Dear Amanda Romero,

Please accept this exception request regarding rehabilitation and restoration work proposed at the property located at 216A Maynard Street, Santa Fe, New Mexico. The proposed work consists of the removal and replacement of deteriorated and historically damaged windows, removal of deteriorated wood paneling located on the front elevation of the residence, removal of existing awnings, and selective removal and repair of damaged stucco surrounding window openings. All replacement materials and finishes will be designed to match the existing historic character, appearance, texture, and architectural integrity of the property.

(i) The proposed work will not damage the character of the district

The existing windows have experienced significant deterioration and damage beyond practical repair. Replacement windows will follow the recommendations and window schedule prepared by Ra Patterson, Historic Window Specialist, and will be designed to match the existing historic appearance, dimensions, proportions, and architectural character of the residence. The existing wood paneling located on the front elevation is deteriorated and no longer serviceable. Replacement materials and finishes will match the existing historic appearance and architectural style of the structure. Existing awnings proposed for removal are deteriorated and have reached the end of their useful life. Their removal will not adversely affect the historic character of the property or surrounding neighborhood. Selective stucco removal around affected window openings will be limited to areas necessary to perform repairs and window installation. New stucco will be applied using a traditional three-coat stucco system and finished to match the existing texture, color, and appearance of the structure.

(ii) The proposed work is compatible with the surrounding historic district

All replacement materials, finishes, textures, and architectural details will be compatible with the existing residence and surrounding historic neighborhood.

(iii) The proposed work represents the minimum necessary alteration

The proposed improvements are limited to only those areas requiring repair or replacement due to deterioration and damage.

(iv) Public benefit

Approval of this request will allow for the preservation, stabilization, and continued maintenance of the property while ensuring that replacement materials remain historically compatible with the surrounding district.

Sincerely,

Sergio Nunez

AAA Abatement

Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641
Email: sergio.an@live.com

June 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Proposed Letter – 216 B Maynard St, Santa Fe, NM

Dear Amanda Romero,

Please accept this proposed letter regarding improvements at 216 B Maynard St, Santa Fe, NM. The existing garage door opening is deteriorated and structurally compromised. Due to its condition, the garage door and associated framing will be removed and replaced with a traditional wall assembly and one compatible window.

The new window will be installed in accordance with the Historic Window Schedule prepared by Ra Patterson, Window Expert, and will match the scale, proportions, and character of the existing historic residence and surrounding neighborhood.

The new wall section will utilize a traditional three-coat cement stucco system matching the existing Pueblo-style stucco finish, texture, color, and architectural appearance of the residence. The proposed work will improve structural integrity, safety, energy efficiency, and long-term maintenance while preserving the historic character of the district.

All proposed window work shall comply with the Historic Window Schedule prepared by Ra Patterson, Window Expert, and shall be installed in accordance with the approved plans submitted to the Santa Fe Historic Districts & Landmarks Division.

Thank you for your consideration.

Respectfully Submitted,

Sergio Nunez
AAA Abatement

AAA Abatement
Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641

Exception Letter – Historic Review

May 6, 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Exception Request – 216 B Maynard St, Santa Fe, NM

Dear Amanda Romero,

(i) **Do not damage the character of the district**

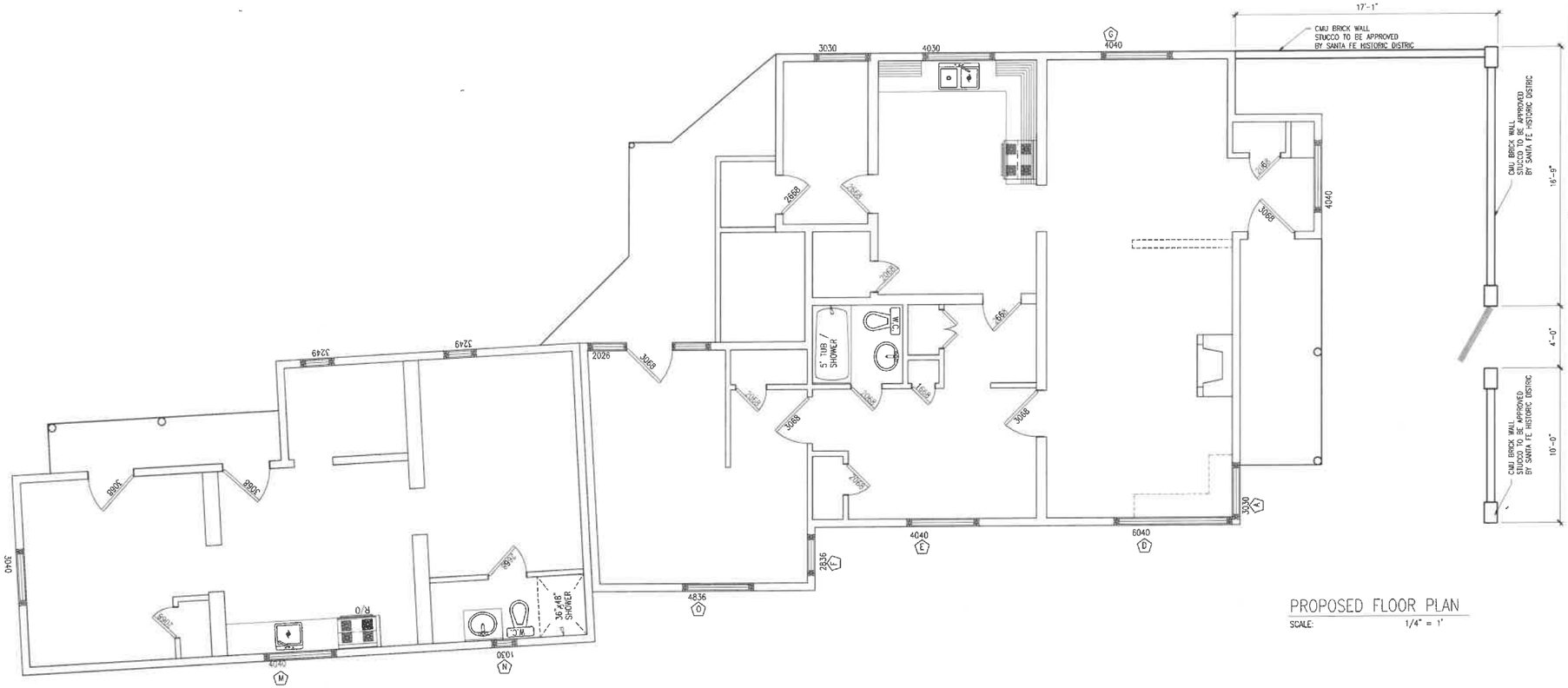
The proposed modification at 216 B Maynard St will not damage the historic character of the district. The existing garage door opening will be enclosed and replaced with a new window designed to be compatible with the existing residence and surrounding historic neighborhood. The size, configuration, and placement of the proposed window are based on the findings and recommendations contained in the Window Analysis Report prepared by Ra Patterson, Historic Window Specialist, and will follow the approved Window Schedule for 216 Maynard Street. The materials, traditional Pueblo stucco finish, color, proportions, and architectural appearance will match the existing structure. A new three-coat cement stucco system will be installed around the new window opening, and the stucco color, texture, and appearance will be matched to the existing residence. The proposed window and wall assembly will maintain the residential and historic character of the property and will be compatible with the surrounding historic district.

(ii) **Are required to prevent a hardship to the applicant or an injury to the public welfare**

The requested exception is necessary to improve the functionality, safety, energy efficiency, and long-term maintenance of the existing structure. The garage opening is no longer needed for vehicle access, and converting the opening to a properly framed wall with a historically compatible window will improve the usability of the space while maintaining the architectural character of the property. The modification will not negatively impact neighboring properties or the public welfare.

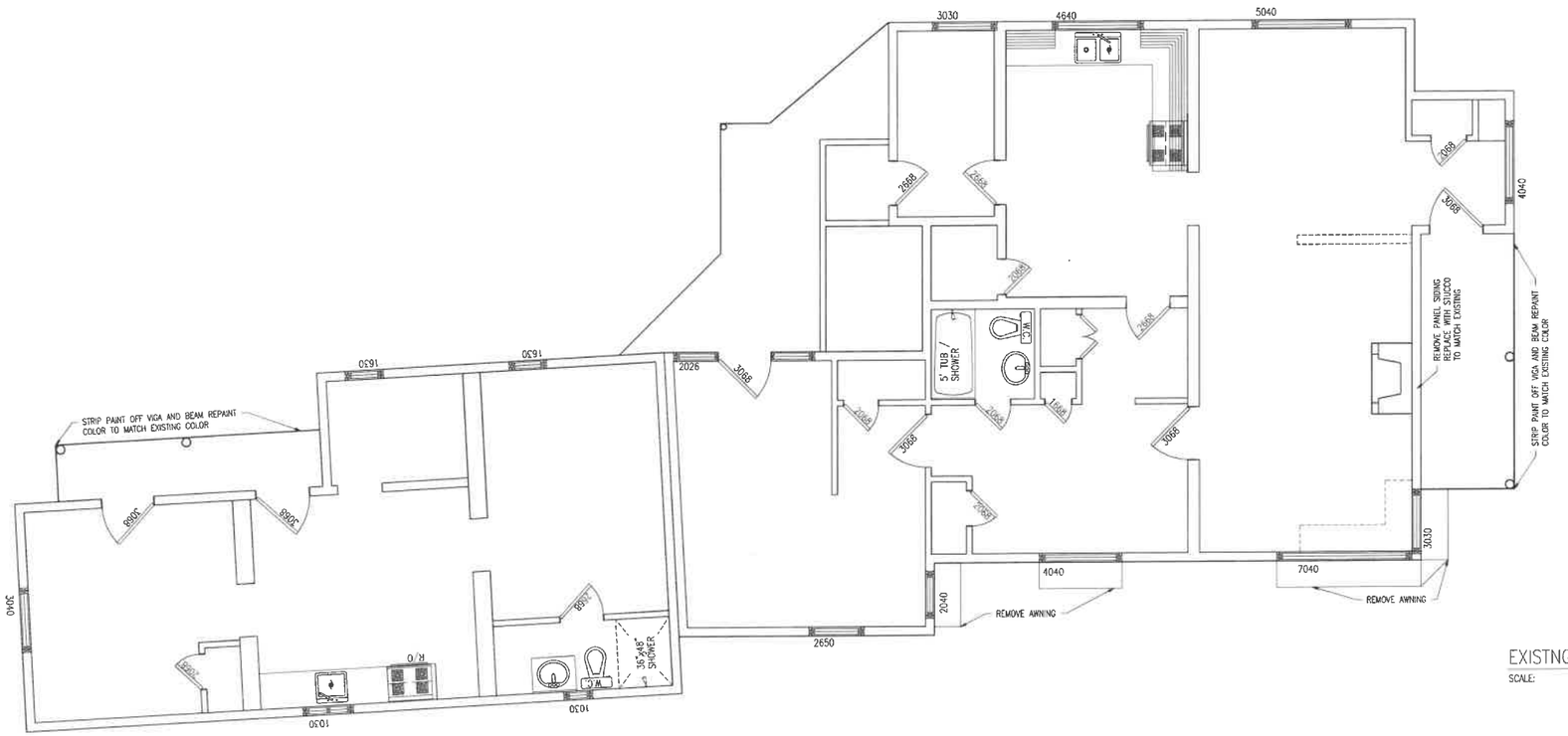
(iii) **Strengthen the unique heterogeneous character of the City**

The proposed modification supports the continued use and preservation of the existing residence while respecting the character-defining features of the historic district. The new window, traditional Pueblo stucco finish, and matching architectural details will preserve the visual integrity of the property while allowing the structure to remain functional and sustainable for long-term residential use.



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRIC COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY, 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

CADRAFTS DRAFTING SERVICES
5508 DONA ANA LP
RIO RANCHO NM 87144
PHONE: (505) 263-3511
E-MAIL: CADRAFTS@GMAIL.COM
ALL RIGHTS RESERVED. CADRAFTS MATERIAL MAY NOT BE REPRODUCED, DISPLAYED, MODIFIED OR DISTRIBUTED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF AND AS AGREED TO BY THE AUTHOR. ANY UNAUTHORIZED USE, WE WILL OBJECT TO AND TAKE ALL APPROPRIATE LEGAL ACTION. NOTICE IS HEREBY GIVEN THAT THE ADDRESS INDICATED SUCH ACTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, CIVIL AND CRIMINAL CLAIMS IN LAW AND EQUITY. ANY USE OF THESE PLANS AND SPECIFICATIONS WITHOUT THE EXPRESS WRITTEN PERMISSION OF CADRAFTS OR CLIENT SHALL BE UNLAWFUL.

CADRAFTS

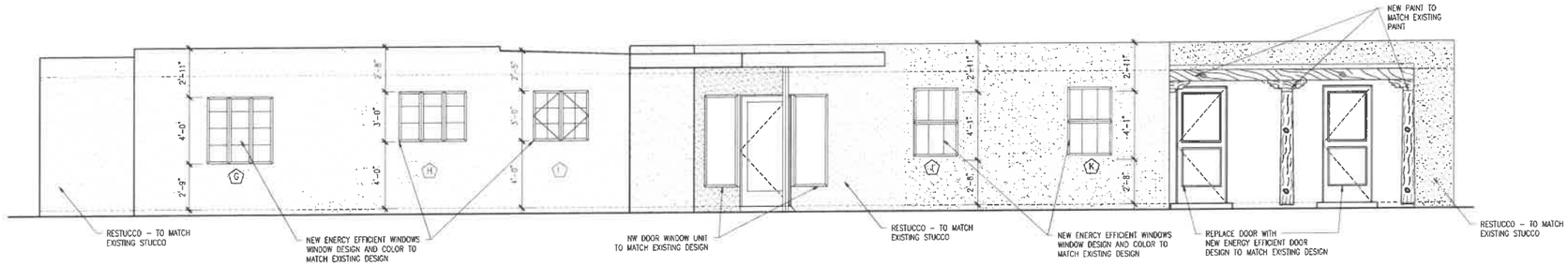
SHEET TITLE: FLOOR PLAN

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 A MAYNARD ST
SANTA FE, NM 87501

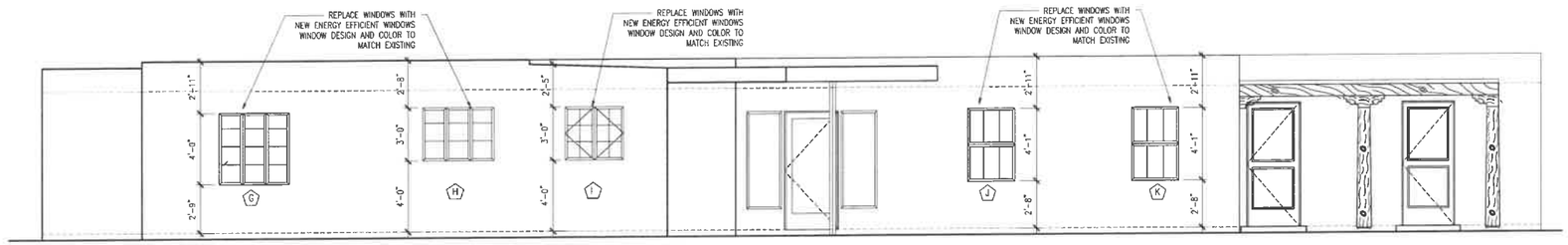
DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

SHEET: A-2



PROPOSED NORTH ELEVATION (RIGHT SIDE)

SCALE: 1/4" = 1'



EXISTING NORTH ELEVATION (RIGHT SIDE)

SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRIC COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY. 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

CADRAFTS DRAFTING SERVICES
DONALD MAES
PO BOX 4
RIO RANCHO NM 87144
PHONE: (505) 263-3317
EMAIL: DONALD@CADRAFTS.COM
ALL SHEETS AND DESIGNS AND/OR PLANS AND/OR DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CADRAFTS WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR ANY OTHER PERSON OR ENTITY ON ANY OTHER PROJECT OR EXTENSION TO THIS PROJECT OR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF CADRAFTS. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE RESERVED BY CADRAFTS. ANY USE OF THESE PLANS AND/OR DRAWINGS AND/OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF CADRAFTS AGAINST WHICH CADRAFTS WILL RETAIN ALL RIGHTS AND REMEDIES AVAILABLE AT LAW AND IN EQUITY. ANY USE OF THESE PLANS AND/OR DRAWINGS AND/OR SPECIFICATIONS BY THE OWNER OR ANY OTHER PERSON OR ENTITY ON ANY OTHER PROJECT OR EXTENSION TO THIS PROJECT OR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF CADRAFTS SHALL BE AT THE USERS RISK AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS CADRAFTS AGAINST ALL DAMAGES, LIABILITIES AND COSTS, INCLUDING REASONABLE ATTORNEYS FEES AND COURT COSTS, ARISING FROM SUCH UNAUTHORIZED USE. NOTHING HEREIN SHALL BE CONSTRUED AS GIVING ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN CADRAFTS.

CADRAFTS

PROPERTY OWNER & ADDRESS:
216 A MAYNARD ST
SANTA FE, NM 87501

SHEET TITLE:
NORTH ELEVATION
SCALE: 1/4" = 1'

DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

SHEET:
A1.3

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRIC COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

REPLACE WINDOWS WITH NEW ENERGY EFFICIENT WINDOWS WINDOW DESIGN AND COLOR TO MATCH EXISTING



REPLACE WINDOWS WITH NEW ENERGY EFFICIENT WINDOWS WINDOW DESIGN AND COLOR TO MATCH EXISTING



REPLACE WINDOWS WITH NEW ENERGY EFFICIENT WINDOWS WINDOW DESIGN AND COLOR TO MATCH EXISTING



REPLACE WINDOWS WITH NEW ENERGY EFFICIENT WINDOWS WINDOW DESIGN AND COLOR TO MATCH EXISTING



EXISTING NORTH ELEVATION (RIGHT SIDE)

SCALE: NTS

CADRAFTS DRAFTING SERVICES
5508 DONA ANA LP
RIO RANCHO NM 87144
PHONE: (360) 283-3511
EMAIL: CADRAFTS@GMAIL.COM

ALL RIGHTS RESERVED. CADRAFTS MATERIAL MAY NOT BE REPRODUCED, DISPLAYED, MODIFIED, DISTRIBUTED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN PERMISSION. IN THE EVENT OF UNAUTHORIZED USE AS STATED ABOVE, CADRAFTS RESERVES THE RIGHT TO SEEK DAMAGES FROM USER AND ANY RELATED PARTIES. SUCH ACTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, COURT ORDERED INJUNCTIONS, CIVIL RECOVERY FOR LOST REVENUES, AND ATTORNEY'S FEES AS ALLOWED BY LAW. BY USE OF THESE PLANS, YOU AGREE TO THE TERMS STATED HEREIN. UNAUTHORIZED USE OF THESE PLANS IN VIOLATION OF THIS AGREEMENT CONSTITUTES THE FRAUDULENT REPRESENTATION OF A LICENSED PROFESSIONAL AND MAY BE REPORTED TO THE NEW MEXICO REGULATION AND LICENSING DEPARTMENT FOR FURTHER ACTION. PERMISSION TO USE THESE PLANS MUST BE OBTAINED IN WRITING FROM CADRAFTS OR ITS OWNER.

CADRAFTS

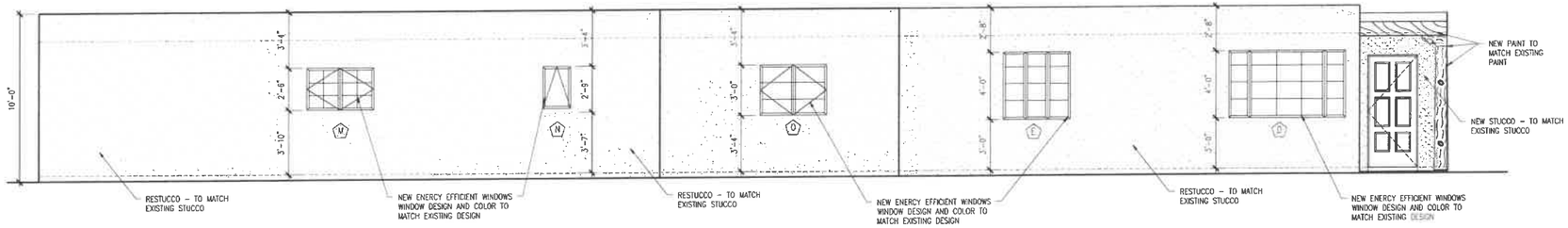
SHEET TITLE: NORTH ELEVATION PIC

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE
1:
2.
3.
4.

SHEET: A-3.1



PROPOSED SOUTH ELEVATION (LEFT SIDE)

SCALE: 1/4" = 1'

NOTES:

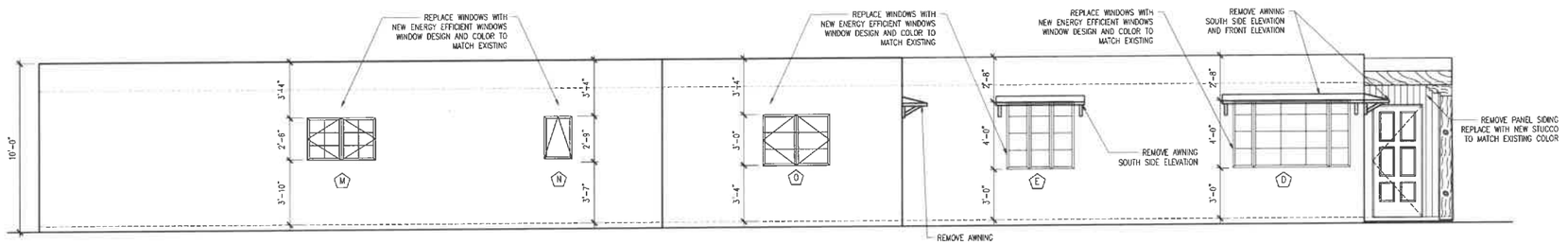
- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOOWS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOOES AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRC COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BTAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR

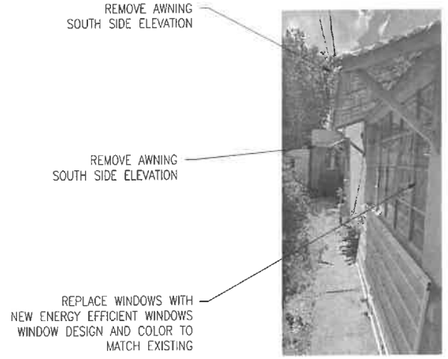
ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SNGC: .40



EXISTING SOUTH ELEVATION (LEFT SIDE)

SCALE: 1/4" = 1'



CADRAFTS DRAFTING SERVICES
5508 DONA ANA LP
RIO RANCHO NM 87144
PHONE: (505) 233-3510
MAIL: CADRAFTS@GMAIL.COM
ALL RIGHTS RESERVED. CADRAFTS MATERIAL MAY NOT BE REPRODUCED, COPYIED, MODIFIED, DISTRIBUTED OR USED IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION AT THE ADDRESS INDICATED. SUCH ACTIONS SHALL CONSTITUTE A VIOLATION OF COPYRIGHT LAW AND CLIENT THERE OF

CADRAFTS

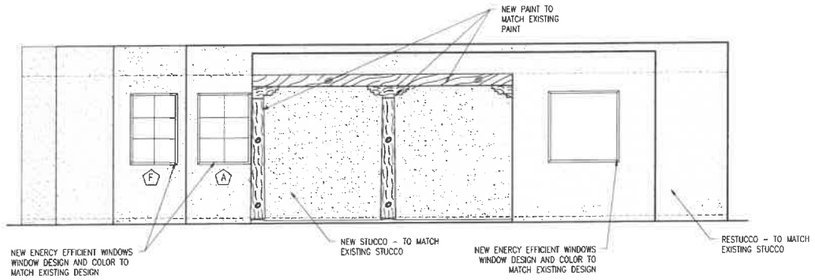
SHEET TITLE: SOUTH ELEVATION

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 A MAYNARD ST
SANTA FE, NM 87501

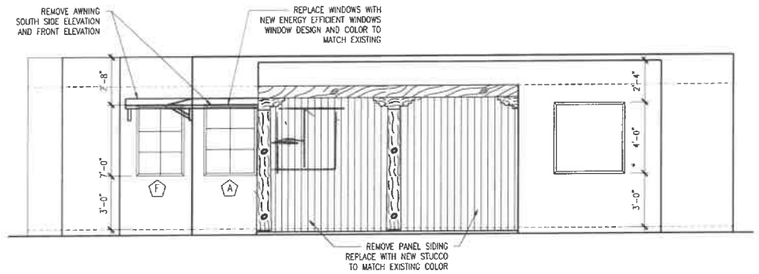
DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

SHEET: A-4



PROPOSED EAST ELEVATION (FRONT)

SCALE: 1/4" = 1'



EXISTING EAST ELEVATION (FRONT)

SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRIC COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEDC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

REMOVE AWNING FRONT ELEVATION SOUTHEAST CORNER

STRIP PAINT FROM EXISTING POST AND BEAMS SAND AS NEEDED AND PAINT (COLOR TO MATCH EXISTING COLOR)





REMOVE PANEL SIDING REPLACE WITH NEW STUCCO TO MATCH EXISTING COLOR

EXISTING EAST ELEVATION (FRONT)

SCALE: NTS - PICTURE

CADRAFTS DRAFTING SERVICES
5508 DONA ANA LP
RIO RANCHO NM 87144
PHONE: (505) 253-7511
EMAIL: CADRAFTS@GMAIL.COM
ALL RIGHTS RESERVED. CADRAFTS MATERIAL MAY NOT BE COPIED OR REPRODUCED IN ANY FORM OR MEDIUM FOR USE ON ANY OTHER PROJECTS OTHER THAN THAT FOR WHICH IT WAS PREPARED WITHOUT THE EXPRESS PERMISSION OF CADRAFTS. ANY UNAUTHORIZED USE SHALL BE AT THE USERS INDICATED. SUCH ACTIONS SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO CADRAFTS OR CLEAR THERE OF.

CADRAFTS

SHEET TITLE: EAST / WEST ELEVATIONS

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 A MAYNARD ST
SANTA FE, NM 87501

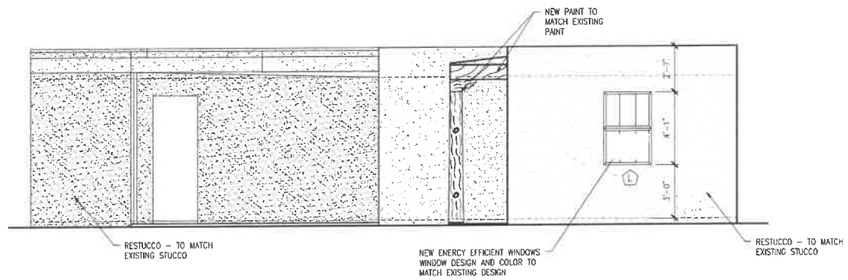
DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

SHEET: A-5

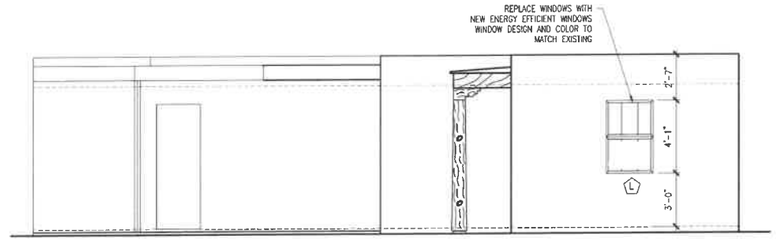


EXISTING WEST ELEVATION (REAR)
SCALE: NTS - PICTURE

REPLACE WINDOWS WITH NEW ENERGY EFFICIENT WINDOWS WINDOW DESIGN AND COLOR TO MATCH EXISTING



PROPOSED WEST ELEVATION (REAR)
SCALE: 1/4" = 1'



EXISTING WEST ELEVATION (REAR)
SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOOES AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRIC COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

CADRAFTS DRAFTING SERVICES
5508 DONA ANA LP
RIO RANCHO NM 87144
PHONE: (505) 263-4311
EMAIL: CADRAFTS@GMAIL.COM

ALL RIGHTS RESERVED. CADRAFTS' MATERIAL MAY NOT BE USED FOR ANY OTHER BUILDING PROJECTS OTHER THAN AT THE ADDRESS INDICATED. SUCH ACTIONS SHALL RESULT IN LEGAL ACTION. ANY REPRODUCTION OF CADRAFTS OR CLIENT WORK OF

CADRAFTS

SHEET TITLE: EAST / WEST ELEVATIONS
SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

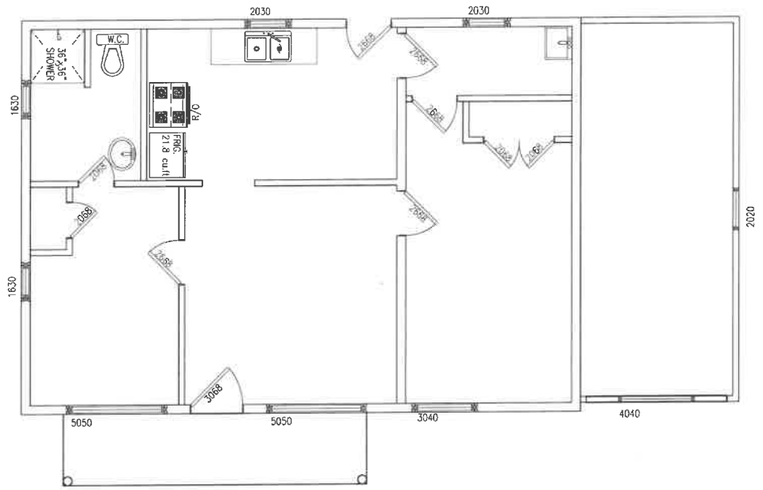
SHEET: A-1.0

NOTES:

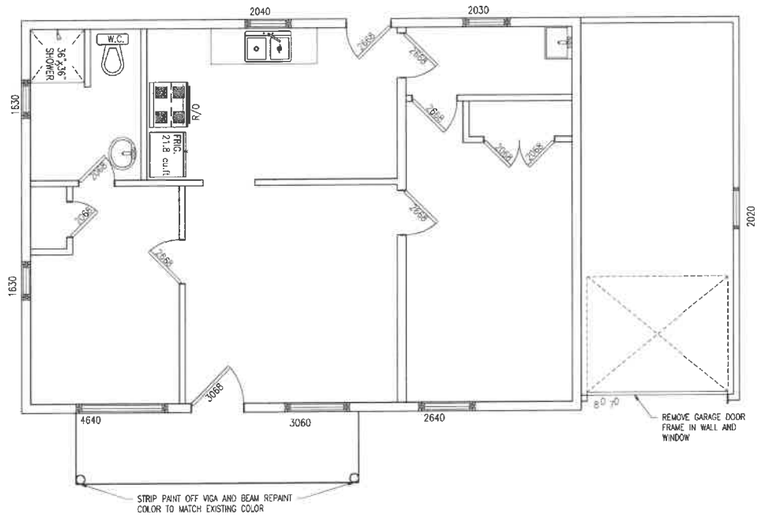
FIELD VERIFY LOCATIONS OF ALL UTILITIES
FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'



EXISTNG FLOOR PLAN
SCALE: 1/4" = 1'

CADRAFTS DRAFTING SERVICES
5508 DONA ANA LP
RIO RANCHO NM 87144
PHONE: (505) 263-3511
EMAIL: CADRAFTS@GMAIL.COM

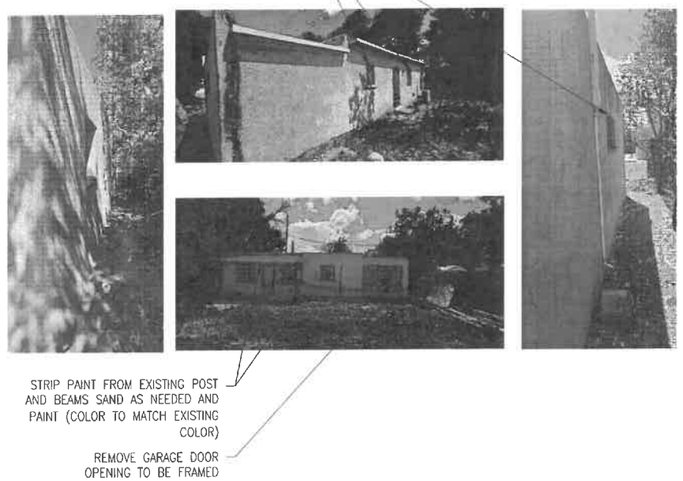
ALL RIGHTS RESERVED. CADRAFTS MATERIAL MAY NOT BE REPRODUCED, DISPLAYED, MODIFIED OR DISTRIBUTED IN ANY OTHER MEDIUM WITHOUT PRIOR WRITTEN PERMISSION. IN THE ADDRESS INDICATED. SUCH ACTIONS SHALL RESULT IN LEGAL ACTION BEING TAKEN AGAINST THE OFFENDING PARTY. ALL DRAWINGS AND DESIGNS ARE THE PROPERTY OF CADRAFTS UNLESS OTHERWISE AGREED TO BY WRITTEN CONTRACT. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF CADRAFTS OR CLIENT WHERE OF

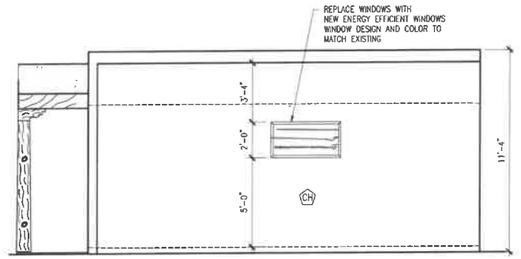
SHEET TITLE: FLOOR PLAN
SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 B MAYNARD ST
SANTA FE, NM 87501

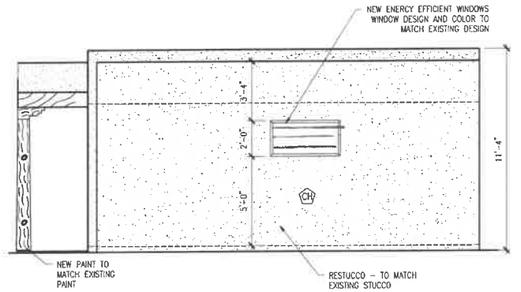
DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

SHEET: B-2





EXISTING RIGHT ELEVATION (NORTH)
SCALE: 1/4" = 1'



PROPOSED RIGHT ELEVATION (NORTH)
SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

CABRAFTS DRAFTING SERVICES
5506 DONA ANA TR
RIO RANCHO NM 87144
PHONE: (505) 263-3517
EMAIL: CABRAFTS@GMAIL.COM
ALL RIGHTS RESERVED. CABRAFTS MATERIAL MAY NOT BE REPRODUCED, DISPLAYED, MODIFIED, DISTRIBUTED OR USED WITHOUT EXPRESS WRITTEN PERMISSION OF CABRAFTS. IN THE ADDRESS INDICATE SUCH ACTIONS SHALL NOT BE CONSTRUED AS LIMITING CABRAFTS RIGHT TO CLEARLY THERE OF

CABRAFTS

SHEET TITLE:
NORTH ELEVATION PLAN

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 B MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

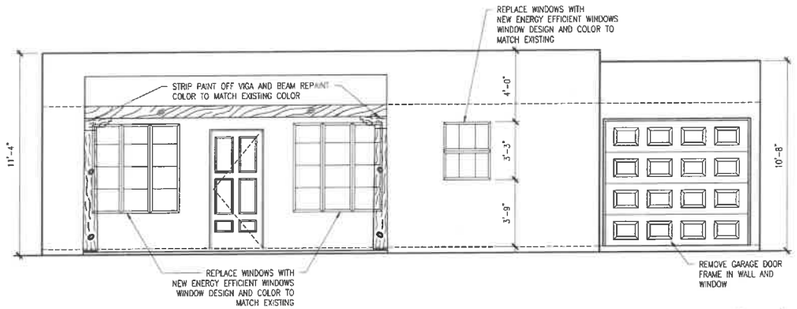
SHEET:
B-3

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

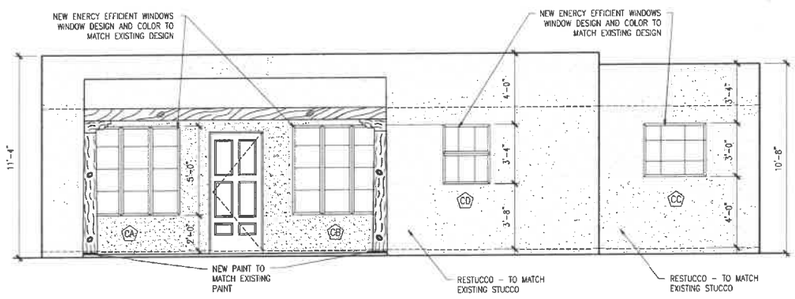
SCOPE OF WORK:

- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.



EXISTING FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'



PROPOSED FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'

CADRAFTS, DRAFTING SERVICES
5508 LOMA LARGA LP
RIO RANCHO NM 87144
PHONE: (505) 233-3512
MAIL: CADRAFTS@GMAIL.COM

ALL RIGHTS RESERVED. CADRAFTS MATERIAL MAY NOT BE REPRODUCED, ADAPTED, MODIFIED, DISTRIBUTED OR USED IN ANY MANNER WITHOUT PRIOR WRITTEN PERMISSION AT THE ADDRESS INDICATED. SUCH ACTIONS SHALL RESULT IN LEGAL ACTION. POSSESSION OF DRAWINGS OR COPIES DOES NOT CONSTITUTE PERMISSION TO USE THEM IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF CADRAFTS OR CLIENT WHERE OF

CADRAFTS

SHEET TITLE:

EAST ELEVATION PLAN

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:

216 B MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26

REVISED DATE

1.
2.
3.
4.

SHEET:

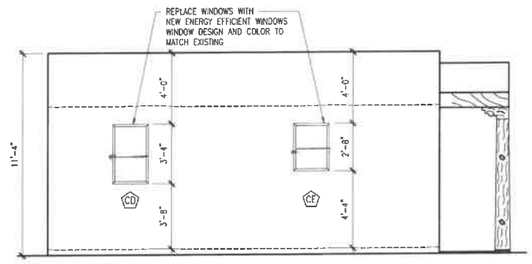
B-4

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

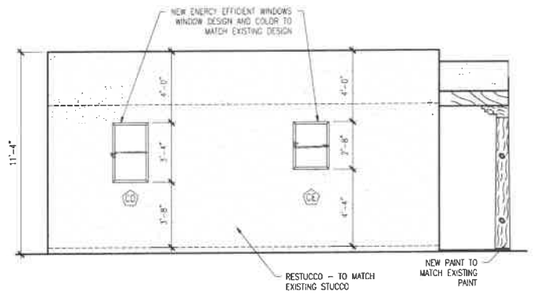
SCOPE OF WORK:

- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.



EXISTING LEFT ELEVATION (SOUTH)

SCALE: 1/4" = 1'



LEFT ELEVATION (SOUTH)

SCALE: 1/4" = 1'

CADRAFTS DRAFTING SERVICES
5581 DONA ANA LP
RIO RANCHO NM 87144
PHONE: (505) 263-5317
EMAIL: CHARLES@CADRAFTSNM.COM

ALL RIGHTS RESERVED. CADRAFTS MATERIAL MAY NOT BE REPRODUCED, DISPLAYED, MODIFIED, DISTRIBUTED OR USED WITHOUT PRIOR WRITTEN PERMISSION OF CADRAFTS. ANY AT THE ADDRESS INDICATED SUCH ACTIONS SHALL BE DEEMED TO BE WITHOUT PERMISSION AND A BREACH OF COPYRIGHT UNLESS THERE IS A CLEAR THERE OF.

CADRAFTS

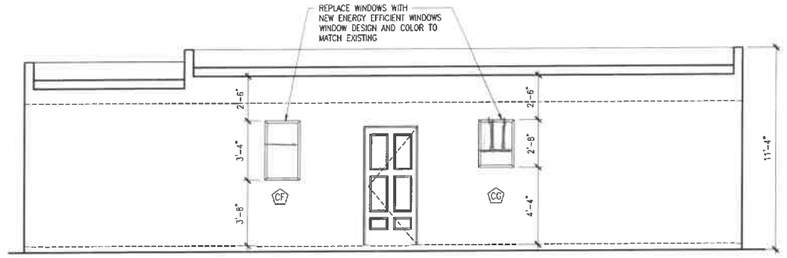
SHEET TITLE:
SOUTH ELEVATION PLAN

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 B MAYNARD ST
SANTA FE, NM 87501

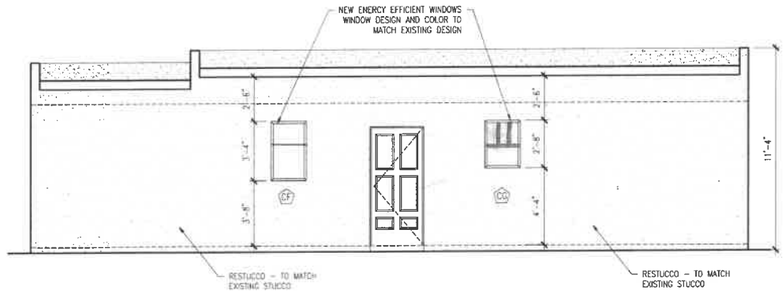
DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

SHEET:
A-5



EXISTING REAR ELEVATION (WEST)

SCALE: 1/4" = 1'



PROPOSED REAR ELEVATION (WEST)

SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

1. ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
2. ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR

CADRAFTS DRAFTING SERVICES
5508 DONA ANA LP
RIO RANCHO NM 87144
PHONE: (505) 263-2417
EMAIL: CADRAFTS@GMAIL.COM

ALL RIGHTS RESERVED. CADRAFTS MATERIAL MAY NOT BE USED FOR ANY OTHER WORK AND SHALL NOT BE LOANED, COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CADRAFTS. ANY USE OF THESE PLANS AND SPECIFICATIONS FOR ANY OTHER WORK OR AT THE ADDRESS INDICATED SUCH ACTIONS SHALL BE AGREED TO BY THE CLIENT WITH PERMISSION OF CADRAFTS OR CLIENT THEREOF.

CADRAFTS

SHEET TITLE:
WEST ELEVATION PLAN

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 B MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

SHEET:
D — 1 — 00

NOTES:

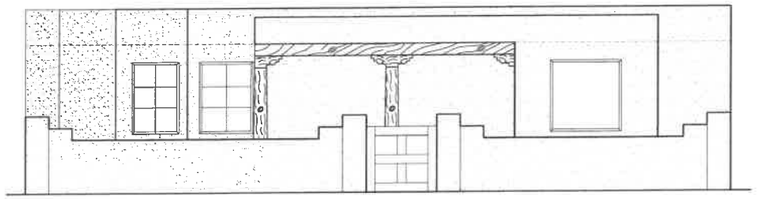
- FIELD VERIFY LOCATIONS OF ALL UTILITIES
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- [illegible]
- ALL WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRIC COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.
- SITE CHANGES TO CONSIT OF NEW YARD WALL @ EXISTING EASAGHT SIDEWALK ON EAST SIDE AND ALONG DRIVEWAY IN PROPERTY NORTH SIDE

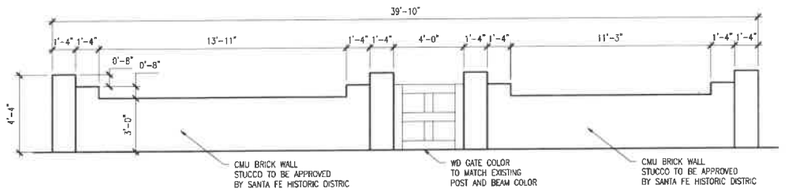
ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40



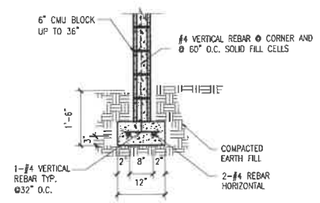
FRONT ELEVATION W/ YARD WALL

SCALE: 1/2" = 1'



YARD WALL ELEVATION

SCALE: 1/4" = 1'



WALL/FOOTING DTL.

SCALE: 1/2" = 1

CADRAFTS DRAFTING SERVICES
5508 DONA ANA LP
RIO RANCHO NM 87144
PHONE: (505) 235-5581
EMAIL: CADRAFTS1@GMAIL.COM

ALL RIGHTS RESERVED. CADRAFTS MATERIAL MAY NOT BE REPRODUCED, DISPLAYED, MODIFIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN PERMISSION. ALL RIGHTS RESERVED. IF USED FOR ANY OTHER BUILDING PROCESS OTHER THAN THE ORIGINAL INTENDED PURPOSE, YOU MAY BE REQUIRE THE WRITTEN PERMISSION OF CADRAFTS OR CLIENT THERE OF

CADRAFTS

FRONT YARD WALL

SHEET TITLE: YARD WALL

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 MAYNARD ST
SANTA FE, NM 87501

DATE:	6.01.26
REVISED DATE	
1. DATE:	6.30.26
2.	
3.	
4.	

SHEET: A-1.1

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com



TO Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
sergio.an@live.com

216 MAYNARD STREET, SANTA FE, NM 87501	03/20/2026

Revised 6/12/26

EAST	
A	36" x 49" STEEL CASEMENT FIXED 2W4H
SOUTH	
B	33" x 33" FIXED PLEXI GLASS NO WINDOWS
DR #1	32" x 80" RH INSWING METAL DOOR PRE-HUNG 6-PANEL
EAST	
C	60 ½" x 43" FIXED 1-LT WOOD STOPS
SOUTH	
D	84" x 49" STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H
E	53" x 49" TRIPLE STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H
EAST	
F	32" x 36" STOPPED IN WHITE CLAD SASH INSULATED GLASS IN WOOD FRAME W/DOOR CASING STOPS
NORTH	
G	53" x 49" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H
H	53" x 38" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H
I	38" x 38" LR INSWING CASEMENT 2W3H BARN SASHES
DR #2	26" x 63" SL 2W1H / 1W3H / 32" x 80" LH 3W5H / 26" x 63" SC 2W1H/1W3H WOOD STOPPED, MECHANICAL NAILS
J	30" x 49" DOUBLE HUNG 3W1H/1-LT
K	30" x 49" DOUBLE HUNG 3W1H/1-LT

216 MAYNARD STREET, SANTA FE, NM 87501	03/20/2026

NORTH	
DR #3	32" x 80" RH INSWING DOOR 1-LT/3-HORIZONTAL PANEL ALL WOOD
DR #4	30" x 79" LH INSWING DOOR 6-PANEL ALL WOOD
SOUTH	
L	30"x 49" DOUBLE HUNG 3W1H/1-LT
M	44" x 28" LR INSWING CASEMENT 2W2H 1 1/8" VERTICAL 1 5/8" HORIZONTAL BARN SASHES
N	22" x 28" FIXED 1-LT ALL WOOD
O	38" x 38" LR STEEL CASEMENT 1W3H/1W3H

In closing, my professional opinion is as follows:

Windows D, E, G, H, O are historic, meaning over 50 years old, however not the original windows of this house. The current units were added into the wood frames and wood frames were downsized to fit the steel casement windows. (See attached photo)

Windows A, J, and L are historic however unrestorable and 40% or more rotted.

Windows B, C, F, I, K, M, and N are non-historic.

Doors #1, #2, and #4 are non-historic.

Door #3 is historic.

The windows that are to be replaced should be in "like and kind" to window C-A. Kolbe, Marvin, Vista Luxe, and Weathershield are window manufacturers that make narrow profile products in clad/wood with simulated divided lites (SDL) to meet the historic requirements of "like and kind".

NOTE:

- 1' x 6' T&G under the front portal is non-historic. The boards are installed with nail guns (1992).
- Awnings with green filon are non-historic. They are constructed with new 2' x 4' frame and filon from 1988.
- Missing corbel on the southeast corner of east (front portal). The corbel needs to be replaced like existing corbels (see attached picture).

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	**EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION**
	PUTTY GLAZE INTACT
	ONLY COSMECTIC TOUCH-UP, IF NEEDED
S = SATISFACTORY	**EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.**
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% - 40% DETERIORATION
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED, MISSING TO BARE SURFACE
	PUTTY GLAZING CRACKING AND MISSING IN 30% - 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE SOME MEMBERS 30% - 40% COMPLETELY DETERIORATED
U = UNSATISFACTORY	**EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED**
	PUTTY GLAZING MOSTLY MISSING - ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40% DETERIORATION, BEYOND REPAIR

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
EAST			
A	36" x 49" STEEL CASEMENT FIXED CASEMENT 2W4H	U	**HISTORIC** - SASH BURIED IN STUCCO & WATER PENETRATION IN THE WALL
SOUTH			
B	33" x 33" FIXED PLEXI GLASS (NO WINDOW)	U	**NON-HISTORIC** - NOT A WINDOW ONLY AN OPENING IN THE WALL
DR #1	32" x 80" RH INSWING METAL DOOR 6-PANEL	S	**NON-HISTORIC** - THERMA TRU (2018)
EAST			
C	60 ½" x 43" FIXED 1-LT WOOD STOPS	F	**NON-HISTORIC** - SASHES MISSING STOPPED IN GLASS (1987)
SOUTH			
D	84" x 49" TRIPLE STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H	F	**HISTORIC** - CONDENSATION DETERIORATION IN THE WALL
E	53" x 49" TRIPLE STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H	F	**HISTORIC** - CONDENSATION DETERIORATION IN THE WALL

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
EAST			
F	32" x 36" STOPPED IN WHITE ALUMINUM CLAD/PINE SASH IN WOOD FRAME	U	**NON-HISTORIC** - WHITE CLAD/WOOD SASH STOPPED IN
NORTH			
G	53" x 49" TRIPLE STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H	F	**HISTORIC** - CONDENSATION DETERIORATION IN THE WALL
H	53" x 38" TRIPLE STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H	F	**HISTORIC** - CONDENSATION DETERIORATION IN THE WALL
I	38" x 38" TWIN LR INSWING CASEMENT (2-19") 2W3H	F	**NON-HISTORIC** - BARN SASHES, MECHANICAL NAILS (1989)
DR #2	26" x 63" SL INSWING DOOR ALL WOOD 2W1H / 32" x 80" 3W5H / 26" x 63" 2W1H 1-LT / 1-LT 1-LT / 1-LT 1-LT / 1-LT	F	**NON-HISTORIC** - SIDE LITES MECHANICAL NAILS (1988) SIMPSON DOOR (1995)
J	30" x 49" DOUBLE HUNG 3W1H/1-LT ALL WOOD	U	HISTORIC - SASHES ROTTED BEYOND 40%
K	30" x 49" DOUBLE HUNG 3W1H/1-LT ALL WOOD	U	**HISTORIC** - SASHES ROTTED BEYOND 40%

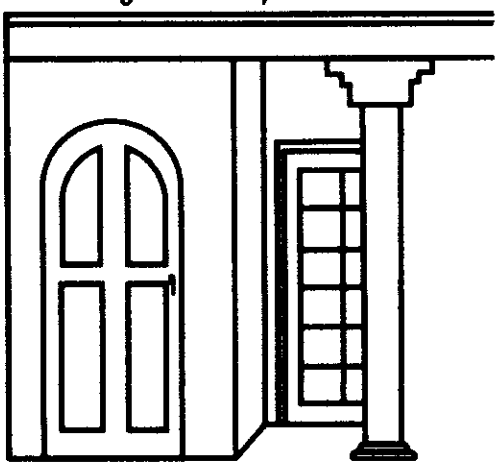
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
NORTH			
DR #3	32" x 80" RH INSWING DOOR 1-LT/3-HORIZONTAL PANEL ALL WOOD	F	HISTORIC
DR #4	30" x 79" LH INSWING DOOR 6-PANEL ALL WOOD	F	**NON-HISTORIC** - SIMPSON (1995)
SOUTH			
L	30" x 49" DOUBLE HUNG 3W1H/1-LT ALL WOOD	U	**HISTORIC** - SASHES ROTTED BEYOND 40%
M	44" x 28" TWIN LR INSWING CASEMENT 2W2H ALL WOOD	F	NON-HISTORIC - BARN SASHES (1988)
N	22" x 28" FIXED 1-LT ALL WOOD	U	**NON-HISTORIC** - STOPPED IN SASH (1988)
O	38" x 38" TWIN SR STEEL CASEMENT (2-19") 1W3H	F	HISTORIC

NOTES:

On Behalf Of: Building Trade Specialties, Inc.
Address: 508 Ortega Rd NW
Los Ranchos De Albuquerque, NM 87114
Phone: 505-659-8713
Contact: Ra Patterson
Email: ra@bts-nm.com
Phone: 505-379-7900

Building Trade Specialties, Inc.



Luxury Windows & Doors

KOLBE
WINDOWS & DOORS

We're for the visionaries.™

Quote 1438694C: Sergio Nunez
Project: 216 Maynard St SF NM 87501
Printed: 4/23/2026 10:51:27 AM

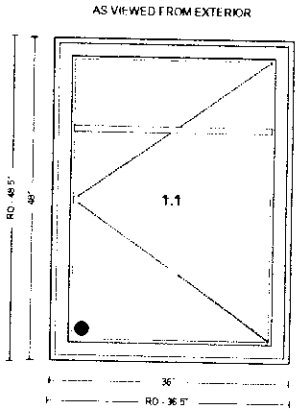
PROPOSED WINDOWS & DOOR

[redacted] Printed By: Ra Patterson
Created: 4/23/2026

2026 Pricing

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

Rough Opening Schedule



001 A

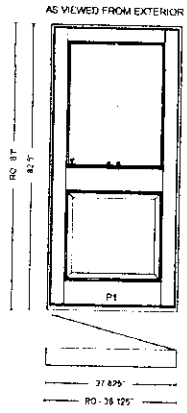
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 36 1/2" X 48 1/2"

Frame Size: 36" X 48"

Unit Dimension: 36" X 48"



002 DR #1

Quantity: 1

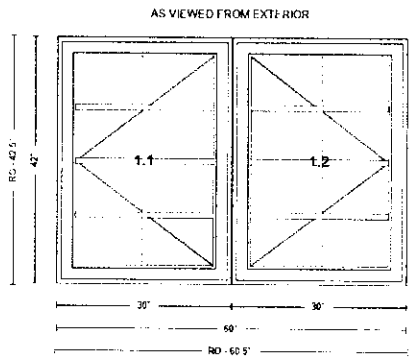
Ultra Rectangle Exterior Swinging Door

Rough Opening: 38 1/8" X 83"

Frame Size: 37 5/8" X 82 1/2"

Unit Dimension: 37 5/8" X 82 1/2"

Rough Opening Schedule



003 B

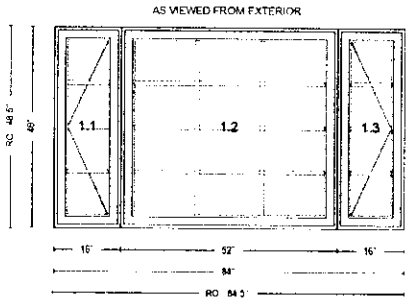
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 60 1/2" X 42 1/2"

Frame Size: 60" X 42"

Unit Dimension: 60" X 42"



004 D

Quantity: 1

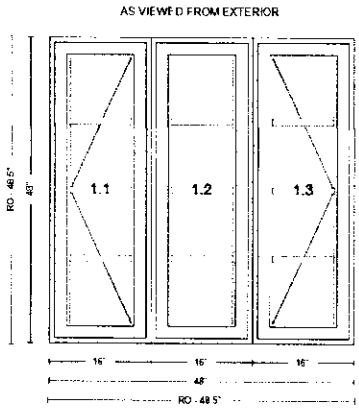
Mull Windows/Doors

Rough Opening: 84 1/2" X 48 1/2"

Frame Size: 84" X 48"

Unit Dimension: 84" X 48"

Rough Opening Schedule



005 E

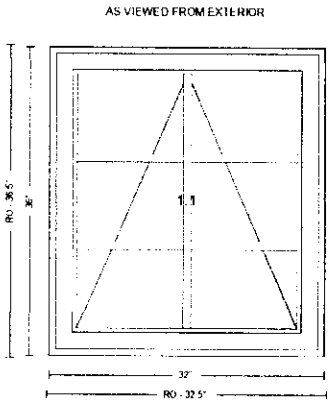
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"

Frame Size: 48" X 48"

Unit Dimension: 48" X 48"



006 F

Quantity: 1

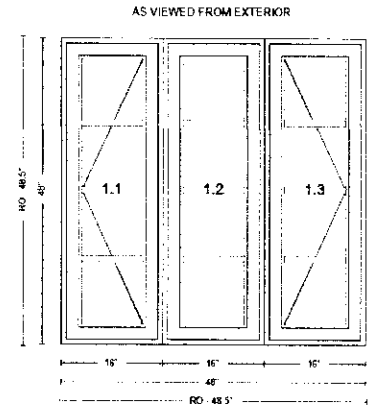
Ultra Rectangle Awning

Rough Opening: 32 1/2" X 36 1/2"

Frame Size: 32" X 36"

Unit Dimension: 32" X 36"

Rough Opening Schedule



007 G

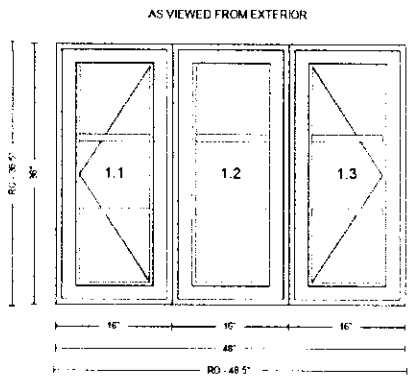
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"

Frame Size: 48" X 48"

Unit Dimension: 48" X 48"



008 H

Quantity: 1

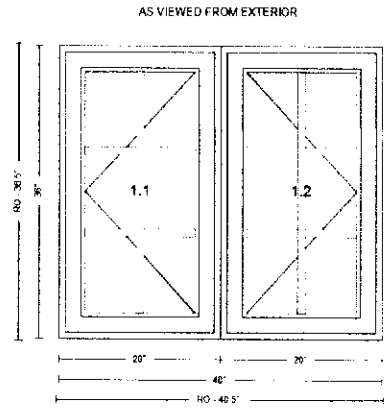
Ultra Rectangle Casement

Rough Opening: 48 1/2" X 36 1/2"

Frame Size: 48" X 36"

Unit Dimension: 48" X 36"

Rough Opening Schedule



009 I

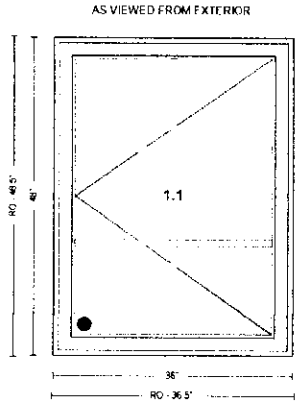
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 40 1/2" X 36 1/2"

Frame Size: 40" X 36"

Unit Dimension: 40" X 36"



010 DR#2-Window

Quantity: 1

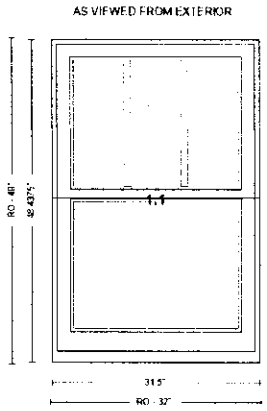
Ultra Rectangle Casement

Rough Opening: 36 1/2" X 48 1/2"

Frame Size: 36" X 48"

Unit Dimension: 36" X 48"

Rough Opening Schedule



011 J

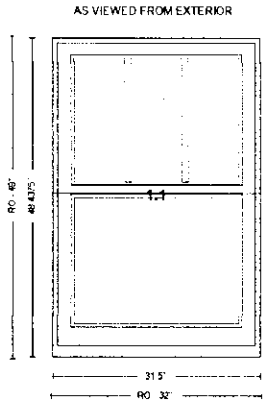
Quantity: 1

Ultra Rectangle Double Hung

Rough Opening: 32" X 49"

Frame Size: 31 1/2" X 48 7/16"

Unit Dimension: 31 1/2" X 48 7/16"



012 K

Quantity: 1

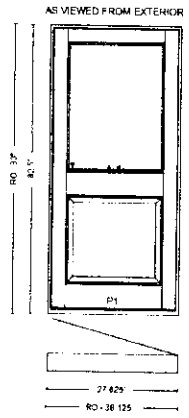
Ultra Rectangle Double Hung

Rough Opening: 32" X 49"

Frame Size: 31 1/2" X 48 7/16"

Unit Dimension: 31 1/2" X 48 7/16"

Rough Opening Schedule



013 DOOR #3

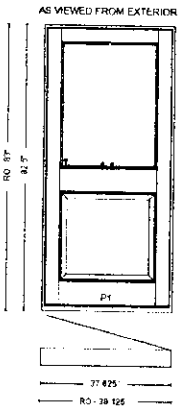
Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 38 1/8" X 83"

Frame Size: 37 5/8" X 82 1/2"

Unit Dimension: 37 5/8" X 82 1/2"



014 DOOR #4

Quantity: 1

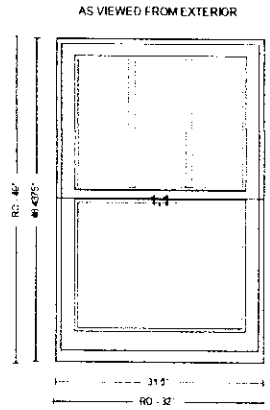
Ultra Rectangle Exterior Swinging Door

Rough Opening: 38 1/8" X 83"

Frame Size: 37 5/8" X 82 1/2"

Unit Dimension: 37 5/8" X 82 1/2"

Rough Opening Schedule



015 L

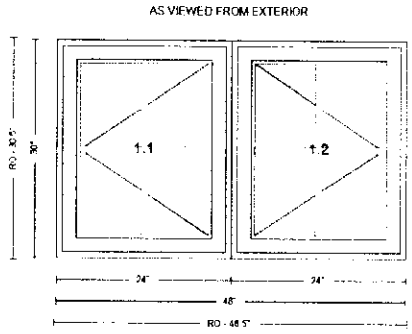
Quantity: 1

Ultra Rectangle Double Hung

Rough Opening: 32" X 49"

Frame Size: 31 1/2" X 48 7/16"

Unit Dimension: 31 1/2" X 48 7/16"



016 M

Quantity: 1

Ultra Rectangle Casement

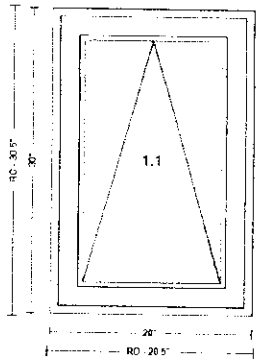
Rough Opening: 48 1/2" X 30 1/2"

Frame Size: 48" X 30"

Unit Dimension: 48" X 30"

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



017 N

Quantity: 1

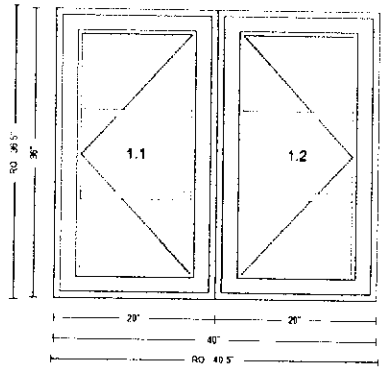
Ultra Rectangle Awning

Rough Opening: 20 1/2" X 30 1/2"

Frame Size: 20" X 30"

Unit Dimension: 20" X 30"

AS VIEWED FROM EXTERIOR



018 O

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 40 1/2" X 36 1/2"

Frame Size: 40" X 36"

Unit Dimension: 40" X 36"

Notes / Totals / Signature

Total Quantity: 18	**Total Cubic Feet:** 138.10	**Total Perimeter Feet:** 3,252.38	**Sub-Total*:**	$25,630.93
			Total Tax:	$0.00
			Total Freight:	$0.00
			Total Labor:	$0.00
			Total Amount:	$25,630.93

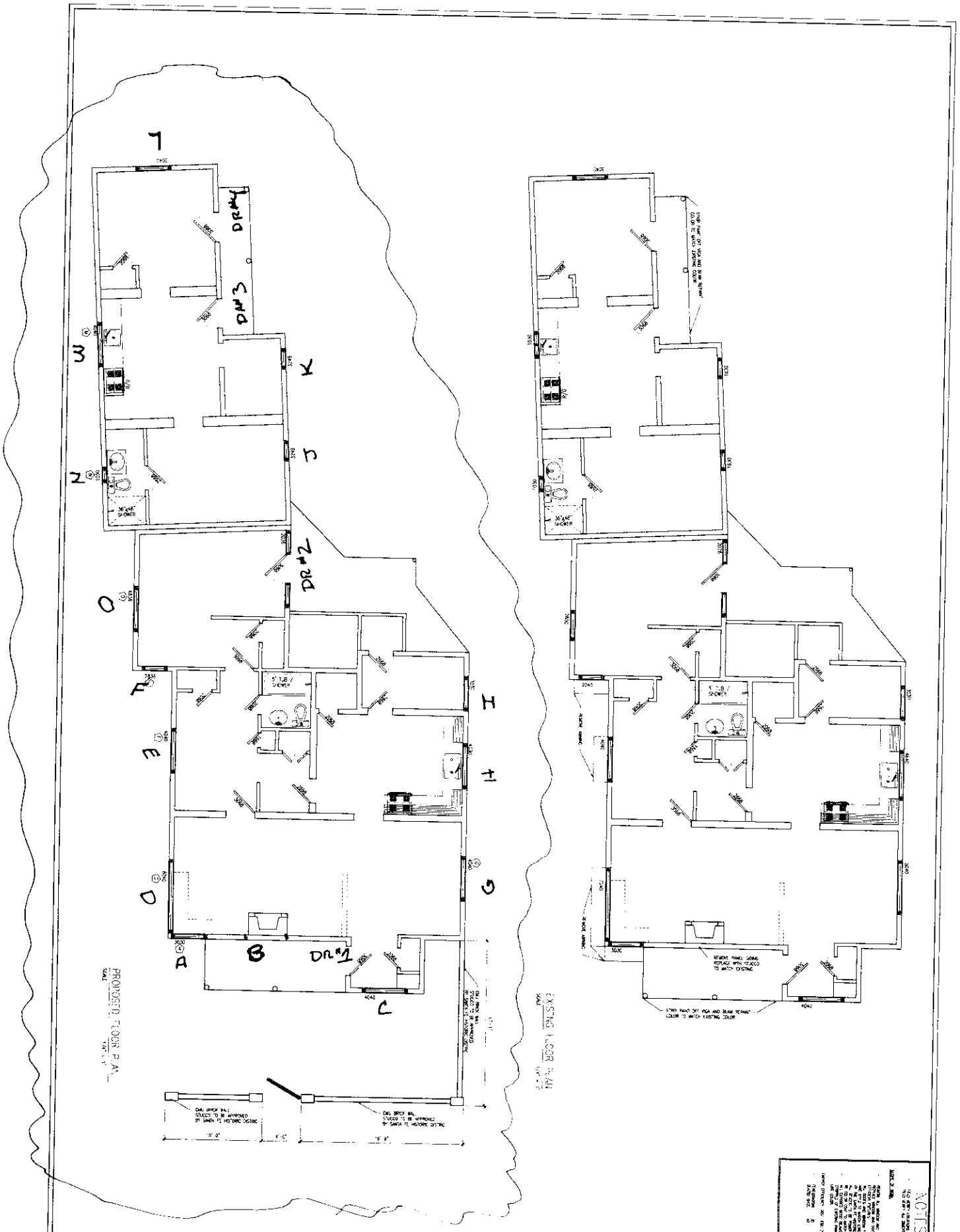
Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Signature: _____ **Date:** _____

Purchase Order: _____

[redacted] Printed By: Ra Patterson
Created: 4/23/2026

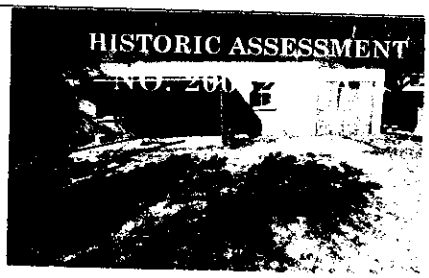
For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties


PROPOSED FLOOR PLAN
EXISTING FLOOR PLAN
NOTES:
SHEET A-2
DATE 6.01.26
REVISED DATE
PROPERTY OWNER & ADDRESS:
215 A MAYNARD ST
SANTA FE, NM 87501
SHEET TITLE:
FLOOR PLAN
SCALE: 1/4" = 1'
CADRAFTS

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com



TO Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
sergio.an@live.com

216 MAYNARD STREET - CASITA, SANTA FE, NM 87501	03/20/2026

Revised 6/12/26

EAST	
C-A	53" x 50" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H
C-DR #1	32" x 80" LH INSWING DOOR ALL WOOD CARVED 1-DIAMOND LITE ADDED BOTTOM RAIL
C-B	53" x 50" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H
C-C	38" x 38" SR STEEL CASEMENT 1W3H
C-~~1~~	8' x 7' GARAGE DOOR ROTTED JAMB AND DOOR MISSING
SOUTH	
C-D	32" x 40" DOUBLE HUNG 3W2H/3W2H
C-E	22" x 32" STATIONARY INSWING CASEMENT 2W2H
WEST	
C-F	30" x 40" DOUBLE HUNG FILLED IN 3W2H/3W2H
C-DR #2	32" x 80" LH INSWING DOOR ALL WOOD 2W3H/3-HORIZONTAL
C-G	20" x 30" LH INSWING CASEMENT ALL WOOD 1-LT
NORTH	
C-H	48" x 21" FIXED BARN SASH ON SIDE 4W2H

In closing, my professional opinion is as follows:

Windows C-A, C-B, and C-C are historic.

Windows C-D, C-E, and C-F are historic however rotted beyond 40% on all parts.

Windows C-G, C-H, AND C-I are non-historic.

Doors 1 - 2 are non-historic.

NOTE: C-I - WAS A GARAGE DOOR AT ONE TIME (GONE NOW)

The windows that are to be replaced should be in "like and kind" to window C-A. Kolbe, Marvin, Vista Luxe, and Weathershield are window manufacturers that make narrow profile products in clad/wood with simulated divided lites (SDL) to meet the historic requirements of "like and kind".

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	**EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION**
	PUTTY GLAZE INTACT
	ONLY COSMECTIC TOUCH-UP, IF NEEDED
S = SATISFACTORY	**EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.**
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% - 40% DETERIORATION
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED, MISSING TO BARE SURFACE
	PUTTY GLAZING CRACKING AND MISSING IN 30% - 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE SOME MEMBERS 30% - 40% COMPLETELY DETERIORATED
U = UNSATISFACTORY	**EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED**
	PUTTY GLAZING MOSTLY MISSING - ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40% DETERIORATION, BEYOND REPAIR

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/ NON-HISTORIC - AGE
EAST			
C-A	53" x 50" TRIPLE LSR STEEL CASEMENT 38/12 3W1H 1W3H/1W3H/1W3H	S	HISTORIC
C-DR #1	32" x 80" LH INSWING DOOR ALL WOOD CARVED 1-DIAMOND LITE	F	NON-HISTORIC - SHAPE CUTS (1996)
C-B	53" x 50" TRIPLE LSR STEEL CASEMENT 38/12 3W1H 1W3H/1W3H/1W3H	S	HISTORIC
C-C	38" x 38" TWIN SR STEEL CASEMENT 1W3H	S	HISTORIC
C-I	96" x 84" GARAGE DOOR OPENING (DOOR MISSING)	U	NON-HISTORIC - DOOR MISSING
SOUTH			
C-D	32" x 40" DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC - ROTTED BEYOND 40%
C-E	22" x 32" STAT INSWING CASEMENT 2W2H ALL WOOD	U	HISTORIC - ROTTED BEYOND 40%
WEST			
C-F	30" x 40" DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC - ROTTED BEYOND 40%
C-DR #2	32" x 80" LH INSWING DOOR ALL WOOD 2W2H/3-HORIZONTAL PANELS	U	HISTORIC - PANELS ROTTED BEYOND 40%, DOOR WOULD HAVE TO BE DISMANTLED TO BE REPAIRED DESTROYING THE DOOR, THE PANELS & WINDOWS NOT OF THIS ERA

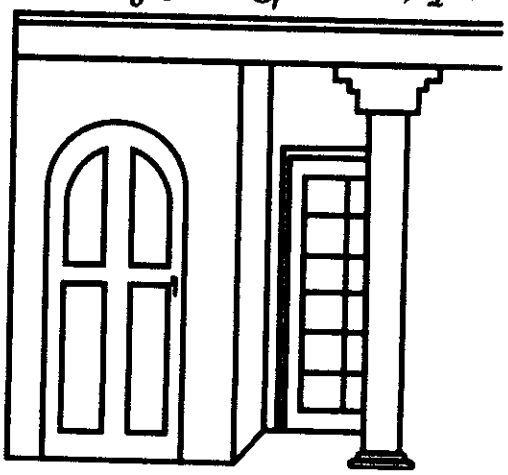
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
WEST			
C-G	20" x 30" LH INSWING CASEMENT 1-LT ALL WOOD	U	**NON-HISTORIC** – ROTTED BEYOND 40%
NORTH			
C-H	48" x 21" FIXED BARN SASH	U	**NON-HISTORIC** – CASEMENT BARN SASHES PUT IN FRAME HORIZONTALLY INSTEAD OF VERTICALLY, ROTTED BEYOND 40%

NOTES:

On Behalf Of: Building Trade Specialties, Inc.
Address: 508 Ortega Rd NW
Los Ranchos De Albuquerque, NM 87114
Phone: 505-659-8713
Contact: Ra Patterson
Email: ra@bts-nm.com
Phone: 505-379-7900

Building Trade Specialties, Inc.



Luxury Windows & Doors

KOLBE
WINDOWS & DOORS

We're for the visionaries.™

Quote 1438737C: Sergio Nunez
Project: 216 Maynard St- Casita
Printed: 4/23/2026 10:39:14 AM

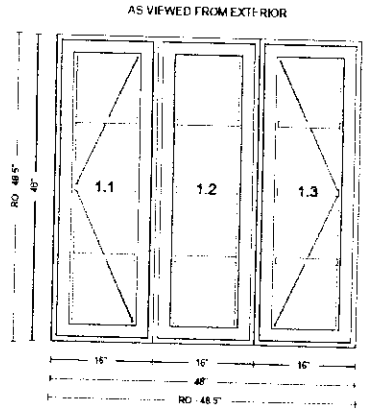
PROPOSED WINDOWS AND DOORS

[redacted] Printed By: Ra Patterson
Created: 4/23/2026

2026 Pricing

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

Rough Opening Schedule



001 C-A

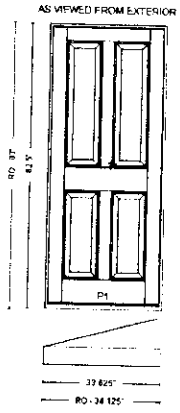
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"

Frame Size: 48" X 48"

Unit Dimension: 48" X 48"



002 C-DR-#1

Quantity: 1

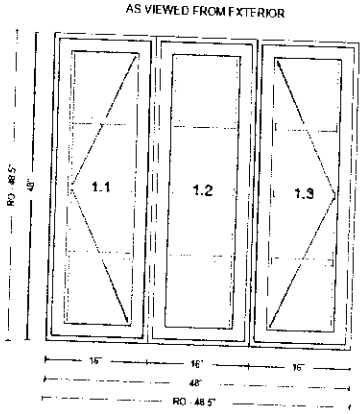
Ultra Rectangle Exterior Swinging Door

Rough Opening: 34 1/8" X 83"

Frame Size: 33 5/8" X 82 1/2"

Unit Dimension: 33 5/8" X 82 1/2"

Rough Opening Schedule

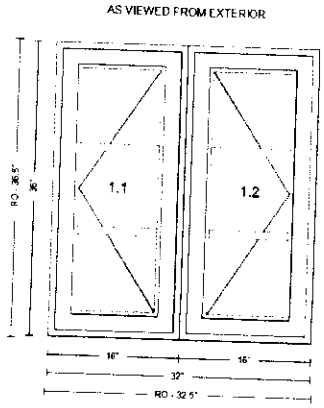


003 C-B

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"
Frame Size: 48" X 48"
Unit Dimension: 48" X 48"



004 C-C

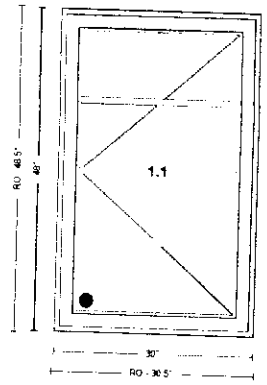
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 32 1/2" X 36 1/2"
Frame Size: 32" X 36"
Unit Dimension: 32" X 36"

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



C-I CHANGE TO

005 -GARAGE DOOR WINDOW REPLACED TO MEET EGRESS

Quantity: 1

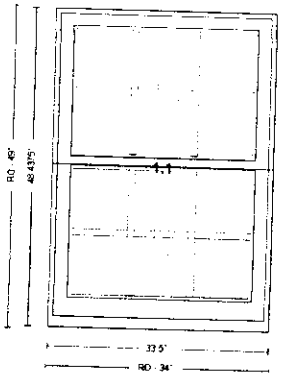
Ultra Rectangle Casement

Rough Opening: 30 1/2" X 48 1/2"

Frame Size: 30" X 48"

Unit Dimension: 30" X 48"

AS VIEWED FROM EXTERIOR



006 C-D

Quantity: 1

Ultra Rectangle Double Hung

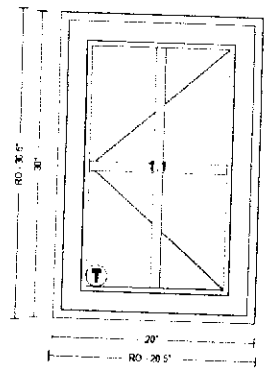
Rough Opening: 34" X 49"

Frame Size: 33 1/2" X 48 7/16"

Unit Dimension: 33 1/2" X 48 7/16"

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



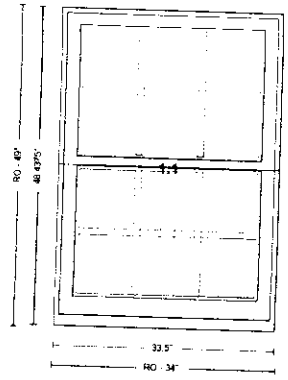
007 C-E

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 20 1/2" X 30 1/2"
Frame Size: 20" X 30"
Unit Dimension: 20" X 30"

AS VIEWED FROM EXTERIOR



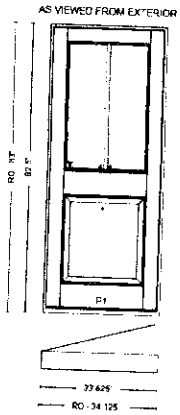
008 C-F

Quantity: 1

Ultra Rectangle Double Hung

Rough Opening: 34" X 49"
Frame Size: 33 1/2" X 48 7/16"
Unit Dimension: 33 1/2" X 48 7/16"

Rough Opening Schedule

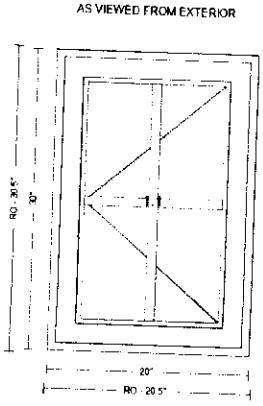


009 C-DR-#2

Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 34 1/8" X 83"
Frame Size: 33 5/8" X 82 1/2"
Unit Dimension: 33 5/8" X 82 1/2"



010 C-G

Quantity: 1

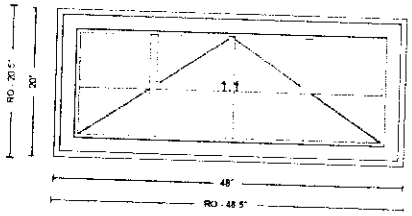
Ultra Rectangle Casement

Rough Opening: 20 1/2" X 30 1/2"
Frame Size: 20" X 30"
Unit Dimension: 20" X 30"

Rough Opening Schedule

011 C-H

AS VIEWED FROM EXTERIOR



Quantity: 1

Ultra Rectangle Awning

Rough Opening: 48 1/2" X 20 1/2"

Frame Size: 48" X 20"

Unit Dimension: 48" X 20"

Notes / Totals / Signature

Total Quantity: 11	**Total Cubic Feet:** 72.08	**Total Perimeter Feet:** 1,804.25	**Sub-Total*:**	$15,249.84
			Total Tax:	$0.00
			Total Freight:	$0.00
			Total Labor:	$0.00
			Total Amount:	$15,249.84

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Signature: _____ **Date:** _____

Purchase Order: _____

[redacted] Printed By: Ra Patterson
Created: 4/23/2026

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

C-D C-J

C-A C-B C-C C-I C-H C-G C-F

C-D#1

C-D#2

PROPOSED FLOOR PLAN

EXISTING FLOOR PLAN

NOTES:

SHEET B-2.1	DATE 5.01.26 REVISED DATE	PROPERTY OWNER & ADDRESS: 216 B WAYNARD ST SANTA FE, NM 87501	SHEET TITLE: FLOOR PLAN SCALE 1/4" = 1'	CADRAFTS DRAFTING SERVICES 5508 DONA ANA LP PO RANCHO NM 87144 PHONE: (505) 263-3011 EMAIL: CADRAFTS@AOL.COM

City of Santa Fe, New Mexico

memo

DATE: August 25, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director, *MRM*

FROM: Lani McCulley, Senior Planner, Historic Preservation Division, LgM

2026-012839-HDRB. 320 Camino Delora. Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio, agent for Mary Hardin and Dan Cullen, owners, requests a historic status review with primary facade(s) designation, if applicable, for the main residence, casita, and yard walls.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: previous cases

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** [2026 HCPI]

STAFF RECOMMENDATION:

Due to the substantial changes to each structure, staff recommends the historic status of the main residence be maintained as non-contributing, and the accessory dwelling unit, shed, and yard walls be designated non-contributing, per 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2026-012839-HDRB for 320 Camino Delora, retain/designate/upgrade the main residence as non-contributing or contributing and designate facades (numbers from façade diagram) as primary façade(s)
b. In case 2026-012839-HDRB for 320 Camino Delora, designate the accessory dwelling unit as non-contributing or contributing and designate facades (numbers from façade diagram) as primary façade(s).
c. In case 2026-012839-HDRB for 320 Camino Delora, designate the yard walls as non-contributing.

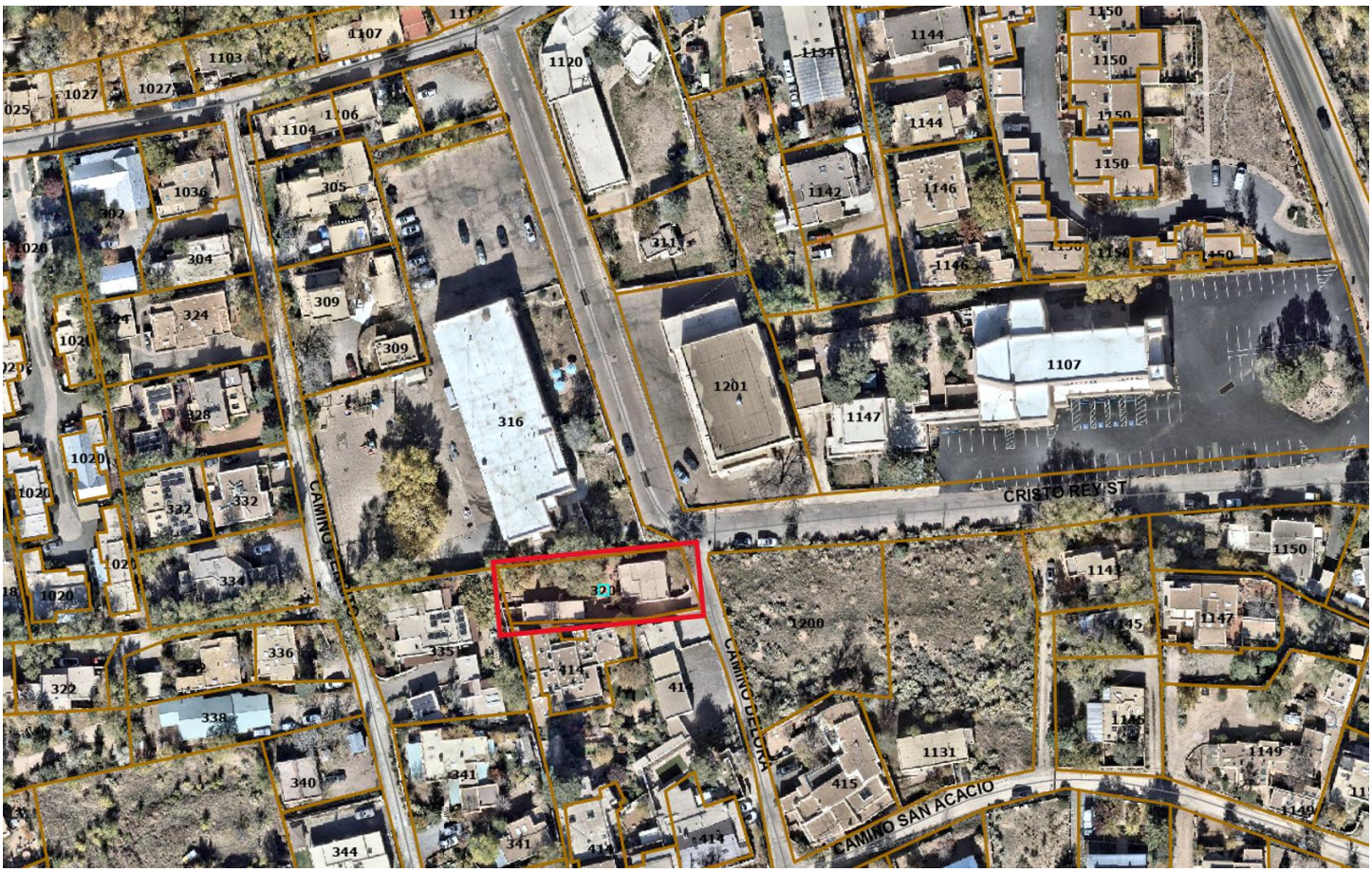


Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:

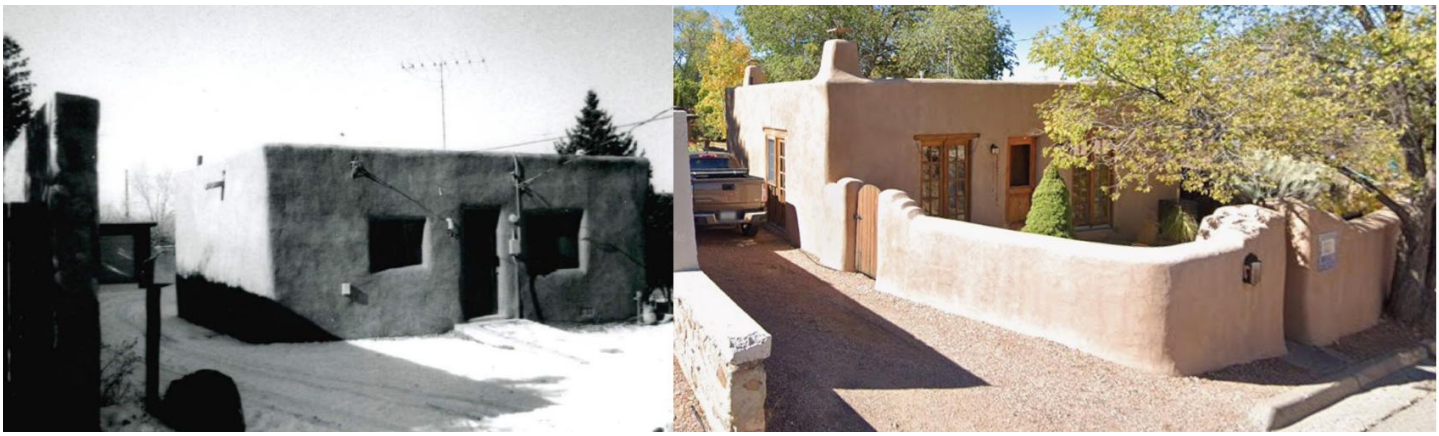
The single-family residence at 320 Camino Delora is located on the west side of Camino Delora, midway between Canyon Road and Camino San Acacio. The streetscape consists of the Cristo Rey Parish complex to the north and northeast, a vacant lot to the southeast, and residences to the south and further east. The residences are

separated by yard walls of stucco and rock. The buildings range up to two stories with flat roofs, with the exception of a single pitched roof at the southern end of the streetscape.

Site Description:
The Vicente and Petrita Brito House, located at 320 Camino Delora, is currently listed as non-contributing to the Downtown and Eastside Historic District. The property also consists of an accessory dwelling unit, shed, and yard walls, which have no status designation.

The original footprint of the main house was constructed as a two-room adobe residence in the vernacular style in the 1930s. There were multiple additions on the rear of the structure, with some showing in the 1960, 1966, and 1978 aerials (2026 HCPI pages 15-18).

There was a large remodel of the main residence in the early 2000s under case H-00-129. The remodel included altering the style of the original structure from a vernacular style to a Spanish Pueblo Revival style. It also included replacement of windows and doors with opening changes, installation of new windows where there were none previously, three chimneys, restoration of the brick coping, stucco, and construction of a portal with canales on the east elevation.


Figure 2: Main Residence 1984 and 2026

It is evident from the 2026 HCPI by John Murphy that the original garage structure was present in 1960 (2026 HCPI page 16). An expansion and conversion of the garage were approved under case H-01-160. The expansion more than doubled the footprint of the original garage and created openings where none existed. The garage door was replaced with French doors. Four portals were installed on the north, east, and west elevations. The 2000s portion of the structure holds two sets of French doors on the north elevation and vinyl windows. The expansion and renovation of the building allowed for the conversion of the use from a garage to an accessory dwelling unit.


Figure 3: East Elevation of the Accessory Dwelling Unit

A small shed is also located to the northwest of the main residence. The shed does not appear in the 1978 aerial of the property. The shed is obscured by a large tree in most aerials, so its date of construction is unclear. This was most likely constructed in the early 2000s with the property remodel, though it is not called out as part of the work in case H-00-129 or H-01-160. The shed is constructed of pressboard and planks with a pitched shingle roof. Staff recommends that this is non-contributing due to age, design, and uncertain origin.


Figure 4: The Property Shed

The yard walls on the property were constructed in the early 2000s along its east, west, and north sides. The yard walls were part of the project from case H-00-129 and include the construction of a stuccoed masonry wall along the east property line ranging in height between 43” and 60” in height, a round arched wood vehicular gate at 52” in height on the south end of the east wall, a 6’6” high pedestrian gate, a 52” high stuccoed masonry wall on the

north property line with a 48” to 60” high cedar plank fence along the west property line. All of the yard walls should be considered non-contributing due to age.



Figure 5: East Property Line Yard Wall

The south property line tall concrete-and-stone wall (top of Figure 5) is not located on the subject property and is therefore excluded from this review.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

An approval was issued under case **H-01-160** for a 286 sq. ft. addition to a height of 8’-8” on the 246 sq. ft. existing garage and a 4’-0” high yard wall with a 5’0” high wooden pedestrian gate.

An approval with the condition that the beams and posts are not painted was issued under case **H-00-129** for the rehabilitation of the adobe residence and the garage. The rehabilitation of the residence included replacement of windows and door replacements, new windows, and window opening changes, installation of three chimneys, restoration of the brick coping, stucco, and a portal with canales on the east elevation. The garage rehabilitation included replacing the garage door with French doors, installation of four portals on the north, east, and west elevations, and the installation of two sets of French doors on the north elevation. The project also included the construction of a stuccoed masonry wall along the east property line ranging in height between 43” and 60” in height, a round arched wood vehicular gate at 52” in height on the south end of the east wall, a 6’6” high pedestrian gate, a 52” high stuccoed masonry wall on the north property line with a 48” to 60” high cedar plank fence along the west property line.

ADMINISTRATIVE:

No administrative approval cases are on file for the property.

APPLICANT'S REQUEST:

The applicant requests:

1) Status Review with primary façade designation, if applicable, for a main residential structure.
2) Status Review with primary façade designation, if applicable, for an accessory dwelling structure.
3) Status Review for yard walls.

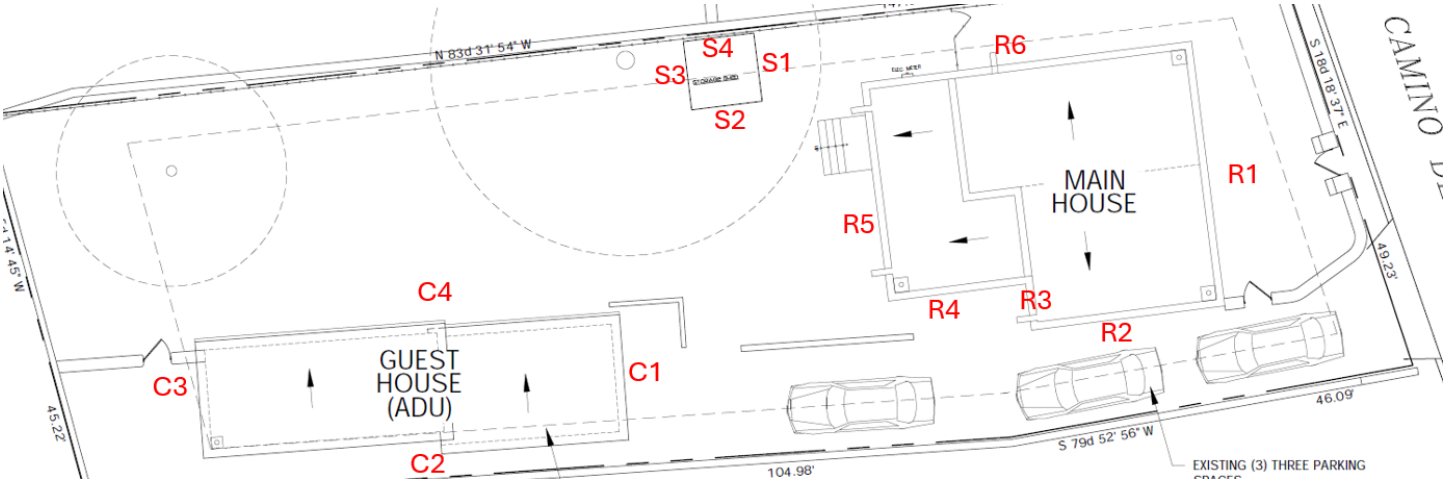


Figure 6: Façade Diagram

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

l. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance in order to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

l. IPurpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.

b. A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of

status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

b. Request from the property owner;

c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.

b. In addition, staff shall send notice, by first class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning and land use department. Otherwise, the city shall post the poster at the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

NONCONTRIBUTING STRUCTURE

A structure, located in a historic district, that is less than 50 years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national, or global level; or if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

PRIMARY FACADE

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

G. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

I. Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

a. With rare exception, buildings are of one story; a few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns.

Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open slightly ogive, over gateways in freestanding walls;

b. All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

c. Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
d. The rules as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
e. True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

II. Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

a. No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
b. The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
d. No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
e. The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complementary colors. Windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
f. Flat roofs shall not have more than thirty (30) inches overhang.

H778

building threatened? yes | surveyed date 30-XI-84 by mb | county Santa Fe | ID no. 0516-1624

field map number SFHD-6-1624 | U.T.M. reference zone 12 13 easting northing

location description: 320 Delgado

city/town: Santa Fe

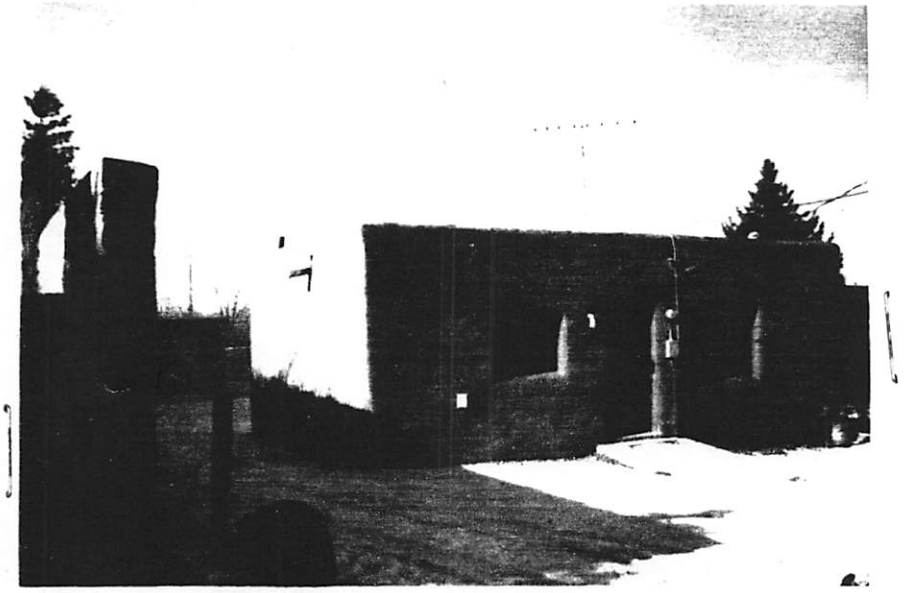
land grant/reservation

building name

legal description: twsp N S range E W sec ¼ ¼

ph. roll by mb no. 22 | negative nos. 7 | loc. of neg. HPB

plan shape



date of construction: P estimate actual

source

use: present residential; other

historic residential; other

condition: excellent good; fair deteriorating

degree of remodeling: minor moderate major

describe:

style

foundation material

wall material/surface

architectural features

surroundings: Res

relationship to surroundings: X similar not similar

district potential: yes no

significance: eligible of X none interest

if eligible, why?

comments

associated buildings? X yes

what type? Garage

if inventoried, list ID nos.

see back? yes



1985 aerial



2011 Aerial



2005 Aerial

MARTINEZ ARCHITECTURE STUDIO PC
TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

STATUS REVIEW
320 Camino Delora
June 08, 2026
Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:

On behalf of the property owners, Mary Hardin and Dan Cullen, the attached application requests a status review and primary elevation designation of the above-referenced property necessary.

A Historic Report for this property was prepared by John Murphy, see attached.

Sincerely,

Richard Martinez
Martinez Architecture Studio PC

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: July 9, 2026

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778 4. County: Santa Fe Parcel # 10309760

5. Property Type:
_x Buildings: 2
_x Structures:4
__ Site __ Object

6. Date of Survey: May 29, 2026

7. Previous Survey Date(s):
_x Yes: October 30, 1984, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6783874,-105.9209711



10. Photo Information: Jim Rodman, photographer. Photo 1: View of east (front) elevation. Camera facing west. May 19, 2026.

11. Brief Description of the Property:

Located at the corner of Camino Delora and Cristo Rey Street, the former Vicente and Petrita Brito House faces east toward the Sangre de Cristo Mountains (Photo 1). The house likely originated in the late 1930s as a modest two-room dwelling. Over time, several additions were constructed to the rear, all of which appear to be adobe. Following its departure from family ownership in the early 2000s, the vernacular dwelling underwent a substantial renovation, transforming it into a residence more closely resembling a Santa Fe Style house of the 1920s. The property also includes a guesthouse (casita), constructed in the early 2000s, along with several walls and fences, most of which date from the same period. The primary house is designated Non-contributing and the guesthouse has no status.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1948, likely with earliest construction in the late 1930s.
_ _Known _x_ Estimated Source: newspaper account, aerial photographs, and city directories

14. Setting:
__ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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



Source: Office of the Santa Fe County Assessor
parcel lines may not be accurate

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Jim Rodman

For: Current owner, via Martinez Architecture Studio PC

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

Current owner: Mary Connally Hardin and Daniel R. Cullen

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

20. Significance to Current Community: _x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: primary house _x: No Status: guesthouse (casita)
Per City of Santa Fe official designation map:

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-778
Vicente and Petrita Brito House	320 Camino Delora Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 29, 2026

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone: __ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood: __ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove _x_ Other: Plywood, shed

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam__ Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types Primary House and Guesthouse (Casita)

Operation	Material	Glazing	Number
Casement French Window	Wood	2-10-light	5
Sliding	Aluminum	1-1	1
Sliding	Vinyl	1-1, w/grid insert	5

Note: Based on visibility and access during survey

11. Door Types Primary House and Guesthouse (Casita)

Type	Style	Material	Number
Single-Leaf	10-light	Wood	4
Double	French 2-10-light	Wood	6

12. Chimneys _4; at corners; three primary house; one guesthouse (casita)

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1948-1978; multiple rear additions; aerial photographs.
#2 Date: 2000-2003; change of windows and doors, including opening dimensions and inserting new window openings; addition to former one-car garage; 1984 HBI photograph, aerial photographs; material evidence.
#3 Date: 2000-2003+; construction of front wall, side fences and gates; aerial photographs; material evidence.

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

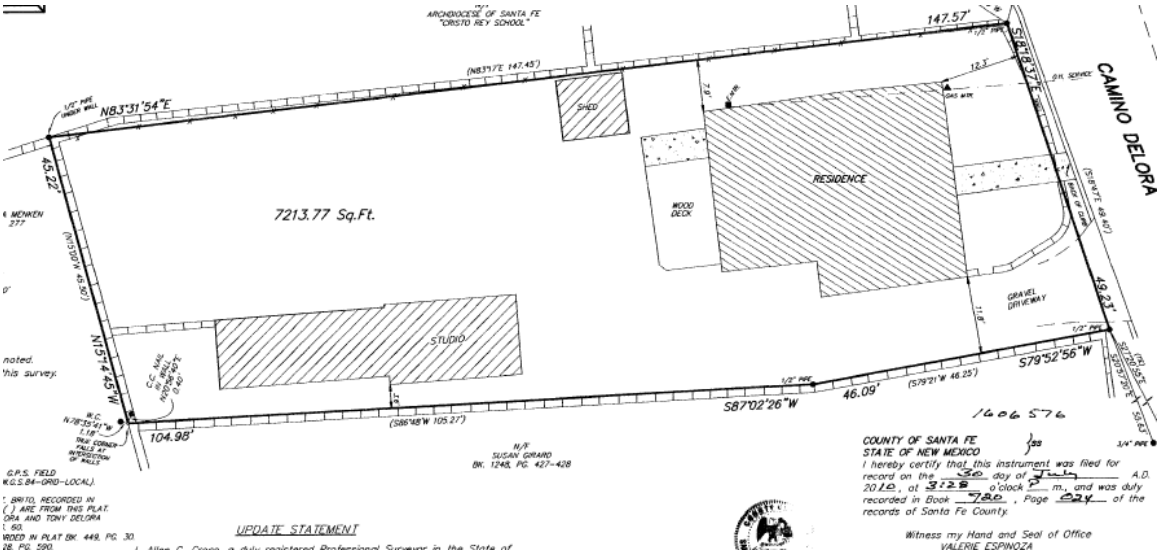
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2012 survey plat map. Courtesy of XYZ Surveying and Drafting.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

Architectural Description Continued

Setting

The house and its casita occupy the west side of Camino Delora, midway between Canyon Road and Camino San Acacio (Photo 2). Much of the view to the east is occupied by the Cristo Rey Parish complex. Immediately northwest stands the former Cristo Rey Parish School, designed by Leo Wolgamood and Alfred Millington; to the northeast are the parish hall and the rear elevation of John Gaw Meem's Cristo Rey Church. Immediately across Camino Delora is a rare feature within the district: an undeveloped lot.

The subject property occupies a roughly rectangular parcel of approximately 0.15 acres. The primary house stands near the front of the lot with the casita located behind it. The grounds surrounding both buildings are extensively landscaped. At the rear of the property is a mature Siberian elm, while a non-historic plywood shed stands along the north property line (Photo 14). Most of the site's walls and fencing are non-historic. Of interest is a tall concrete-and-stone wall separating the subject property from the adjoining parcel to the south. Based on a recent survey plat, this wall appears to belong to the southern property.

East Elevation

The house faces Camino Delora with a substantially altered composition. As documented in the 1984 Historic Building Inventory survey, the façade consisted of a centered entry flanked by closely spaced rectangular window openings (Fig. 1). During the early-2000s renovation, Steve Marlens, the owner and an historic house renovator, retained this basic symmetrical arrangement but relocated the window openings farther from the entrance while narrowing them and extending them to floor level (Photo 3). In place of the original windows, he installed paired ten-light wood French windows,[1] a motif repeated on other elevations of both the primary house and the casita. Each opening is finished with a metal threshold and exposed wood header, a detail recalling

[1] Although often referred to as French doors, the architectural term *French window* more precisely describes full-height, narrow glazed casements that extend to the floor and provide direct access to exterior spaces. The use of French windows is uncommon in Santa Fe residential architecture.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

early Pueblo Revival work by John Gaw Meem, including the Meadors-Staples House (1925).

South Elevation

The south elevation faces a tall stone wall that originally separated the property from an adjoining parcel later acquired by artist and designer Alexander Girard. As documented in the 1984 Historic Building Inventory survey, this short elevation was originally devoid of fenestration. During the early-2000s renovation, Marlens introduced a ten-light wood French window with a lowered threshold, providing direct access to a brick-paved patio (Photo 4).

West of the original façade, the elevation steps back to an addition constructed between 1960 and 1966, based on aerial photographic evidence (Figs. 3 & 4). Like the original portion of the house, the addition was remodeled with a French window; however, this opening retains a higher sill above grade (Photo 5).

West Elevation

The west elevation opens onto the patio and backyard. Comparison with a 1978 aerial photograph indicates that the fenestration was simplified and repositioned to a more centralized arrangement (Fig. 6). Today, the elevation consists of a single ten-light wood door to the left (north) and a paired ten-light wood French window to the right (south) that originally gave access to a wooden deck (Photo 6). The brick-faced steps leading to the door postdate Marlens' renovation.

North Elevation

The north elevation overlooks the former Cristo Rey Parochial School and presents a minimal amount of fenestration (Photo 7). Comparison with a 1978 aerial photograph indicates that the west end of the elevation formerly included a projecting, lower-roofed section (Fig. 6). As discussed above, this projection has since been removed or simplified, creating a more uniform west end of the house. The remaining two window openings, based on their depth within the wall, appear to be older. Both contain non-historic sliding vinyl windows (Photo 8).

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

Interior

The interior was not inspected. Based on real estate photographs, the house appears to retain exposed vigas while incorporating Meem-inspired corner fireplaces and custom wood cabinetry associated with the early-2000s renovation. The house contains approximately 974 square feet of living area and includes three bedrooms and one bathroom.

Footprint Evolution

The house likely originated as the two-room section fronting Camino Delora. By 1948, the first year the dwelling appears in an aerial photograph, a small addition had been constructed at the northwest corner, creating a roughly L-shaped plan (Fig. 2). This footprint remained largely unchanged through 1960, although a porch appears to have extended across part of the west elevation (Fig. 3).

Between 1960 and 1966, the west porch was enclosed and an irregular addition was constructed at the rear, partially filling the earlier ell and creating a more complex footprint (Fig. 4). By 1978, the latest historic aerial photograph available, another small addition had been constructed at the northwest corner (Fig.5). Either before or during the 2000s renovation, it was removed or absorbed into a reconfigured rear elevation, producing the building's present footprint (Fig. 6).

Casita

The casita is a long, approximately 583-square-foot secondary dwelling situated behind the primary house. Incorporated into its east end is a one-car garage that had been constructed by 1948. The remainder of the building represents new construction associated with Steve Marlens' early-2000s renovation of the property.

Marlens retained the original garage opening, fitting it with wood French doors (Photo 9). The north elevation, which provides the principal exposure, is articulated with a series of ten-light wood French windows and French doors that admit most of the natural light into the dwelling (Photos 10 & 11). At the west end, new construction incorporates another pair of French doors opening onto a small enclosed patio (Photo

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

12). The south elevation, constrained by its proximity to the property line, contains only limited fenestration consisting primarily of sliding vinyl windows (Photo 13).

Historical Overview

Camino Delora

In July 1937, Petrita Brito, a 32-year-old woman, visited Santa Fe City Hall which was then located on Washington Avenue. She was there to obtain a permit to build a two-room house valued at $200.[2] Petrita and her husband, Vicente, had been renting a house on Camino San Acacio and, apparently anticipating a growing family, sought to establish a home of their own. Based on city directories, the adobe dwelling they constructed was located at 1181 Camino Delora.

City directories indicate that Camino Delora originally extended southeast from Camino San Acacio to Camino Cabra, with a separate northern segment continuing toward Canyon Road. This northern stretch of Camino Delora, along with neighboring Camino Cerrito, appears to have been a relatively recent roadway. It likely followed the property line of an earlier agricultural field. Both streets were prone to flooding; following a heavy monsoon in 1935, Camino Delora was described as a "Niagara running into Canyon Road."[3]

This background is important because the location of 1181 Camino Delora, as listed in the city directories, cannot be determined with certainty. Although the address is no longer in use, houses along the southern portion of Camino Delora retain similar numbering. The strongest evidence linking the subject property to the Brito residence is the apparent renumbering of the address. By the late-1950s, 1181 Camino Delora disappears from the city directories, with the Brito property listed instead as 320 Camino Delora.[4]

[2] "Building Permits for July," *Santa Fe New Mexican*, August 5, 1937.
[3] "Village Gossip of Old Santa Fe," *Santa Fe New Mexican*, August 24, 1935, 1.
[4] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1957* (El Paso: Hudspeth Directory Company, 1957), 320.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

The Britos

Petrita was born in Santa Fe in 1905 but soon moved with her family to Lamy. Her father, Roque Tudesque, was a native New Mexican of Italian ancestry who worked as a boilermaker.[5] In November 1924, at age nineteen, she married Vicente Brito, a Santa Fe native five years her senior.[6] The couple rented a small house in Lamy for five dollars a month while Vicente worked as a section hand for the Atchison, Topeka & Santa Fe Railway.[7] By the mid-1930s they had relocated to Santa Fe, residing in a house on Camino San Acacio.

No deed has been located documenting how the Britos acquired the land on which they built their home, either at the earlier 1181 Camino Delora address or the subject parcel. Whether no deed was recorded or the record has since been lost is unknown. Nevertheless, city directories and other documentary sources establish that the Britos were living at the present residence by the 1950s. Vicente initially found work through the Works Progress Administration, helping to build Carlos Gilbert Elementary School.[8] By the 1950s he was employed as a private gardener.

The 1950 census is the first to record the Britos as a full family. Their home address is not identified other than being located on Camino Delora. The household is headed by Vicente, still working as a private gardener. Petrita managed the household and took care of three children: Francisco (Frank), 10, and Crucita, 9.[9] Frank would later acquire an ownership interest in the property, though again, no deed has been located.
As the decade progressed, Crucita married and left Santa Fe. She lived first in Las Vegas, then Socorro, and finally Albuquerque.[10] Frank, on the other hand, stayed at home, and

[5] "Petrita Brito," *Santa Fe New Mexican*, Feb. 15, 1989, 4; U.S. Census Bureau, Year: 1920; Census Place: Lamy, Santa Fe, New Mexico; Roll: T625_1080; Page: 3A; Enumeration District: 134.
[6] Santa Fe County Marriage Index, Book 8, Page 3690.
[7] U.S. Census Bureau, Year: 1930; Census Place: Lamy, Santa Fe, New Mexico; Page: 3A; Enumeration District: 0025; FHL microfilm: 23411.
[8] National Archives at St. Louis; St. Louis, Missouri; WW II Draft Registration Cards for New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 16.
[9] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 20; Enumeration District: 26-5.
[10] "Gurule, Crucita Brito," *Albuquerque Journal*, Oct. 28, 2005, B-8.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

apparently never married. Vicente moved into better employment, working as an assistant draftsman for the Breese Burner Company, the innovative home heater manufacture started by James L. Breese, the bon vivant pilot and inventor.

By 1959, at age nineteen, Frank had joined the First National Bank of Santa Fe, where he remained for nearly two decades before entering state employment.[11] Public records indicate that he continued to reside at 320 Camino Delora with his parents. At some point he also acquired a joint ownership interest in the property, although the deed establishing that interest has not been located.

In 1965, following preparation of a survey plat for the property (Fig. 8), title was conveyed through a straw transaction in which Vicente and Petrita Brito temporarily transferred the property to Lyle E. Teutsch, Jr., a Santa Fe realtor, who immediately reconveyed it to the Britos as joint tenants.[12]

The transaction appears to have reconfigured the form of ownership while incorporating the updated legal description established by the survey. This conveyance represents the earliest deed located during the present research.

Later Changes

Vicente Brito died in 1980 at the age of 78. Petrita followed nine years later, passing away in 1989 at age 83. Both are buried beneath a modest gray marble marker in Rosario Cemetery.

Frank Brito continued to reside in his childhood home until his death in 1999 at age 60. Ownership then passed to his sister, Crucita Gurule, who retained the property only briefly before placing it on the market in 2000. The real estate listing described the dwelling as a "cute fixer-upper with lots of potential."[13] The asking price of $296,900 likely reflected its condition at the time.

[11] "Employees Honored," *Santa Fe New Mexican*, Nov. 26, 1974, 8.
[12] Santa Fe County Instrument # 286203 and 286204A.
[13] "Prime Eastside Location" [real estate advertisement], *Santa Fe New Mexican*, Feb. 20, 2000, I-6.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

Later that year, Crucita sold the property to Steve Marlens, a Huntington, Long Island, native. A graduate of Haverford College with a longstanding interest in historic preservation, Marlens had previously rehabilitated several historic residences on the East Coast before relocating to Santa Fe.[14] Marlens approached the Historic Districts Review Board for "rehabilitation" project to renovate the house, and construct yard walls and gates (Case # H-00-129). The case was postponed at least once and finally approved in October 2000.

Over the next two years, Marlens undertook a comprehensive rehabilitation of the Camino Delora house. The project substantially altered the dwelling's vernacular appearance while employing high-quality traditional materials and craftsmanship. Numerous Pueblo Revival design elements were introduced, including paired French windows, decorative lintels, reconstructed chimneys, additional window openings, and a sculpted perimeter wall with a formal entry gate.

Collectively, these changes transformed the modest vernacular dwelling into a more fully articulated interpretation of Santa Fe's regional architectural tradition. In addition, a detached garage, constructed during the 1960s, was enlarged westward and converted into a casita.

Marketing Romance

The renovated house was placed on the market in the summer of 2003. It was advertised as a "[t]houghtful restoration of a classic adobe and guest house just steps from Canyon R[oa]d," suggesting that the guest house predated the restoration.[15] Curiously, the accompanying photograph depicted the newly created casita rather than the principal dwelling.

The property remained on the market for several months, prompting a larger advertisement that fall, again illustrated with a photograph of the guest house. Among its selling points was the claim that the property featured a "property wall designed by

[14] Public records research and review of former restoration projects.
[15] "320 Camino Delora" [real estate advertisement], *Santa Fe New Mexican*, July 27, 2003, I-15.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

the famed designer Alexander Giraid [sic]." [16] The house remained unsold into the winter.

The marketing strategy then shifted to a more candid approach, describing the residence as having been renovated to "reflect the original Santa Fe of the art colony."[17] The statement implicitly acknowledged that the corner fireplaces with their battered chimneys, custom wood cabinetry, decorative wrought-iron light fixtures, and other architectural details were products of the recent rehabilitation rather than original features of the house. Instead, they had been carefully introduced to evoke the romanticized Santa Fe architectural aesthetic of the 1920s and 1930s.

The property sold in 2004 and remained in the same ownership until 2020, when it was acquired by its current owner.

[16] "320 Camino Delora: Classic Renovation of Eastside House and Guest House" [real estate advertisement], *Santa Fe New Mexican*, "Santa Fe Real Estate Guide," Oct. 5, 2003, 21.
[17] "320 Camino Delora" [real estate advertisement], *Santa Fe New Mexican*, Dec. 14, 2003, I-15.

© John W. Murphey / Architectural History Services. All rights reserved. This Historic Cultural Property Inventory form is the intellectual property of the author and is provided for regulatory review purposes only. No reproduction, distribution, or other use is permitted without the author's written consent, except as required by the City of Santa Fe Historic Preservation Division and related governmental review bodies.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

Evaluation of Historical Status

The house standing at 320 Camino Delora today is a skillful interpretation of the early Santa Fe Style. It is not, however, historic in its present appearance. To achieve a historic effect, Steve Marlens undertook extensive alterations, including relocating windows, changing the dimensions of existing openings, and introducing a recurring visual motif—the paired French window—that was almost certainly not part of the original vernacular dwelling. The casita is likewise largely a modern creation, transforming a one-car garage into a guesthouse through extensive remodeling and a substantial addition. The property's walls and fences are also of recent construction.

For these reasons, it is recommended that the primary house retain its Non-contributing status. The same recommendation applies to the guesthouse (casita), and the walls and fences enclosing the property along its east, west, and north sides. Although visually prominent, the tall concrete-and-stone wall along the south property line is not located on the subject property and is therefore excluded from this evaluation.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

Illustrations



Figure 1: October 30, 1984, Historic Building Inventory form photograph. East (front) and south elevations, looking northwest. Michael Belshaw.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Figure 2: October 25, 1948, aerial photograph. Primary house circled.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

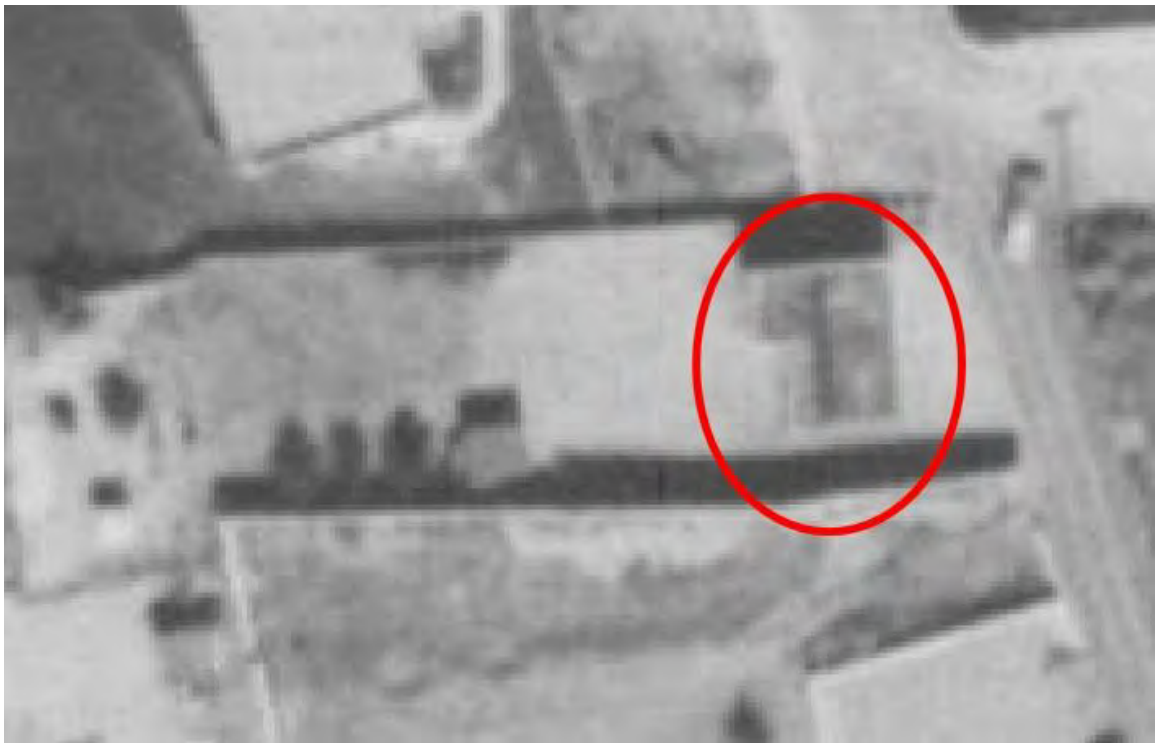


Figure 3: September 25, 1960, aerial photograph. Note presence of garage to the west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

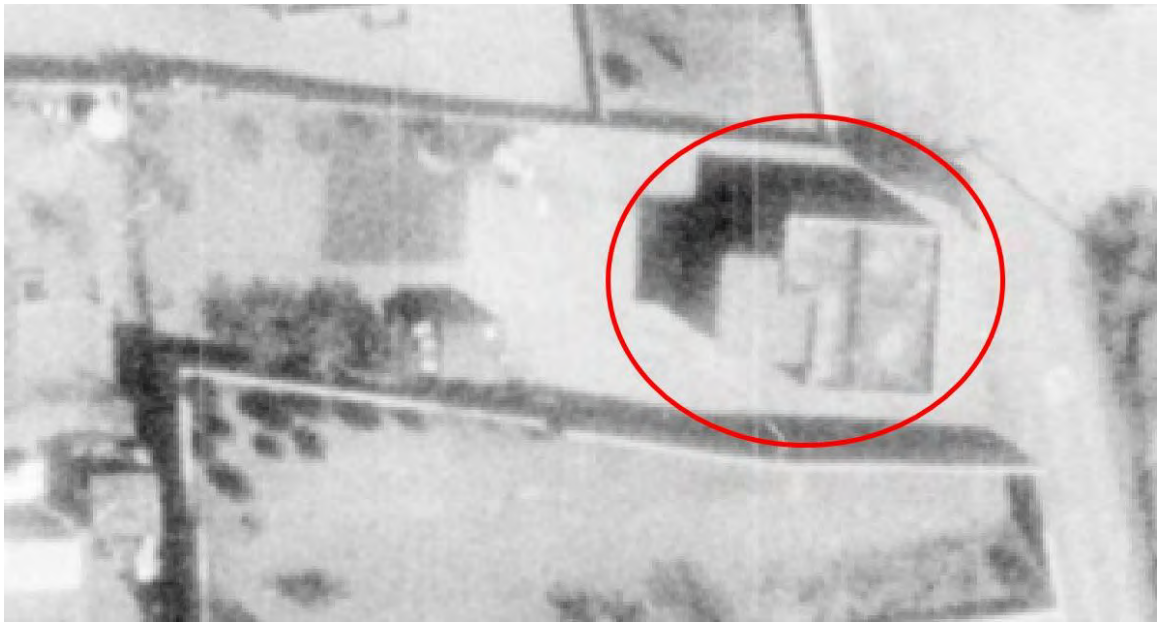


Figure 4: May 2, 1966, aerial photograph. Note new additions on the west side of the primary house.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Figure 5: September 11, 1978, aerial photograph. Note addition made to the northwest corner of the primary house.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

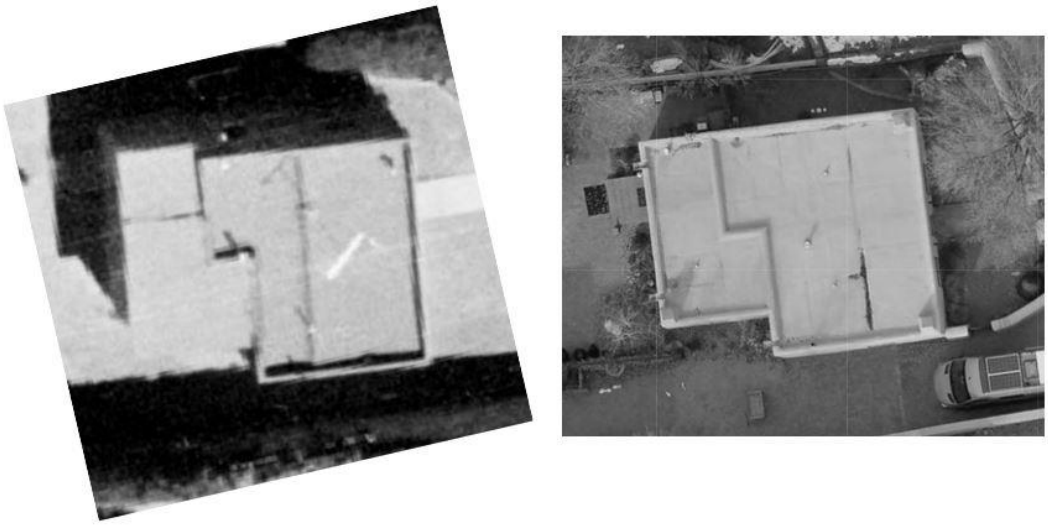


Figure 6: 1978 aerial photograph, left; 2023 satellite imagery, right.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

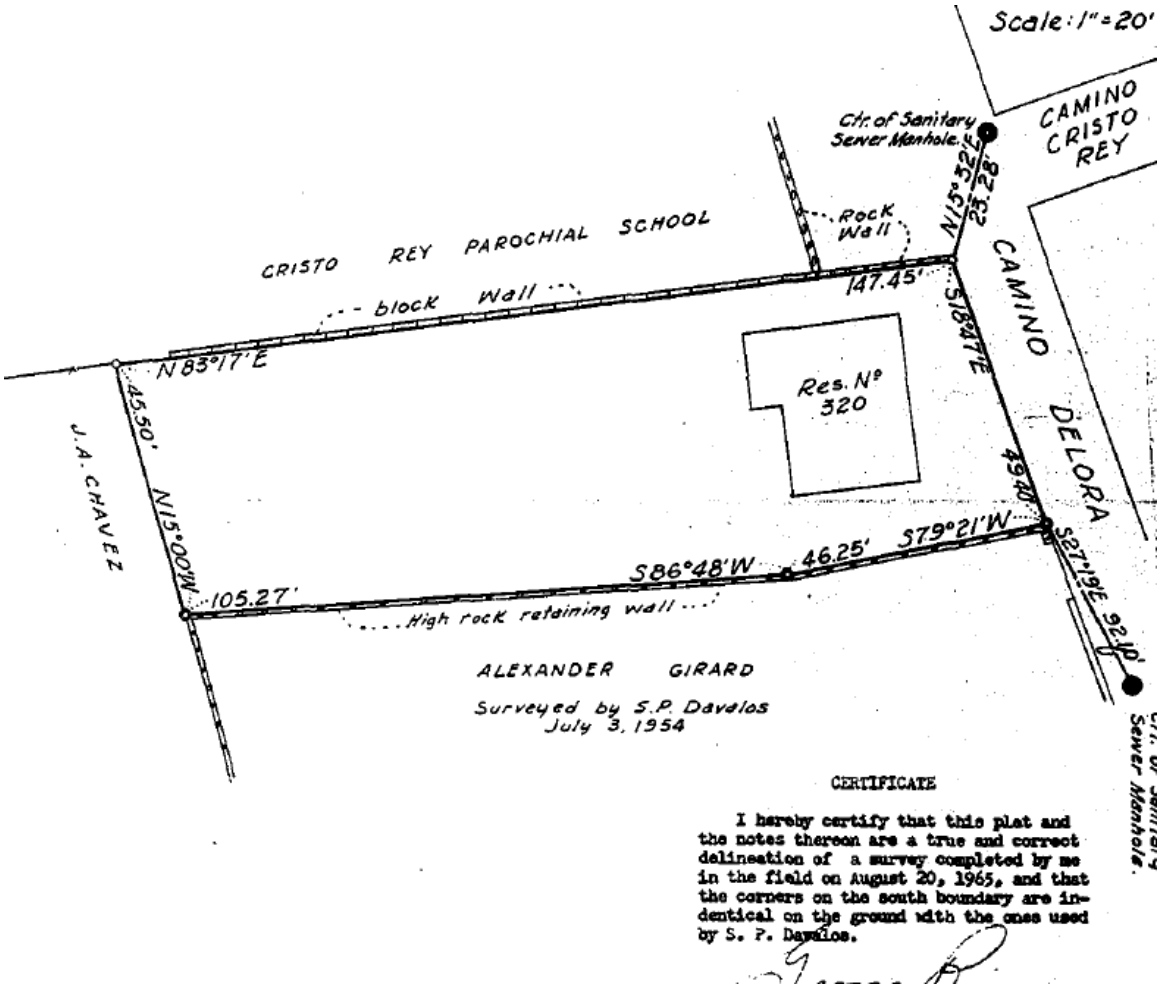


Figure 7: Portion of 1965 survey plat map. It is unclear why the garage is not shown. Courtesy of Samuel P. Davalos.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026

Survey Photographs

(All images taken by Jim Rodman on May 29, 2026, unless otherwise noted)



Photo 2: Setting and east and north elevations. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 3: East (front) façade. Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 4: South elevation, east end. Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 5: South elevation, west end. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 6: West elevation. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 7: North elevation. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 8: North elevation. Window detail. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 9: East (front) elevation. Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 10: North elevation, east end. Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 11: North elevation, west end. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 12: West elevation. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 13: South elevation, west end. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778
		4. County: Santa Fe
		5. Date of Survey: May 29, 2026



Photo 14: Shed. Camera facing northeast.





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE

320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
STREET VIEW
MAY 11, 2026





MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE

320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
EAST ELEVATION
MAY 11, 2026





MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE

320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
NORTH ELEVATION
MAY 11, 2026





MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE

320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
WEST ELEVATION
MAY 11, 2026





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO
GUEST HOUSE
320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
SOUTH ELEVATION
MAY 11, 2026





MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE

320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
EAST ELEVATION
MAY 11, 2026





MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE

320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
NORTH ELEVATION
MAY 11, 2026





MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE

320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
WEST ELEVATION
MAY 11, 2026





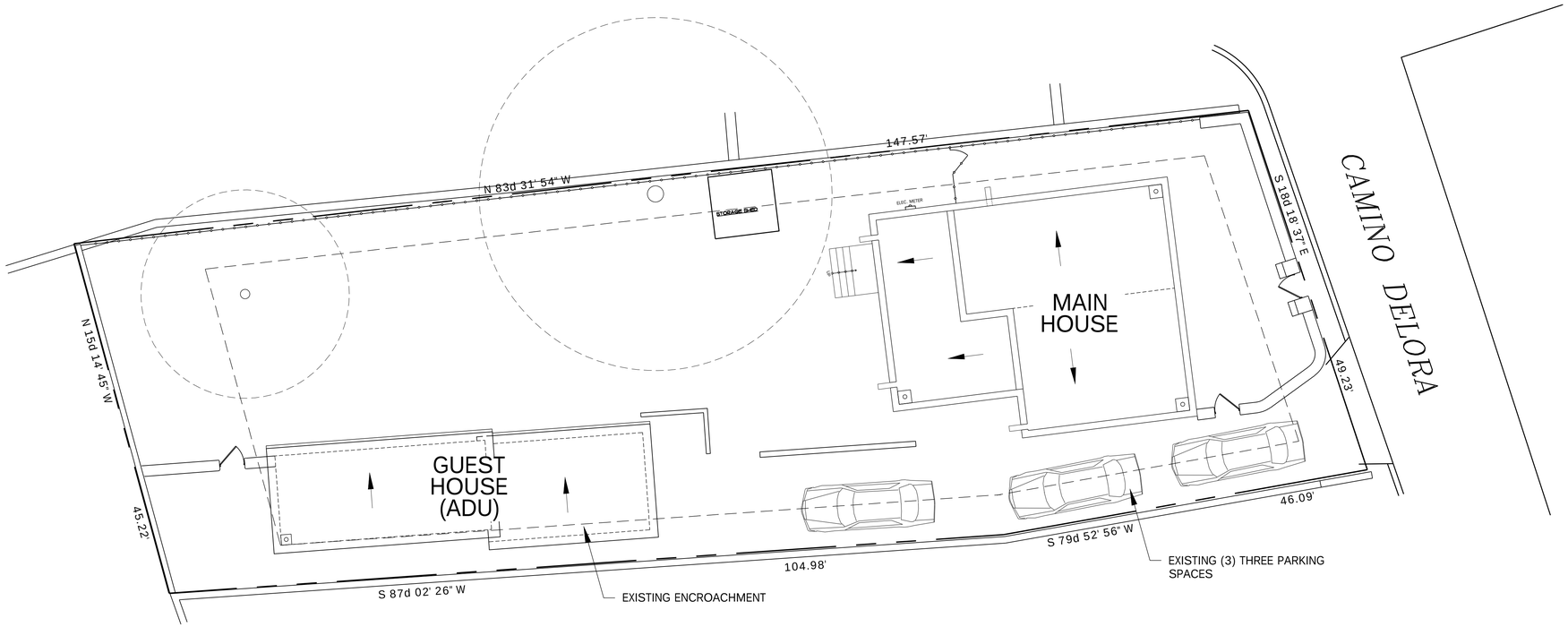
MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE

320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
SOUTH ELEVATION
MAY 11, 2026



1 / A 1.0 EXISTING SITE PLAN
SCALE:1/8"= 1'-0"

NORTH

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE
320 CAMINO DELORA
SANTA FE, NEW MEXICO

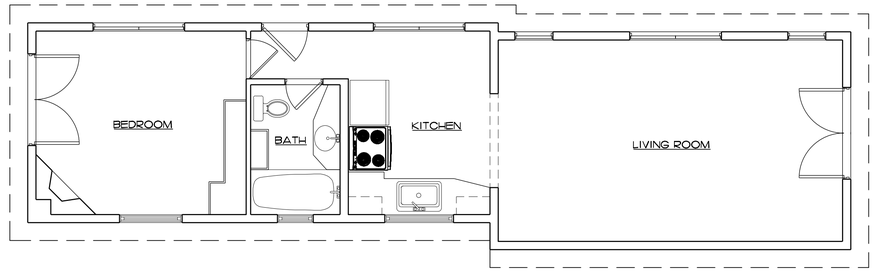
APRIL 29, 2026

EXISTING SITE PLAN

A
1.0

SET #

HARDIN RENOVATION
2518



1 / A 2.1 EXISTING GUEST HOUSE (ADU) FLOOR PLAN
SCALE: 1/4" = 1'-0"

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE
320 CAMINO DELORA
SANTA FE, NEW MEXICO

APRIL 29, 2026

EXISTING GUEST HOUSE (ADU) FLOOR PLAN

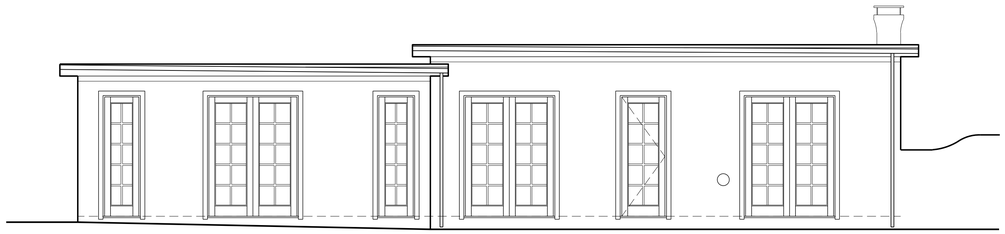
A 2.0

SET #

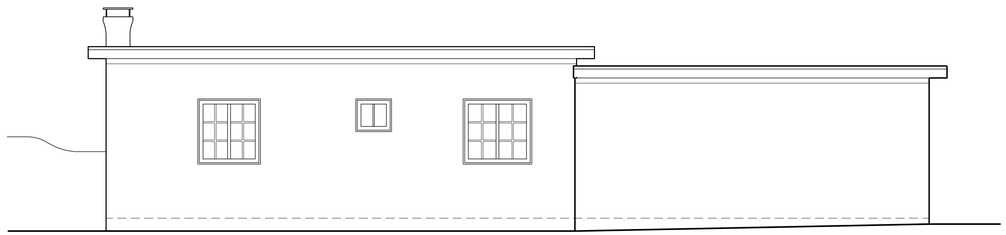
HARDIN RENOVATION
2518



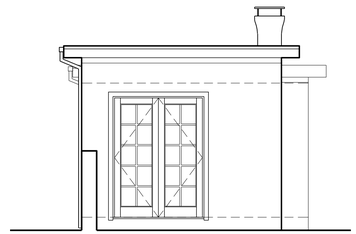
1 / A 1.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 / A 1.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 / A 1.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A 1.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE
320 CAMINO DELORA
SANTA FE, NEW MEXICO

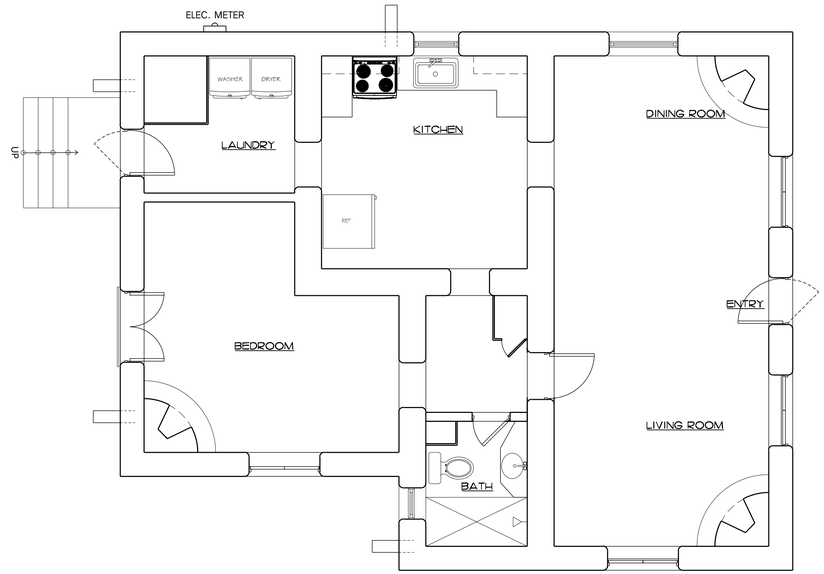
APRIL 29, 2026

EXISTING GUEST HOUSE (ADU) ELEVATIONS

A 3.0

SET #

HARDIN RENOVATION
2518



1 / A 2.0 EXISTING MAIN HOUSE FLOOR PLAN
SCALE:1/4" = 1'-0"

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE
320 CAMINO DELORA
SANTA FE, NEW MEXICO

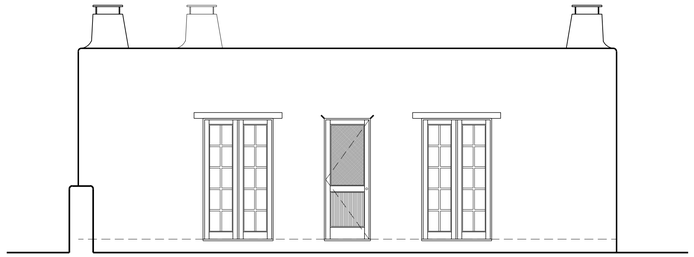
APRIL 29, 2026

EXISTING MAIN HOUSE FLOOR PLAN

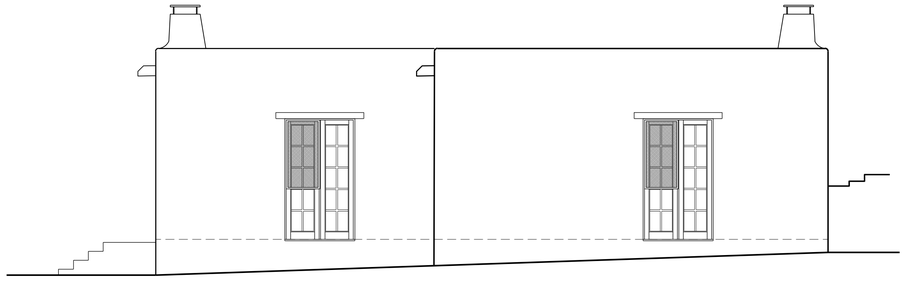
A
4.0

SET #

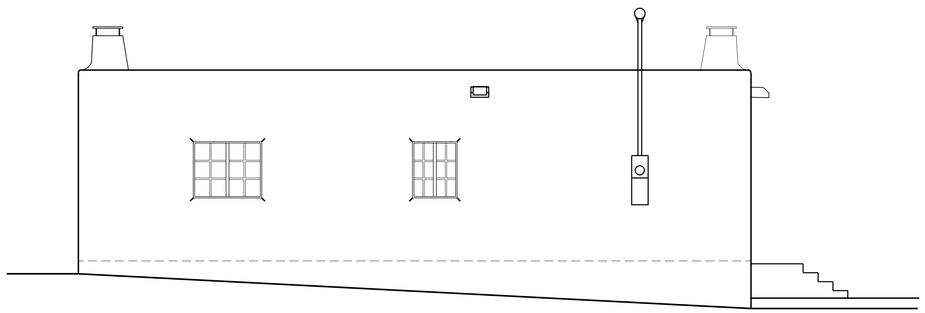
HARDIN RENOVATION
2518



1 / A 5.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 / A 5.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 / A 5.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 / A 5.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE
320 CAMINO DELORA
SANTA FE, NEW MEXICO

APRIL 29, 2026

EXISTING
MAIN HOUSE
ELEVATIONS

A
5.0

SET #

HARDIN RENOVATION
2518


CRISTO REY ST
CAMINO DELORA
320 CAMINO DELORA A

Ms. Abbott: February 7th.

Mr. Flance: All in favor of the motion, signify by saying aye.

Mr. Bell, Mr. Brill, Mr. Purvis, Mr. Sellars: Aye.

Mr. Flance: Opposed? The ayes have it. Thank you Mr. Jahnig. Hopefully we can work together to get this resolved.

Mr. Jahnig: Thank you. Our last instructions from the Director of Planning were to go this way. Now we'll go this way.

2. Case #H 01-160. 320 Camino Delora. Downtown and Eastside Historic District. Non-contributing. Steve Marlens proposes an addition of 286 sq. ft. to a 246 sq. ft. non-contributing garage.

Mr. Flance: Okay. Let's move along. Under New Business, we're now on case number two: Case H 01-160.

[inaudible conversation among board members]

Mr. Flance: 320 Camino Delora. Downtown and Eastside Historic District. Non-contributing. Steve Marlens proposes an addition of 286 sq. ft. to a 246 sq. ft. non-contributing garage. Alysia.

Ms. Abbott: Mr. Chair. The applicant proposes the addition of 286 sq. ft. to a 246 sq. ft. non-contributing garage at 320 Camino Delora in the Downtown and Eastside Historic District. The garage was constructed in the late 1970's or early 1980's. No survey documentation exists for the garage building. Plans call for the addition to be constructed in a manner similar to the existing garage building. The addition will have a flat roof. Fenestration on the proposed addition will be simulated divided ten-light fixed and 20 light casements to match the windows on the existing building. Window trim will be left the natural wood color. Exterior doors will be wood, full light true divided. The building will be stuccoed in El Rey "Sandalwood." The height of the proposed addition will be I' I". Plans also call for the construction of a 4' high yard wall with 5' high wooden pedestrian gate.

This highly controversial project meets the design guidelines for changes to non-contributing buildings (sorry. Had to throw that in) in the

Downtown and Eastside Historic District. As such, staff recommends approval of the project. [attached as Exhibit N].

Mr. Flance: Thank you very much, Ms. Abbott. Excellent. Anyone... Is the applicant here? Do you have anything to add to the staff report? Could you stand up please? Could you step a little more lightly, please?

Recorder: Please state your name and address for the record.

Mr. Marlens: My name is Steve Marlens. I live at 320 Camino Delora.

Recorder: Please raise your right hand. Under penalty of perjury do you swear or affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?

Mr. Marlens: I do.

Mr. Flance: Okay. Do you have any comments on the staff report?

Mr. Marlens: Only to say that what's being called a garage is actually a... I would characterize it more just as a one room open studio. It's not a functioning garage any more. It was until it was approved to become a studio about a year ago by this Board.

Mr. Flance: Okay. Thank you.

Ms. Abbott: I stand corrected.

Mr. Flance: Any one... Do you have anything else to add?

Mr. Marlens: No.

Mr. Flance: That's it. Anyone else? Anyone from the audience? If not, what's the pleasure of the Board.

Mr. Brill: **Motion to approve Case #H 01-160 pursuant to staff recommendations.**

Mr. Sellars: **I second.**

Mr. Flance: Okay. Discussion on the motion? Mr. Purvis.

Mr. Purvis: This is of the applicant. You end up rather a long straight wall showing up against Cristo Rey. Is there anything you could do to make that not 46' long. That is longer than we normally encourage in this style.

Mr. Marlens: I guess it was just my architectural judgement that this was the most kind of innocuous way of doing it. When you say up against Cristo Rey...

Mr. Purvis: I'm talking about the school.

Mr. Marlens: Un huh. But you understand that this is not up against that side of the property but the other side of the property. Do you have a copy of the site plan?

Mr. Purvis: Right. I just noticed that you end up seeing into your property when you come up Camino Delora. So that façade is visible, to the extent that you can... you know... that the fence is there or not there.

Mr. Marlens: Well there is an existing fence between my house and the school right now so that, on approach, I don't think you can see it. I mean, this would all be hidden from.. the view coming up the street. In fact, the only... it would be invisible from just about anywhere, including the neighbors unless they kind of went up to the fence and peered over. You can't see it.

Mr. Purvis: I mean, now you can see your garage from the street. You can't see it well, but you can see it.

Mr. Marlens: You can see what would be the east elevation, but you would have no idea what's behind it. I mean... you are concerned about the long...

Mr. Purvis: I'm just concerned about the length. You know. Why you would choose to do a 46 foot wall ... I mean, that would be the longest, straightest wall on the property.

Mr. Marlens: Wall? Or you mean the ... you are speaking about the north elevation?

Mr. Purvis: Yes.

Mr. Marlens: I don't know. I guess I just thought ... It struck me that it was in keeping with sort of long single file built on adobe homes there, that I've seen in the area. You know, they just kind of go, go on in a line. And it just seemed to be the least obtrusive... the most... sort of architecturally

innocuous way of doing it, rather than stepping it in or out or something like that.

Mr. Purvis: I mean, normally, the Board encourages... and I don't know the particular part of the ordinance that it' in, to step long walls so that they don't go on for a long distance. That's what I was asking.

Mr. Flance: It's in the wall and fence guidelines.

Mr. Marlens: I'm confused.

Ms. Abbott: It's a long elevation.

Mr. Marlens: I'm sorry?

[inaudible]

Mr. Marlens: I'm not sure whether you're talking about ... You're talking about walls and fences and this is the ...

Mr. Purvis: I'm not talking about walls and fences. You have a north wall of your garage that will be, as your studio... and I guess will be your studio when you are done, that will be 46 feet long.

Mr. Marlens: Yes.

Mr. Purvis: And that's what I am talking about. And normally, in Pueblo style, that is specifically not encouraged.

Mr. Marlens: yes.

Mr. Purvis: And I'm having a hard time finding the reference. That's alright.

Mr. Marlens: I guess, given the fact that it's... It would really be visible, that unbroken expanse of north elevation would not be visible, except if you were actually in the back yard of my property. Does that really matter to you from the historic styles point of view. I mean, it's not visible from the street.

The only elevation of this building that would be visible from the street is just through the narrow driveway gap and you'd absolutely only see the east façade. You would have no idea whether, you know, it was fifteen

feet long or 46 feet long. I mean, it doesn't... aesthetically, it doesn't bother me. I actually thought it would call less attention to itself somehow if it was just a single simple wall.

Mr. Purvis: I guess I would disagree with you but, it's your back yard.

I have one other thing now. What about those lights on the front of the house. They look like exposed bulbs. Don't you have some kind of provision to screen those bulbs? Maybe this is a question for staff...

Ms. Abbott: There is a bulb plan, Mr. Purvis. We've got a plan.

Mr. Marlens: [inaudible]

Mr. Purvis: Regardless of whether it's in the ordinance or not, could you see your way clear to screening the bulbs in front of your house? Right now they are exposed.

Mr. Marlens: Which... I'm not sure which bulbs you are referring to.

Mr. Purvis: You have fixtures right now on either side of your front door.

Mr. Marlens: On the front door? Yeah.

Mr. Purvis: Of exposed bulbs. I don't believe we approved them as a Board last year and that might have been our oversight or not getting clear. But since you are continuing to make renovations, I'm asking you that question.

Mr. Marlens: What constitutes an exposed bulb?

Mr. Purvis: When you can see the light source.

Mr. Marlens: When you can see the actual bulb?

Mr. Purvis: Yes.

Mr. Marlens: I see. So you tend to approve the sorts of fixtures that sort of hide the bulb and cast the light up and down?

Mr. Purvis: Yes.

Mr. Marlens: I guess I could switch to those, if it would please the Board.

Mr. Purvis: Thank you.

Mr. Flance: Anything else, Mr. Purvis.

Mr. Purvis: No.

Mr. Flance: Anyone else? Okay. What's the pleasure of the Board?

Mr. Brill: We have a motion.

Mr. Flance: Oh. We have a motion. Would you repeat the motion?

Recorder: The motion is to approve Case #H 01-160 pursuant to staff recommendations.

Mr. Flance: Okay. All in favor of the motion signify by saying aye.

Mr. Bell, Mr. Brill, Mr. Purvis, Mr. Sellars: Aye.

Mr. Flance: Opposed? Thank you very much.

3. Case #H 01-161. 12 & 12B La Vereda. Downtown and Eastside Historic District. Non-contributing. Michael Sandrin/Sandrin Inc., agent for Jane Reid and Carol Young, proposes (a) the demolition of a non-contributing carport as per 14-70.13 of the ordinance, (b) the construction of three (3) two-story Spanish Pueblo Revival houses with a combined footprint of 5,500 sq. ft. to a height of 23'. (Maximum allowable height = 23' 4").

   This case was postponed until January 20, 2002, under Approval of the Agenda.

4. Case #H 01-162. 429 Delgado Lane. Downtown and Eastside Historic District. Contributing. William R. Glaser, agent for Orville Linck, proposes to construct a 220 sq. ft. addition to a non-primary elevation of John Gaw Meem designed contributing building.

Mr. Flance: And our final case: Case H 01-162. 429 Delgado Lane. Downtown and Eastside Historic District. Contributing. William R. Glaser, agent for Orville Linck, proposes to construct a 220 sq. ft. addition to a non-primary elevation of John Gaw Metal?... John Gaw Meem designed contributing building.

that with the Lensic. "We've already done that with the whole lot and it's all done and we don't have to do any more."

Ms. Abbott: I'll check into that. I think they did do all of it.

Mr. Hewat: I think they did do in the parking lot.

Ms. Abbott: They did have... They did go down... The only other thing I want to look at is whether or not all of that lot was included in that.

Mr. Bell: He says it was and I wondered...

Mr. Hewat: I think they did do it on that parking lot.

Mr. Flance: The only other thing I wanted to mention is that I promised we would be out of here by eight o'clock. I missed it by two hours and ten minutes. But I wanted to thank everyone for a patient meeting and staff. It was a very difficult meeting and I think everybody did very well. So thank you very much.

BUSINESS FROM THE FLOOR

None.

ADJOURNMENT

Mr. Brill: Motion to adjourn.

Mr. Purvis: Second.

There being no further business to appear before the City of Santa Fe Historic Design Review Board, the meeting was adjourned at approximately 10:10 p.m.

Cecilia Rios for
Stephen Flance, Chair Pro Tem

Carl Boaz
Carl Boaz, Recorder

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Jim Romero, City Manager

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Karen Heldmeyer, Dist. 2
Cristopher Moore, Dist. 2
Miguel M. Chavez, Dist. 3
Frank Montaño, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : ADD 286 SQFT TO 246 SQFT N-CONT GARAGE
Project number : 01-10100172
Case number : H-01-160
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **320 CAMINO DELORA**
HISTORIC DISTRICT: **DOWNTOWN & EASTSIDE**

PROJECT NAMES:

OW – Steve Marlens
Santa Fe, NM 87505

302 Camino Delora
505-982-2238

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on January 8, 2002, acted on the above referenced case. The decision of the board was to conditionally approve your request with the condition that you replace open bulb fixtures with enclosed fixtures.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

AR for

Alysia Abbott
Historic Preservation Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT**

CITY OF SANTA FE, NEW MEXICO

Project description: ADD 286 SQFT TO 246 SQFT N-CONT GARAGE
Project number: 01-10100172
Case number: H-01-160
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 320 CAMINO DELORA

PROJECT NAMES:

OW - Steve Marlens
Santa Fe, NM 87505

320 Camino Delora
505-982-2238

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	NON-CONTRIBUTING
PUBLICLY VISIBLE FAÇADE-EAST	YES
PUBLICLY VISIBLE FAÇADE-NORTH	NO
PUBLICLY VISIBLE FAÇADE-SOUTH	NO
PUBLICLY VISIBLE FAÇADE-WEST	NO
HISTORIC DISTRICT SURVEY NUMBER	H-778
YEAR OF CONSTRUCTION	POST-1945
PROJECT TYPE (NEW, ADD, ETC.)	ADDITION
USE, EXISTING	RESIDENTIAL
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	

City of Santa Fe, New Mexico

memo

DATE: **9 January 2002**

TO: Historic Design Review Board Members

VIA: Cyrus Samii, Planning Division Team Leader

FROM: **Alysia Abbott,** Historic Preservation Planner

ITEM & ISSUE:

CASE # **H-01-160**

ADDRESS 320 Camino Delora
Historic Status Non-Contributing
Historic District Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
X Case Synopsis	X Proposal Letter
X District Standards	X Vicinity Map
State Historic Survey Sheet	X Site Plan/Floor Plan
Other:	X Elevations
	X Photographs
	X Preliminary Zoning Review Sheet

STAFF RECOMMENDATION:

The proposed project meets the Design Guidelines for changes to non-contributing buildings in the Downtown & Eastside Historic District. As such, staff recommends approval of the project.

BACKGROUND & SUMMARY:

The applicant proposes the addition of 286 Sq. Ft. to a 246 Sq. Ft. non-contributing garage at 320 Camino Delora in the Downtown & Eastside Historic District. The garage was constructed in the late 1970's or early 1980's. No survey documentation exists for the garage building. Plans call for the addition to be constructed in a manner similar to the existing garage building. The addition will have a flat roof. Fenestration on the proposed addition will be simulated divided ten-light fixed and 20 light casements to match the windows on the existing building. Window trim will be left the natural wood color. Exterior doors will be wood, full light true-divided. The building will be stuccoed in El Rey "Sandalwood". The height of the proposed addition will be 8'8". Plans also call for the construction of a 4' high yard wall with 5' high wooden pedestrian gate.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

Steve Marlens

982-2238

320 Camino Delora

Santa Fe, NM 87505

PROPOSAL LETTER, HRB, 12-11-01

320 CAMINO DELORA: ADDITION TO STUDIO

I plan to build a rectangular 26' x 10'10'' framed addition to the existing freestanding framed studio behind my house. It will contain, from east to west, a small kitchen, bath, and bedroom, making it a guesthouse that, including the studio, will be half the size of the main house. The addition will attach seamlessly to the studio and run 26' west in line with the present studio facade. It will use the same doors, windows, trim, and finish now on the studio and main house and will be invisible from the street. I also propose a 4' high, 15' long interior yard wall with wooden gate in line with the north facade of the studio/addition and extending west until it intersects the existing yard wall on the west property line. It, too, will be invisible from the street.

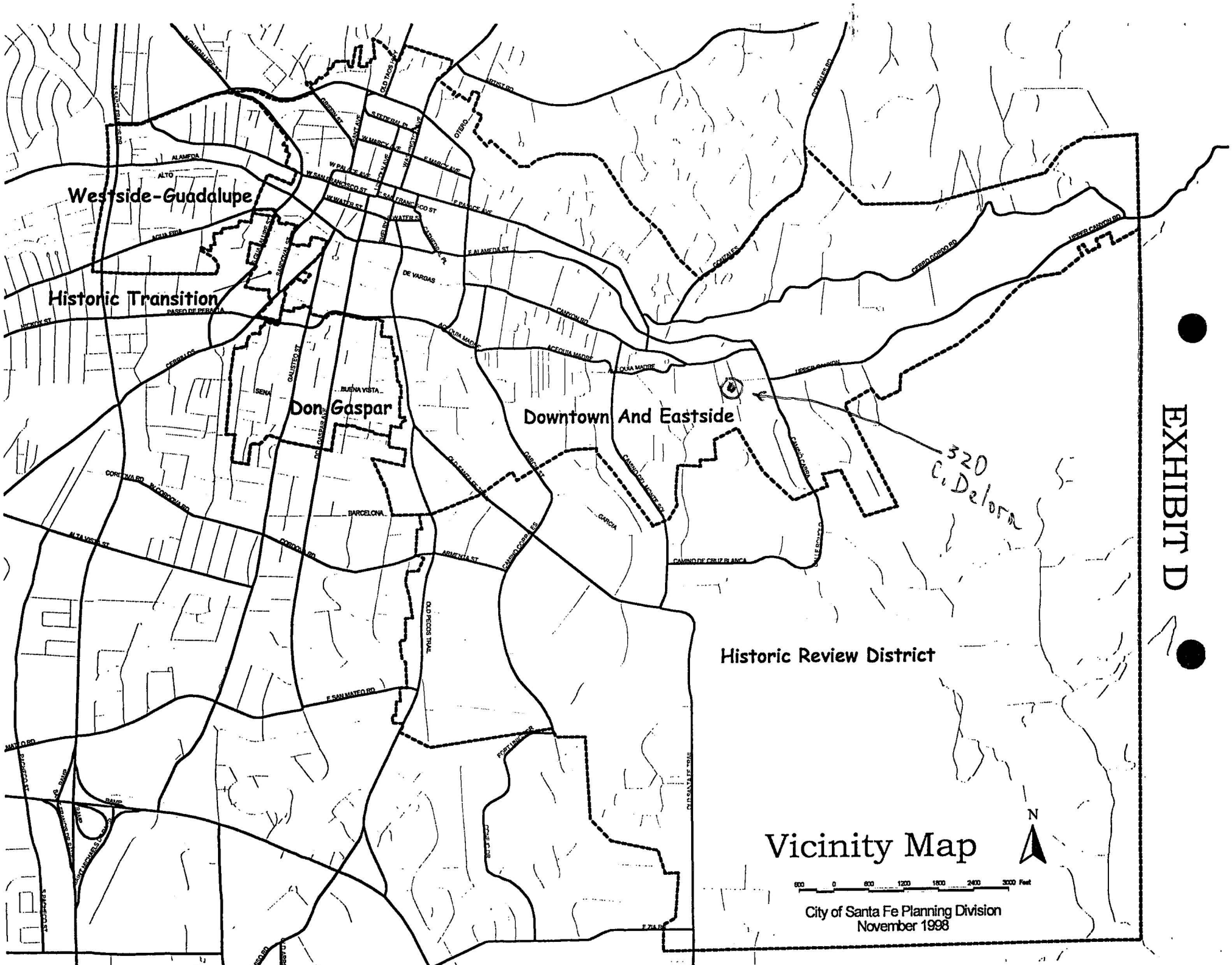
WINDOWS/DOORS: N and W sides: F-5510 douglas-fir, 2x10 lite, true-divided-lite doors, singly and in pairs to match existing windows and doors on main house and studio. S side: white, vinyl-clad simulated divided lite casements matching those on N side of main house.

ROOF: As on present studio, roof will be flat with 11'' overhangs and torched-down roofing, pitched from south to north and draining into yard (I may add gutter and rain barrel for water conservation).

STUCCO AND TRIM: As on main house and studio, I will use El Rey #121 Sandalwood cementitious stucco, and will treat all exterior wood trim with raw linseed oil to leave it natural in color.

INTERIOR YARD WALL: As with present front property wall, this wall will be 16'' thick using unstabilized adobe brick, mud mortar, and El Rey #121 finish.

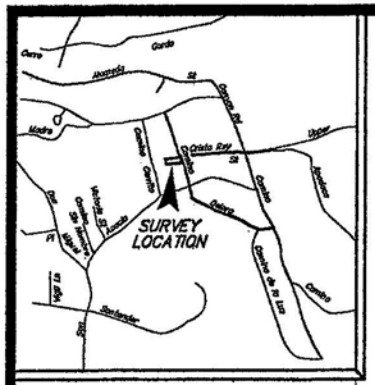
ARCHITECTURAL HISTORY: The 20' x 12' studio is a converted one-car framed garage built in the late 1970s or early 80s with flat roof, plywood exterior, 2x4 studs, 2x8 rafters, and cement-slab foundation; in 2001, under Permits 00-1981 and 00-1689, I added windows, doors, stucco in keeping with the architecture of the main house, and also insulation and electricity. The studio is one open room, and will remain that way with the addition.


Westside-Guadalupe
Historic Transition
Don Gaspar
Downtown And Eastside
Historic Review District
320 C. Delora
EXHIBIT D
Vicinity Map
N
600 0 600 1200 1800 2400 3000 Feet
City of Santa Fe Planning Division
November 1998

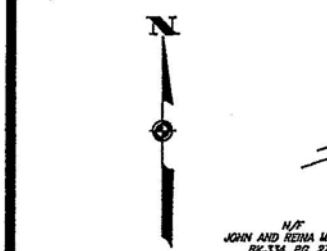
BOUNDARY SURVEY PLAT
FOR
STEVE MARLENS

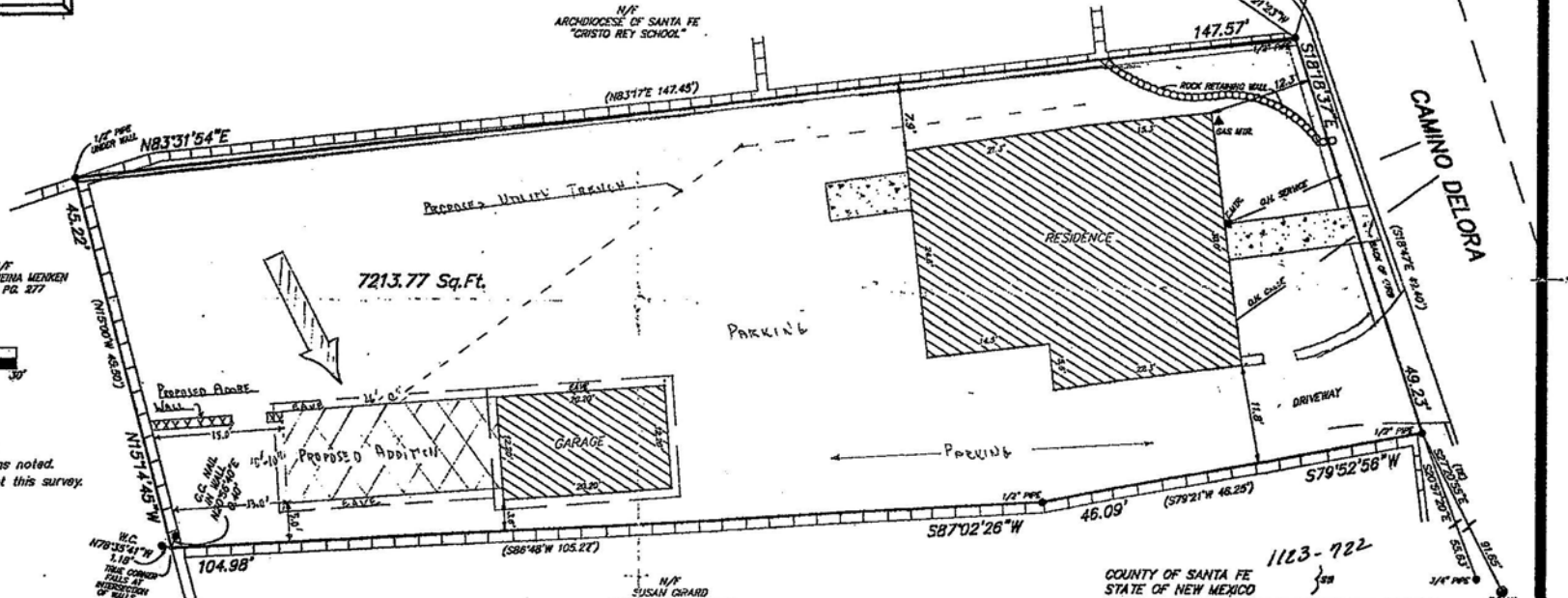
AT 320 CAMINO DELORA, CITY AND COUNTY OF SANTA FE, NEW MEXICO.

449030



VICINITY MAP





LEGEND

- Sanitary Sewer Manholes
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS FROM G.P.S. FIELD MEASUREMENT BETWEEN FOUND MONUMENTS (N.G.S.84-GRID-LOCAL).
2.) REFERENCE DOCUMENTS:
PLAT OF SURVEY FOR VICENTE AND PETRITA T. BRITO, RECORDED IN BK. 13, PG. 19. BEARINGS AND DISTANCES IN ( ) ARE FROM THIS PLAT.
PLAT SHOWING SURVEY FOR ELOISA BRITO DELORA AND TONY DELORA BY SAMUEL DAVALOS, RECORDED IN BK. 6, PG. 60.
SPECIAL WARRANTY DEED RECORDED IN BK. 228, PG. 590.
WARRANTY DEED RECORDED IN BK. 334, PG. 277.
3.) F.I.R.M. PANEL No. 350070-0009B, ZONE "C".

CERTIFICATE

I, Allen C. Grace, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract / tracts.

JULY 15, 2000.

Allen C. Grace
331 VILLEROS ST.

P.S. No. 12443
Santa Fe, NM.

ALLEN C. GRACE NEW MEXICO 12443 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY PUBLIC NOTICE
THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

1163-722

COUNTY OF SANTA FE }ss
STATE OF NEW MEXICO }

I hereby certify that this instrument was filed for record on the 21 day of July A.D. 20 00, at 9:42 o'clock A m. and was duly recorded in Book 449, Page 03 of the records of Santa Fe County.

Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico

By: [signature] Deputy

COUNTY CLERK SANTA FE COUNTY REBECCA BUSTAMANTE

U.P.C. 1-055-098-330-388

XYZ SURVEYING & DRAFTING		
331 VILLEROS ST.	SANTA FE, NM	982-5536
Project No. XYZ2K048	Dwg. ACG	Ck.
	File: XYZ2K048	Bk. A20
INDEXING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
BRITO	SEC. 30, T17N, R10E	N/A

220 Camino Delora

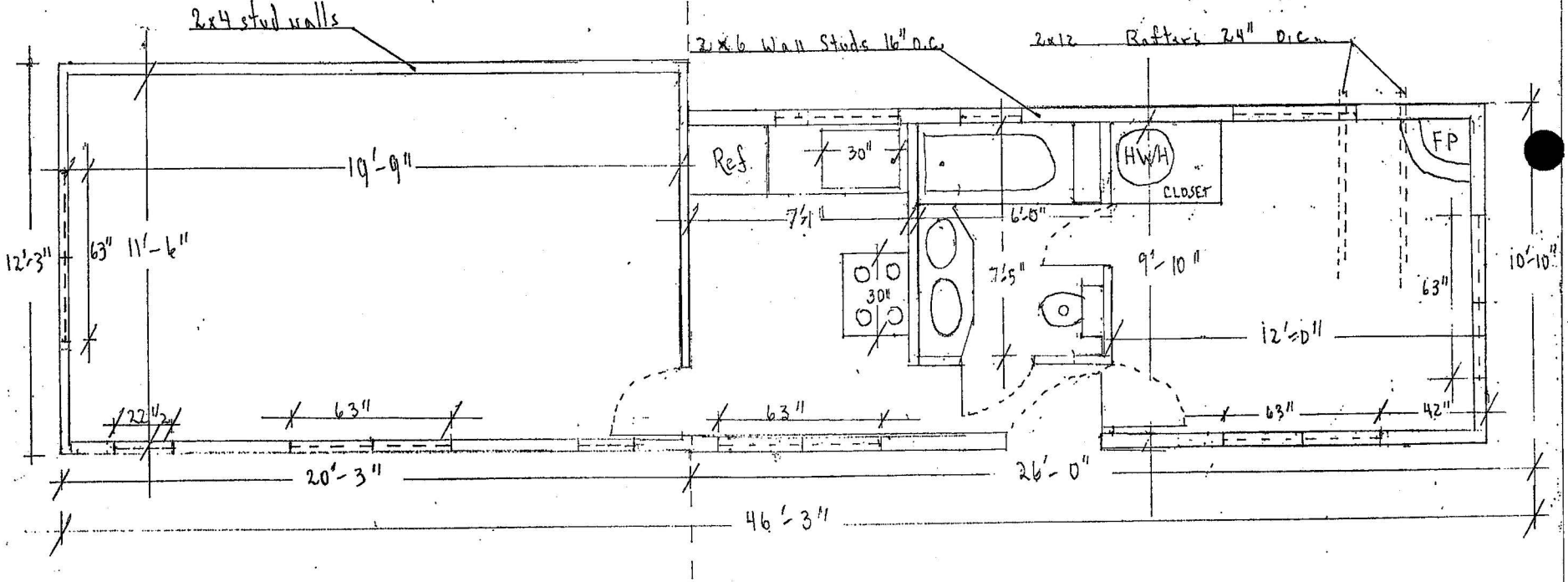
Guesthouse Addition

26'-0" x 10'-10"

PLAN 1/4" = 1'-0"

0 2 4'

EXISTING ⟷ PROPOSED

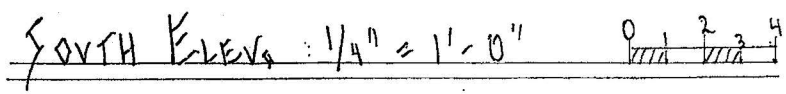


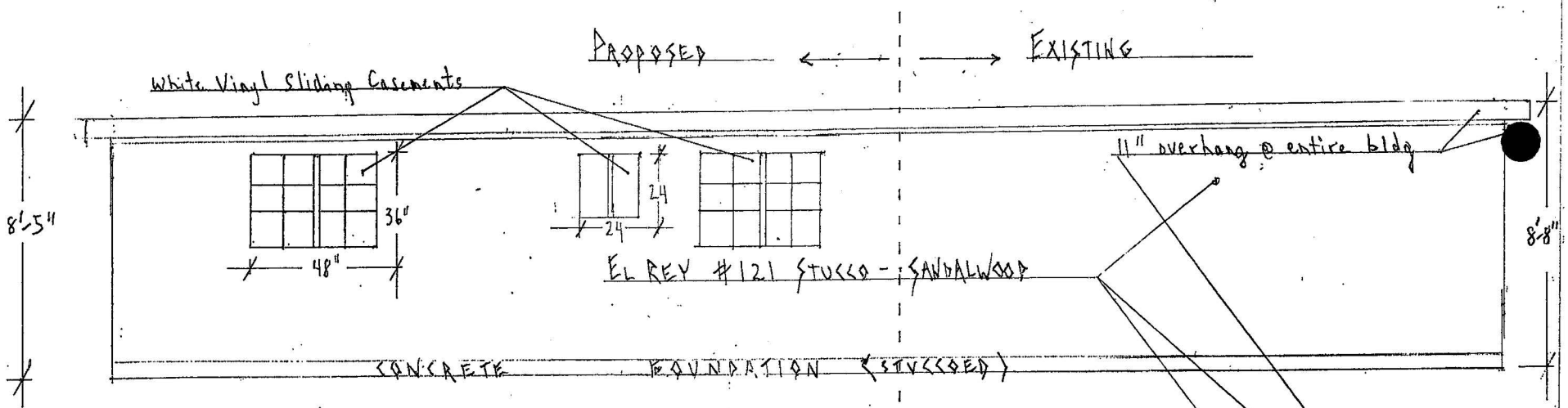
320 Camino Delora

Guesthouse Elevs. N + S

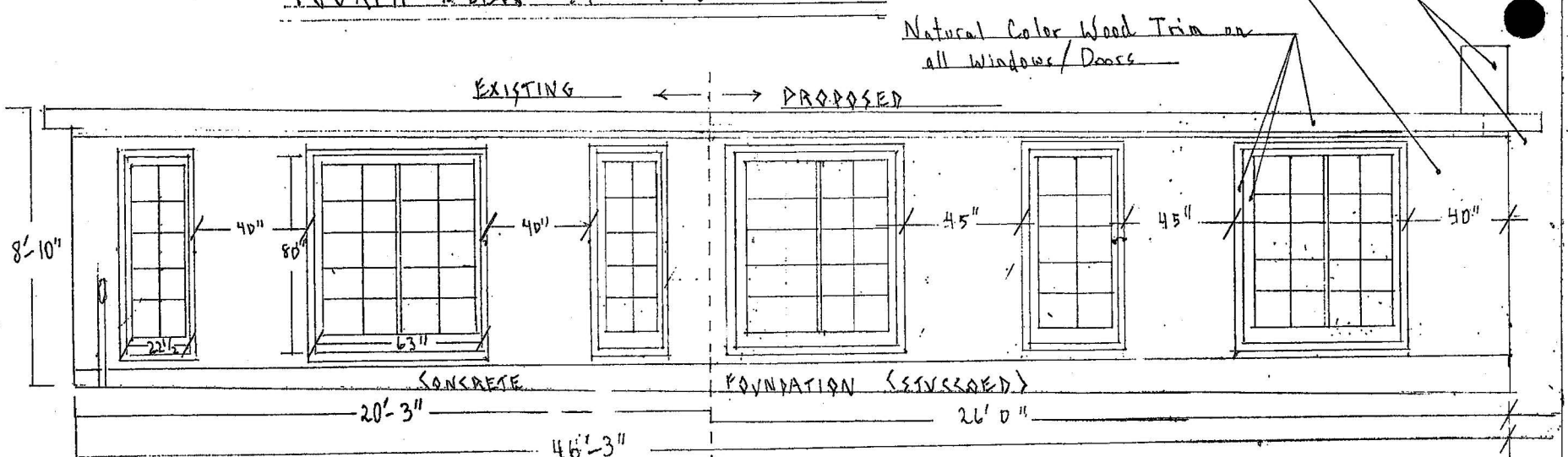
26'-0" x 10'-0" Addition to Studio

South Elev. 1/4" = 1'-0"

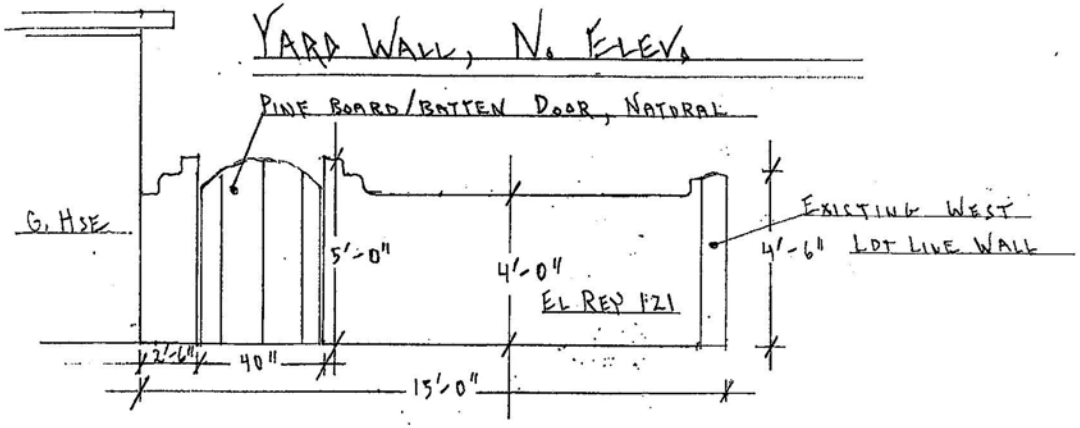




North Elev. 1/4" = 1'-0"



YARD WALL, N. ELEV.



320 CAMINO DELORA

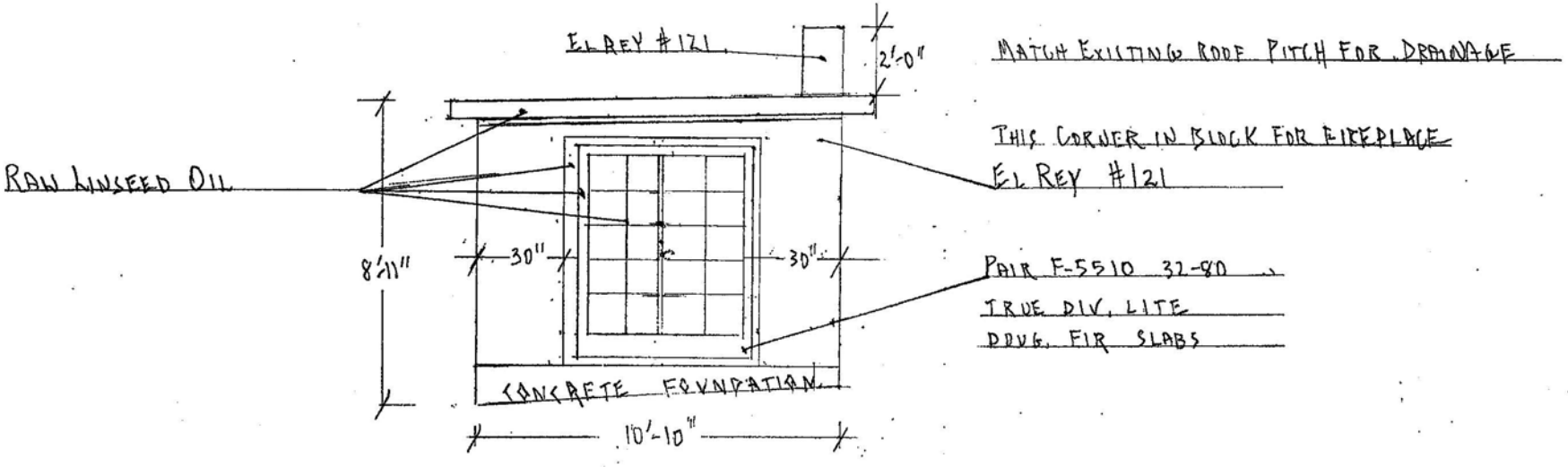
GUESTHOUSE ELEV., WEST

26'-0" x 10'-10" ADDITION

WEST ELEVATION 1/4" = 1'-0"

0 1 2 3 4"

(EXISTING EAST ELEV. IDENTICAL EXCEPT 12 1/3" WIDE WITH DOORS CENTERED)

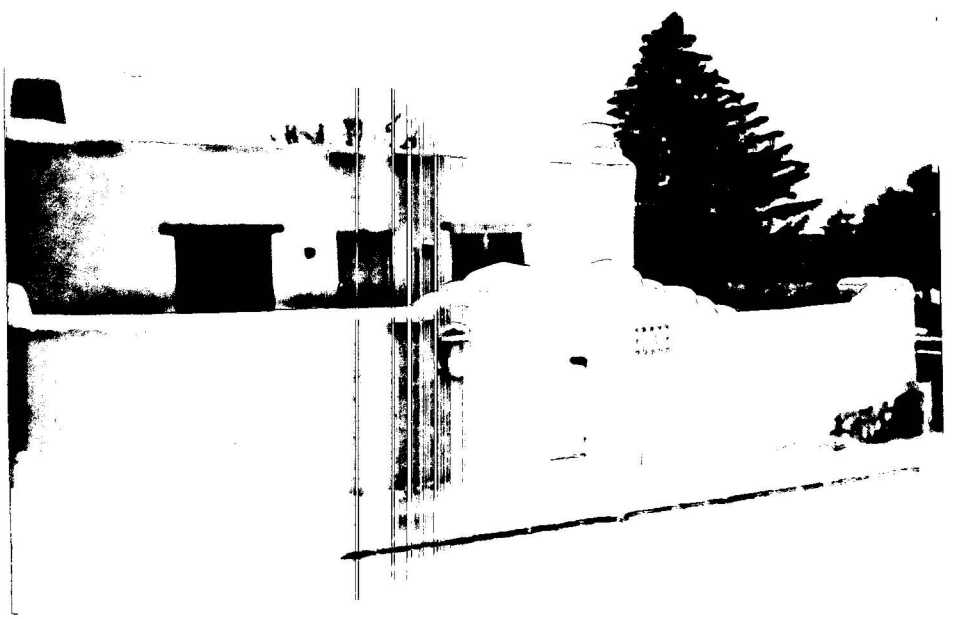




320 CAMINO DELORA
Studio, North Façade, looking SW



Studio, West & North Facades,
Looking SE (addition will
Extend 26' to right)



Main House from Camino Delora,
Looking WNW

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 12-10-01

Property Owner of Record Steve Marleau

Applicant Name Steve Marleau Phone 982-2238

Site Address 320 Camino Delora

Proposed Construction Addition to existing studio; small interior yard wall.

TO BE COMPLETED BY STAFF:

Zoning District R-S Subdivision _____ Lot ____ Block ____

Permitted Use : ☐ Section # _____
Accessory Use : ☒ Section # 14-17.3B
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided 87' Minimum 20' (Rear) Provided 13' Minimum 5'

(Left Side) Provided 5' Minimum 5' (Right Side) Provided 30' Minimum 5'

(Special Yard) Provided _____ Minimum _____

Density: N/A Open Space: YARD PROJECTS

Lot Size: 7213 ± Total Roof Area: 1620 ± Lot Coverage: 22%

1080
540
1620

Height: 9 Wall Requirement: N/A

Parking: # Required 3 # Provided 3 Maneuverability N/A

Other District Requirements: _____

Preliminary Approved ☒
Preliminary Approval w/ Conditions ☐ _____
Preliminary Rejection ☐

Comments: _____

Reviewer PHIL SHAFER Date 12/11/01 Phil Shafer

Prepared by: Mmontoya 12/99
Revised 4/3/2001

OLD BUSINESS

Chair Rios welcomed members of the public. She explained that speakers are sworn and can be questioned. She said that if anyone did not agree with decisions made by the board, there was an appeal process, saying that staff could assist them in this process.

1. Case #H-00-129. 320 Camino Delora. Downtown and Eastside Historic District. Non-contributing. Steve Marlens proposes the rehabilitation of a non-contributing house and the construction of a yardwall and gates. (Postponed at the 9/12/2000 HDRB meeting).

Mr. Hewat presented the staff report for this case [attached as Exhibit C].

Present and sworn was Steve Marlens, 1569 Wilderness Gate Road, who pointed out that there was a typo in the report. He said the report said "4 deep portals" and it should say "one four foot deep portal."

There were no speakers from the public regarding this case.

Mr. Purvis moved for approval of Case #H-00-129 per staff recommendations. The motion was seconded by Mr. Padilla.

Mr. Padilla thanked the applicant for the details provided, saying it made it a lot easier to follow the proposal.

Mr. Purvis agreed that it was much clearer. He asked what the applicant would do if brick was not found on the parapet beneath the stucco. Mr. Marlens said he would not put brick on it if none was found beneath but added that he could see the brick from the roof.

Chair Rios asked if he would use cementitious stucco. Mr. Marlens agreed but said it was not his favorite material. He said it would be simpler to go with more of the same and commented that the stucco was in decent shape.

Mr. Purvis asked if he had a sample of the Barn Red color. Mr. Marlens said he had not brought one but said it would be the same as a house on Alto Street owned by man who works for the Santa Fe Reporter. He said this man did

some research on the color and found it to be very historical. Mr. Purvis asked if it was darker. Mr. Marlens agreed. Mr. Hewat said it would duplicate a lead based red of the nineteenth century.

Mr. Purvis asked the color of the beams. Mr. Marlens said there would only be two colors for the entire project: the color of the stucco and the barn red color for everything else. He asked if the Board would be willing to give him discretion in either painting the beams and posts red or not painting them at all, he would appreciate it. He said if they couldn't, he would paint them red.

Mr. Purvis asked if the windows and doors would be the same color. Mr. Marlens agreed. He explained that the windows were divided internally by metal and had wood muntins.

Mr. Purvis said his recommendation was to approve it both ways, saying his preference was not to paint the beams and posts. Mr. Padilla agreed, saying he would recommend that they not be painted and if the applicant would like to paint them, that it come back to staff for review. Mr. Marlens agreed.

Mr. Padilla asked Mr. Hewat if on the proposed north elevation, the wall was 72" high. Mr. Hewat agreed, saying it was measured from the highest point of the grade to the top of the wall there by Cristo Rey School. He said the applicant needed the height there by the school. The applicant further explained the height of the wall to the satisfaction of the Board.

The motion to approve per staff recommendations with the condition that the beams and posts not be painted passed by unanimous voice vote.

NEW BUSINESS

1. **Case #H-00-135.** 136 Daniel St. Westside Guadalupe Historic District. Non-contributing. Gregory F. Teakle, agent for Bee Gee enterprises, propose the conversion of non-contributing building to a commercial office to include removal of front door and portal, replacement of rear door, and the removal of a backyard fence.

   Mr. Hewat presented the staff report for this case [attached as Exhibit D].

City of Santa Fe, New Mexico

Project description : RHDBTN HSE, GRG, YRD WL CONSTRUCTION
Project number : 00-10100141
Case number : H-00-129
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 320 Camino Delora

PROJECT NAMES:

OW-Steve Marlens
Santa Fe, NM 87501

1569 Wilderness Gate Rd.
(505) 988-3381

PROJECT DATA:

HISTORIC DISTRICT	Downtown Eastside
HISTORIC BUILDING STATUS	Non contributing
PUBLICLY VISIBLE FAÇADE-EAST	Y
PUBLICLY VISIBLE FAÇADE-NORTH	Y
PUBLICLY VISIBLE FAÇADE-SOUTH	Y
PUBLICLY VISIBLE FAÇADE-WEST	N
HISTORIC DISTRICT SURVEY NUMBER	7780
YEAR OF CONSTRUCTION	Ca. 1945
PROJECT TYPE (NEW, ADD, ETC.)	Rehabilitation
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	Vicente Brito House

City of Santa Fe, New Mexico

memo

DATE: October 10th, 2000

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director CS for AMC
Cyrus Samii, Planning Division Team Leader CS

FROM: James Hewat, Historic Preservation Planner JMH.

ITEM & ISSUE:

CASE # H-00-129

ADDRESS 320 Camino Delora
Historic Status Non-contributing
Historic District Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- x Case Synopsis
- x District Standards
- x State Historic Survey Sheet
- X Other: Wall Ht. Calculation

APPLICANT SUBMITTALS

- x Proposal Letter
- x Vicinity Map
- x Site Plan/Floor Plan
- x Elevations
- x Photographs
- ___ Other

STAFF RECOMMENDATION:

The proposal meets the design guidelines for the Downtown-Eastside Historic District and the Fence and Wall Guidelines for the Historic Districts. Staff recommends approval of this project on the condition that restoration of the brick parapet include removal of the existing stucco by the gentlest means possible and that, if necessary, re-pointing be undertaken with a lime-based (Type O) mortar.

2.

SS001.PM5 - 7/95

BACKGROUND & SUMMARY:

The Board reviewed this case at the September 12, 2000 meeting but considered the information submitted insufficient to complete the review. As such, the Board voted to postpone the case to the October 10, 2000 and give the applicant the opportunity to provide more detailed information regarding the project. Revised drawings and specifications have been submitted.

The applicant proposes to rehabilitate a 1945 (non-contributing) adobe house located in the Downtown and Eastside Historic District. The submitted proposal calls for the replacement of aluminium slider windows on the east (front) elevation with two pairs of flanking, five by two-light "French" casement simulated divided light windows. This will necessitate that each of the openings be enlarged significantly. The revised proposal also specifies simple window mouldings, and eliminates the previously submitted detail of shutters. The windows will be stained "Barn Red." Two french doors of a similar configuration will installed on the west elevation and are to open on to a concrete block stoop. On the north elevation, the applicant proposes to replace the existing aluminium windows with two, two by six-light custom wood casement windows. The revised proposal also calls for two new openings on the south elevation into which will be installed windows similar to those proposed for the east elevation. The existing doors on the east and west elevations of the house will be replaced with three-board softwood doors stained "Barn Red" to match windows.

Additionally, the applicant proposes to add three stuccoed masonry chimneys that will penetrate the roof and rise two feet above the roof which will be insulated and re-sheathed. The proposal calls for the existing brick parapet to be uncovered and restored. The exterior walls will be re-stuccoed with a 50/50 El Rey Cottonwood/Sandalwood mixture. A `5' x 30' portal with a 10" parapet penetrated by two canales and supported by four peeled posts with zapatos is proposed for the east elevation of the house.

The applicant also proposes to rehabilitate the c.1965 garage located southwest of the house. This rehabilitation will consist of the existing garage (east elevation) door being replaced by one set of French doors (similar to those proposed for the house) and the installation of 4 deep portals extending around north, east, and west elevations at the height of the existing building. The portal is to be supported by vigas which will extend from the north and south elevations of the garage. Plans also call for the installation of two sets of french doors on the north elevation of this building.

The proposed landscaping consists of the construction of a stuccoed masonry wall along east property line that will range in height from between 43" and 60" in height. A round arched wood vehicular gate of 52" in height is proposed at the south end of the east wall while a round arched pedestrian gate at a height of 6',6" is proposed on axis with the front door. A 52" high stuccoed masonry wall is also proposed to run west along the north property line for 21' at which point the material will change to cedar plank and range in height from 48" to 60" for the

remaining 147' feet to the west property line. A height calculation gives a maximum allowable height of 52" for walls and fences in the Camino Delora streetscape.

4.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

H778

building threatened?	surveyed	county	ID no.
yes	date XI-84 by mb	Santa Fe	0516-1624

field map number: SFHD-6-1624

U.S. reference: easting / northing / zone 12 13

location description: 320 Delgado

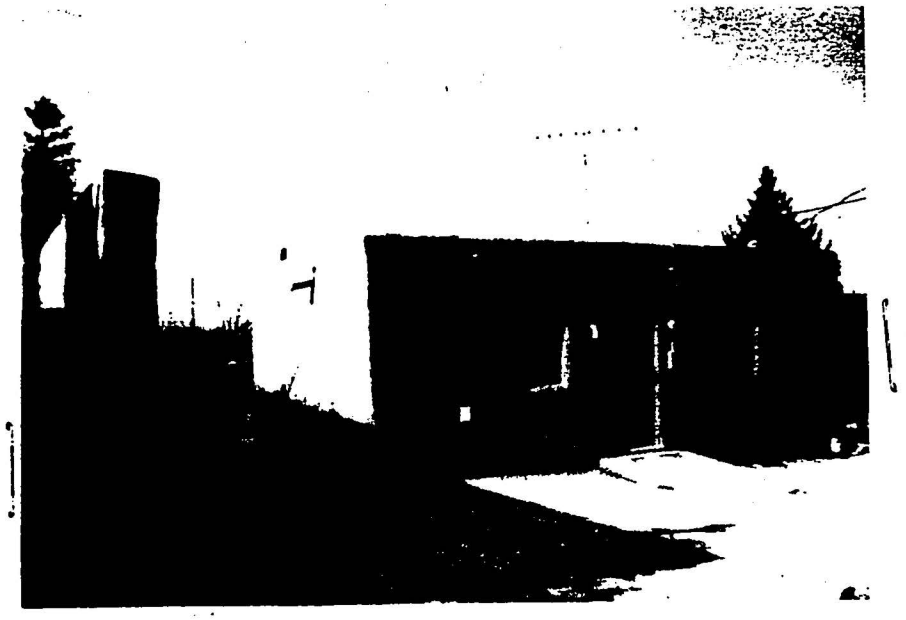
city/town: Santa Fe

land grant/reservation:

building name:

legal description: twsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by mb no. 22	7	HPB



plan shape:

date of construction: P ___ estimate ___ actual

source:

use
present: residential
other:
historic: residential
other:

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style:

foundation material:

wall material/surface:

architectural features:

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest X none

if eligible, why?

associated buildings? X yes
what type? Garage
if inventoried, list ID nos. 6.

comments:

see back? ___ yes

777

Height calculations for 320 Camino

	Inches		Feet
fence	61	house	13.4
	73		12.4
	38		12.8
	22		10.5
	35		10.9
	58		12.8
	63		13.1
	29		12.3
	53		12.3
	59		17.7
	34		17.2
	34		17.5
	23		13
	65		10.6
	46		10.8
	42		18.8
	30		24.4
	32		38
	24		24.4
	96		0
	79		14.5
	57		9.3
	68		12.3
	75		12.2
	81		15.1
	67		366.3
	60		
	33		
	36		
	71		
	71		
	57		
	1672	52 inches	

15.3
+ 2 for average
17.3 feet

7.

PROPOSAL LETTER

Applicant:	Steve Marlens
Site Address & H. District:	320 Camino Delora; East Side
Mailing Address:	1569 Wilderness Gate Rd. Santa Fe, NM 87501
Phone:	505-988-3381
Submittal Date:	August 23/September 29, 2000

BRIEF HISTORY

The original four rooms of this one-story adobe house, built by Vicente Brito in the late 1930s according to family members, contained 550 square feet of living space. Its 16''-thick adobe walls sit on poured cement foundations. Round vigas, exposed inside the house but not out, carry mill-planed 1x10'' boards and a flat roof. The original territorial-style brick parapet has been stuccoed over and is now hidden. Major structural and architectural alterations occurred the 1960s and 70s. A concrete-block bedroom and small wood-framed utility room were added to the rear, bringing the living space to the present 790 square feet. The front door was moved north and replaced, and the adobe interior wall between the two front rooms was torn out completely and replaced with a new framed wall three feet south. The interior door at the rear of the south front room was walled in and a new, smaller opening made north of it. A bathroom and hall were carved out of an original single rear room. The original rear entrance to the house was walled in and a new door was cut through the original rear wall into the new addition. Both front windows as well as the kitchen window were resized and relocated, and all the original windows in the house, of now unknown type, were replaced with the present sliding aluminum casements. The original gas heaters were replaced with electric units, whose wiring was punched through the roof and exterior walls. The interior was ''gutted'' in 1999 by the previous owner. The 1984 historic inventory says the house has no significance.

PROPOSED CHANGES AND ADDITIONS

HOUSE

Windows

East: Replace two existing aluminum sliders with two pairs of 24-80 x 1 3/4'' 2x5-lite Southern Mills F-5510 true-divided-lite thermopane Douglas fir doors (to serve as windows). Trim 1'' from each door rail, then overlap the rails of the pair at the middle by 1''. This reduces the effective width of each window pair from 48'' to 42''. Stain Cabot Barn Red.

South: Add two pairs Southern Mills F5510 doors and stain Cabot Barn Red.

West: Remove aluminum casement, install pair Southern Mills F5510 doors at full 24'' width (these will serve as true doors opening on stoop indicated in Plan). Stain Cabot Barn Red.

North: Replace two aluminum sliding casements with two custom-made pairs of 2x6-lite single-glazed wooden casements. Stain Cabot Barn Red.

8.

Doors

East: Remove existing aluminum screen and wood four-panel doors (not original); install door hand-made from three 1x12'' vertical boards backed by horizontal boards for a total thickness of 1 1/2''. Stain Cabot Barn Red.

West: Remove existing screen and wood doors and replace with wood door removed from East facade. Stain Cabot Barn Red.

Chimneys

Construct 12 x 18'' masonry chimneys at northeast, southeast, and southwest house corners to 2' above roof line. Stucco, including 50/50 mix El Rey Cottonwood (#115)/Sandalwood (#121) finish coat.

Portal and Stoop

East: Add 5' x 30' portal supported by four peeled 7''-diameter softwood posts with zapatos; half-lap zapatos at corners. Roof plate to be an exposed 8x8'' timber, half-lapped at corners. Joists to be 4''-diameter peeled poles on 24'' centers carrying 1x12 roof boards and flat roof of same tar composition as existing roof. Frame 10''-tall parapet above plate and stucco with 50/50 El Rey Sandalwood/Cottonwood mix; add two canales outboard of windows as indicated in elevation. Stain exposed wood Cabot Barn Red. (Note: There will be no brickwork on portal parapet to help differentiate this new construction from the old.)

West: Construct 6'6'' x 4'0'' cement-block stoop with iron safety railing in front of new doors to height of interior floor; leave channel for crawlspace vent as shown. Stucco with 50/50 El Rey Sandalwood/Cottonwood finish coat mix.

Parapets and Eaves

East: Re-expose original brick parapet. (Note: Brick pattern shown in elevations is conjectural since bricks are hidden at present.)

South, West, North: Re-expose brick parapets on original parts of house; on later sections, trim framed eave overhang back to wall and frame new parapet to height of original parapet. Stucco with 50/50 mix El Rey Cottonwood/Sandalwood. (Note: There will be no brickwork on new parapet sections to help delineate them from the original sections.)

Walls

Utilities: Remove weatherhead, electric meter, breaker box, phone and electric lines, and phone box from East facade and relocate away from streetscape to northwest corner of house. Relocate load center inside utility room.

Walls: Re-stucco all exterior walls, finishing with 50/50 El Rey Sandalwood/Cottonwood mix.

Roof

Remove badly deteriorated tar roof. Replace with new tar roof and use similar material on new portal.

9.

II. GARAGE

Doors and Windows

Remove garage door on East facade and replace with pair 24-80 Southern Mills F5510 doors trimmed to 21-80, extending existing stud walls to fill gap. Stain Cabot Barn Red. Add two sets F5510s on North and one set on West as shown in elevations. Stain Cabot Barn Red.

Exterior Walls

Remove battens from existing plywood-sheet exterior and apply stucco, using 50/50 El Rey Sandalwood/Cottonwood finish coat.

Portals

Add 4' deep portal on North with 6''-diameter peeled-log posts carrying 6x6'' square timber plate and 3 1/2''-diameter peeled-pole joists. Joists to carry 6'' over top of plate so ends are visible in elevation.

Roof

Apply new rolled roofing over deteriorated existing layer and carry over new portal.

III. BOUNDARY WALLS

EAST WALL (PRIMARY FACADE)

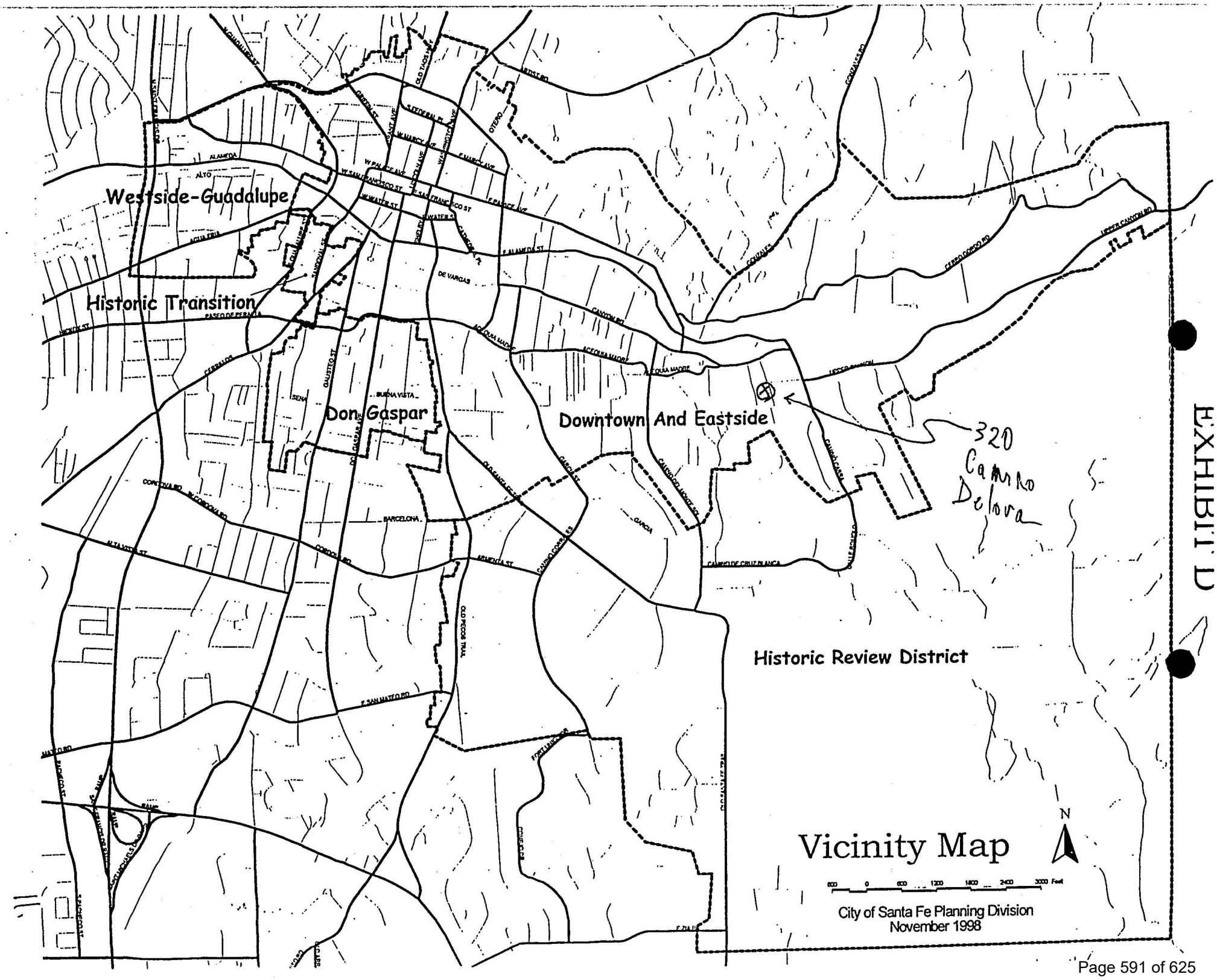
Build 16''-thick adobe block wall respecting 52'' wall height calculation. Use stucco finish coat 50/50 El Rey Cottonwood/Sandalwood. Modulate as shown; incorporate pilasters with 4'' reveal. The first 14' from the north end will incorporate the existing rock retaining wall, which will be left exposed. Driveway gate to be in two 5'-wide halves made from 10''-wide tongue-in-groove vertical boards battened on back side. Gate to be decorated with 3x3'' square cutouts in pattern shown. Round-topped walkway gate also in two halves, of battened 6''-wide TIG boards. All gates to open away from street. Mailbox ''nicho'' to be included near driveway gate.

NORTH WALL (SIDE WALL)

Since this is designated steeetscape for its first 23' from the northeast corner, the first 23' will be adobe as on the primary (East) facade. The remaining 124' to be of 8' sections of 1x6'' cedar planks on 2x4'' cedar rails fastened to 4x4 cedar posts and decorated with 3x3'' square cutouts every other section as shown in ''North Detail'' elevation. Cedar fence to modulate with elevation drop to respect height calculation. (Note: ground level drops 2' across the 147', East to West, as indicated by the dashed grade line shown on the elevation).

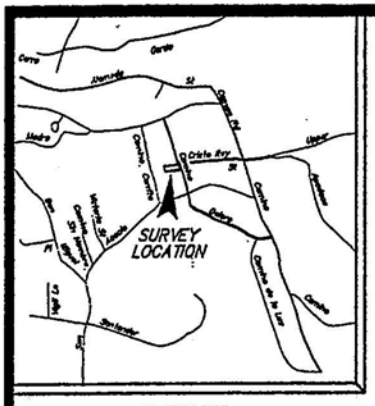
Fence to be lined with vegetation, including, from East to West, lilacs, Chinese elms, plums, mature apricots, and a large ''tree of heaven.'' The 'interest' of this wall will be enhanced by the fact that it will stand about 4'' south of an existing stuccoed-block wall (which belongs to the adjacent school), creating a two-tiered/two-material effect as viewed from the street.

10.

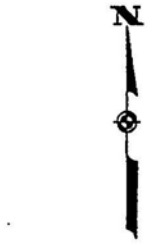

Westside-Guadalupe
Historic Transition
Don Gaspar
Downtown And Eastside
320 Camino Delora
Historic Review District
Vicinity Map
N
800 0 600 1200 1800 2400 3000 Feet
City of Santa Fe Planning Division
November 1998
EXHIBIT D

BOUNDARY SURVEY PLAT FOR STEVE MARLENS

AT 320 CAMINO DELORA, CITY AND COUNTY OF SANTA FE, NEW MEXICO.

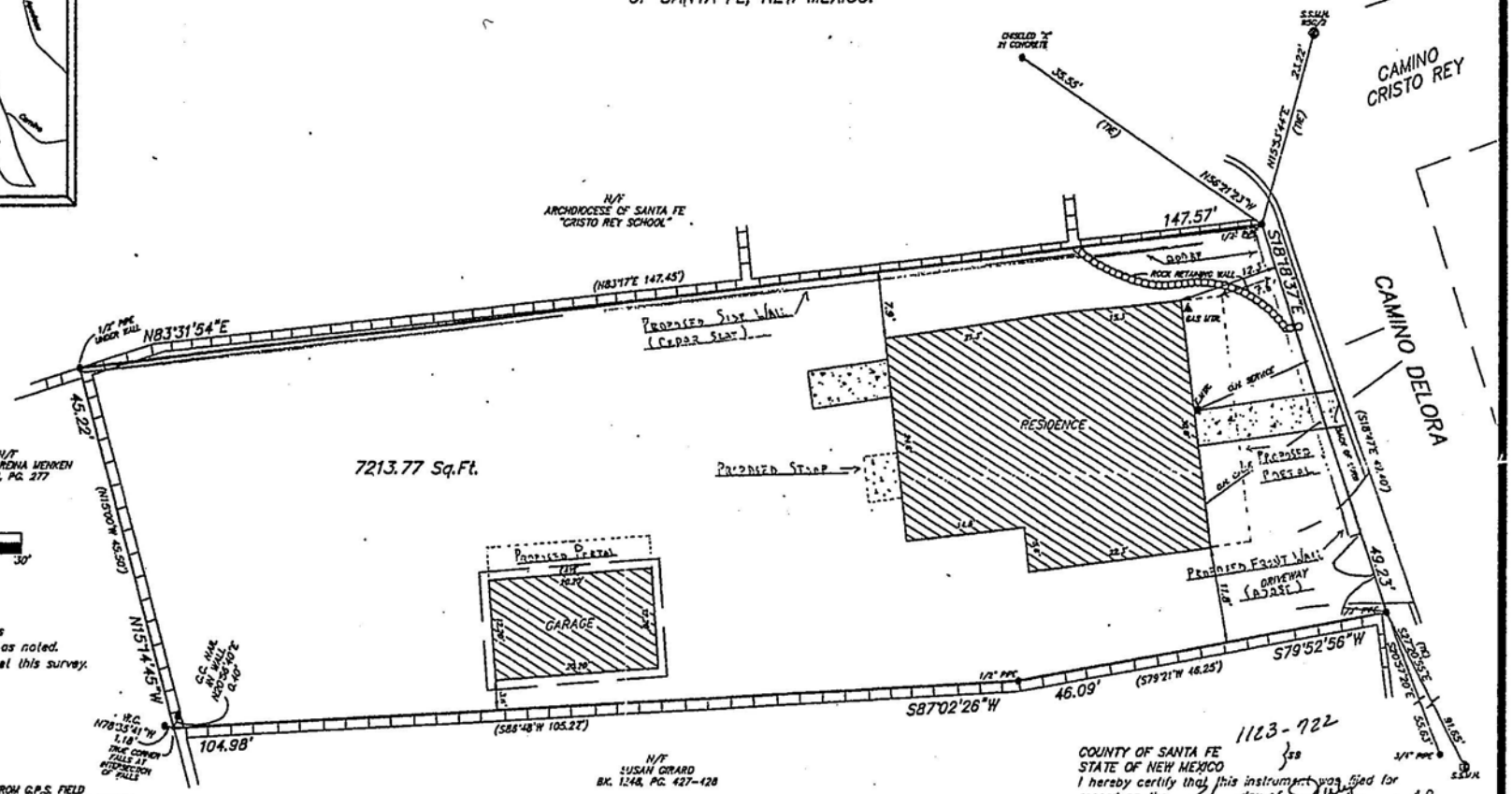


VICINITY MAP



SCALE: 1"=10'

0 10' 20' 30'



LEGEND

- Sanitary Sewer Manholes
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS FROM G.P.S. FIELD MEASUREMENT BETWEEN FOUND MONUMENTS (N.G.S.84-GRID-LOCAL).
2.) REFERENCE DOCUMENTS:
PLAT OF SURVEY FOR VICENTE AND PETRITA T. BRITO, RECORDED IN BK. 13, PG. 19. BEARINGS AND DISTANCES IN ( ) ARE FROM THIS PLAT.
PLAT SHOWING SURVEY FOR ELOISA BRITO DELORA AND TONY DELORA BY SAMUEL DAVALOS, RECORDED IN BK. 6, PG. 60.
SPECIAL WARRANTY DEED RECORDED IN BK. 228, PG. 590.
WARRANTY DEED RECORDED IN BK. 334, PG. 277.
3.) F.I.R.M. PANEL No. 350070-0009B, ZONE "C".

CERTIFICATE

I, Allen C. Grace, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

JULY 15, 2000.

Allen C. Grace
331 VILLEROS ST.

P.S. No. 12443
Santa Fe, NM.

NEW MEXICO 12443 REGISTERED PROFESSIONAL SURVEYOR ALLEN C. GRACE

SANTA FE COUNTY PUBLIC NOTICE
THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

1123-722

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO }

I hereby certify that this instrument was filed for record on the 6th day of July A.D. 20 00, at 2:42 o'clock PM and was duly recorded in Book 449, Page 03 of the records of Santa Fe County.

Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

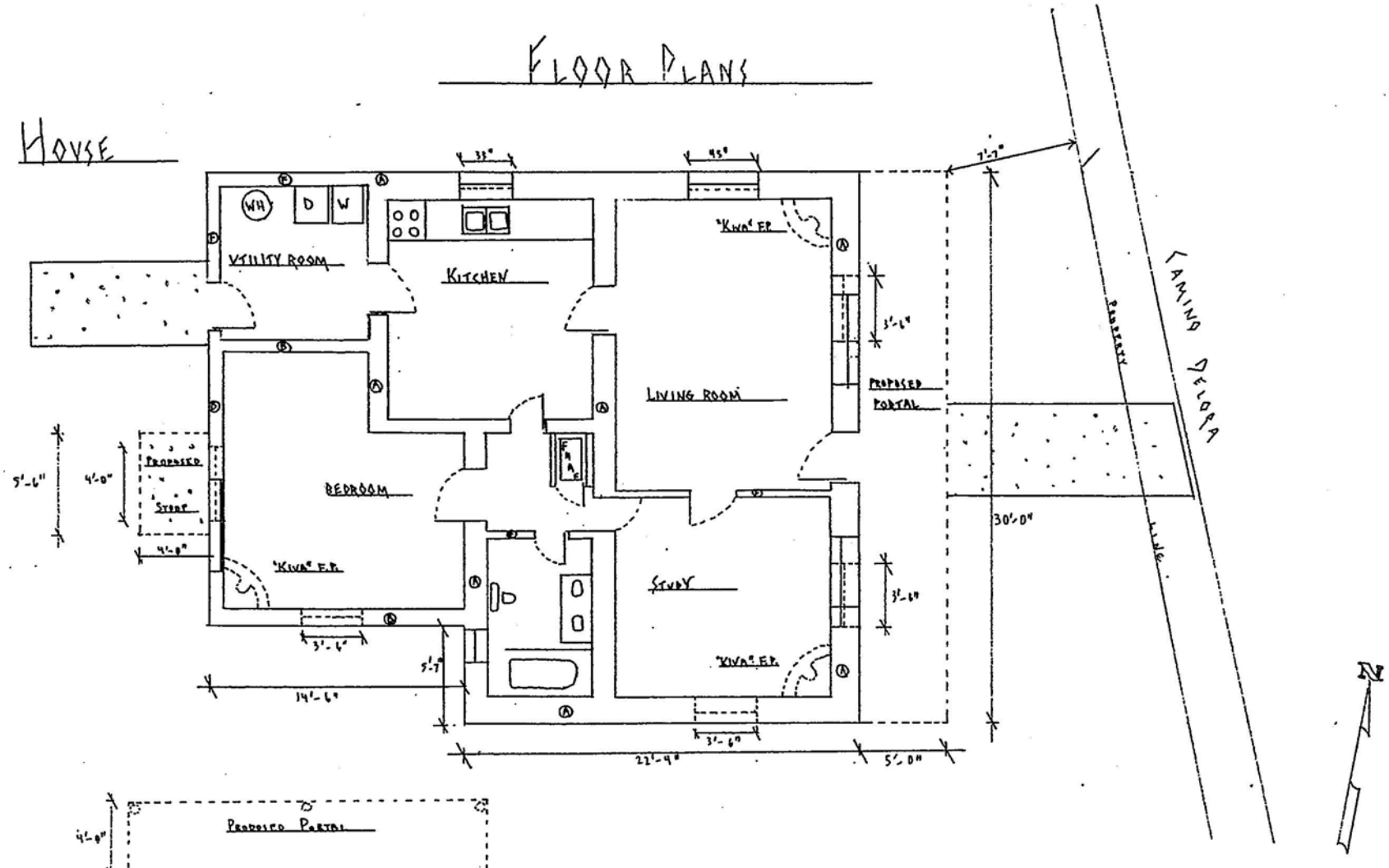
U.P.C. 1-035-098-330-338

XYZ SURVEYING & DRAFTING		
331 VILLEROS ST.	SANTA FE, NM	982-5536
Project No. XY22K048	Dwg. ACC	Ck.
	Fltr. XY22K048	Bk. A20

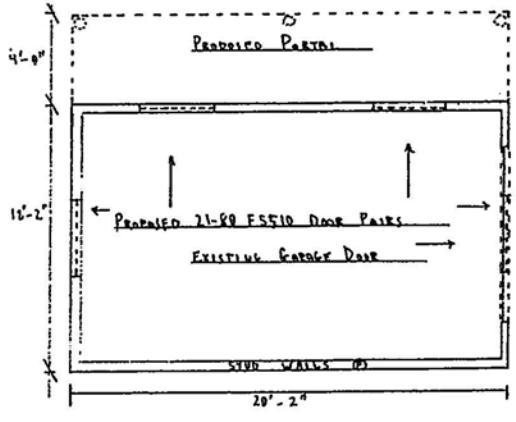
WIDENING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
BRITO	SEC. 30, T17N, R10E	N/A

FLOOR PLANS

HOUSE



GARAGE



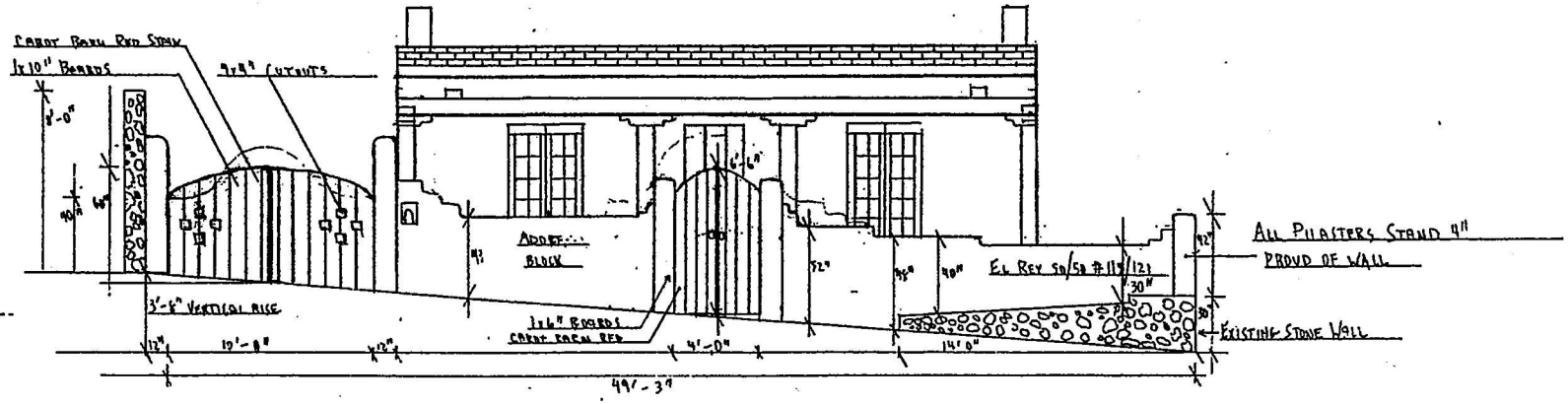
LEGEND

PROPOSED	-------
EXISTING	———
ADOBE	(A)
BLOCK	(B)
FRAME	(F)

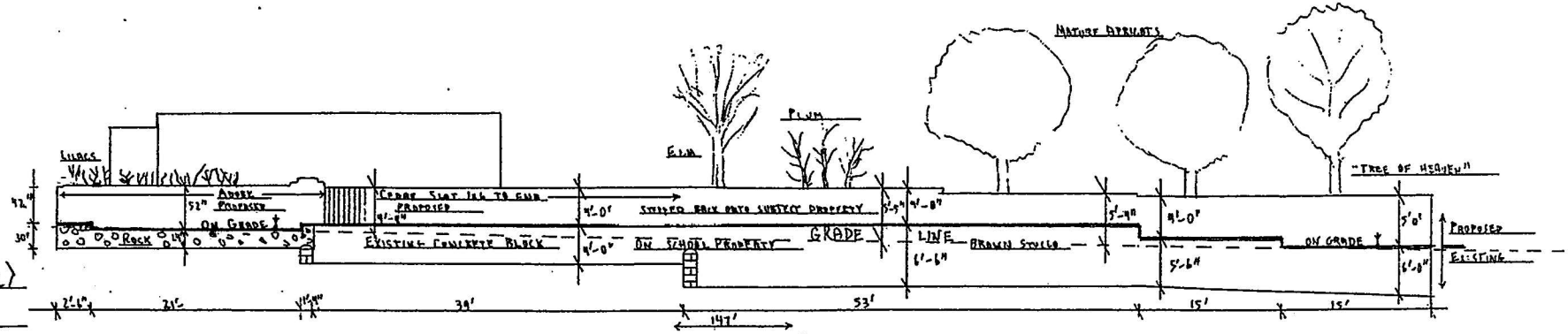
320 CAMINO DELORA

1/4" = 1'-0"

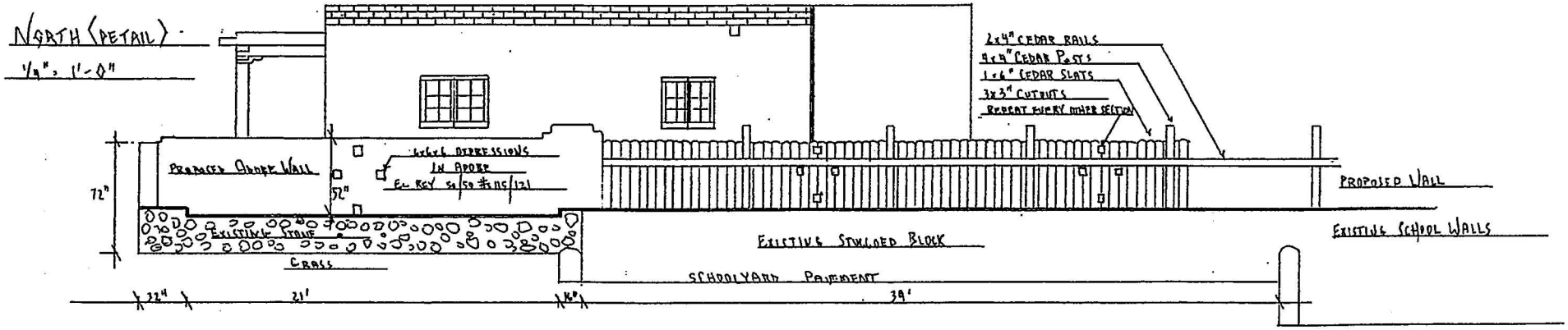
320 CAMINO DELORA – WALLS



EAST
1/4" = 1'-0"

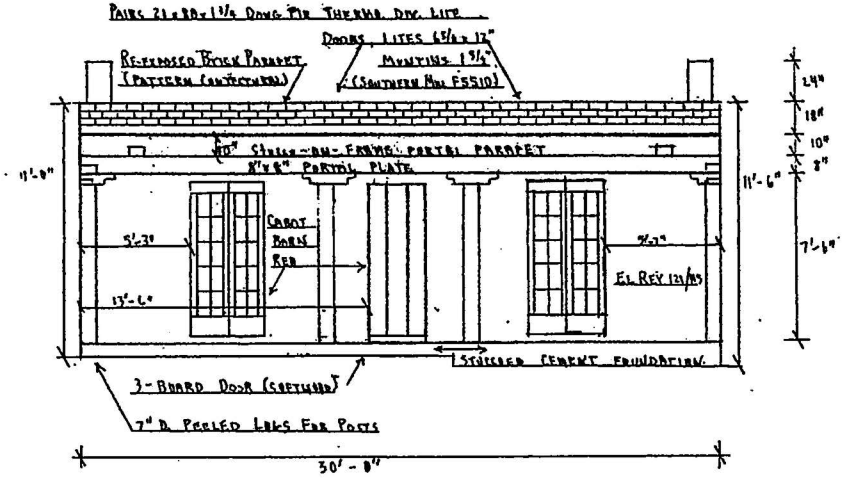


NORTH (FULL)
1/8" = 1'-0"

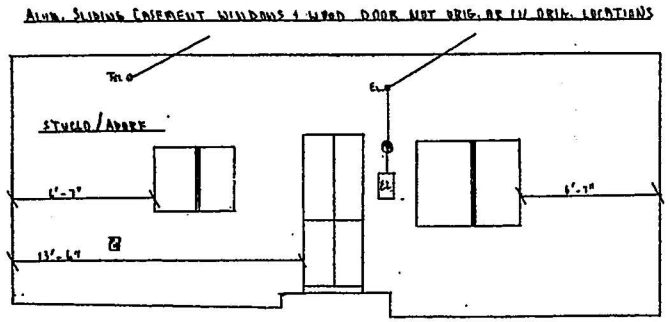


NORTH (DETAIL)
1/8" = 1'-0"

East (Primary) Elev. - Proposed

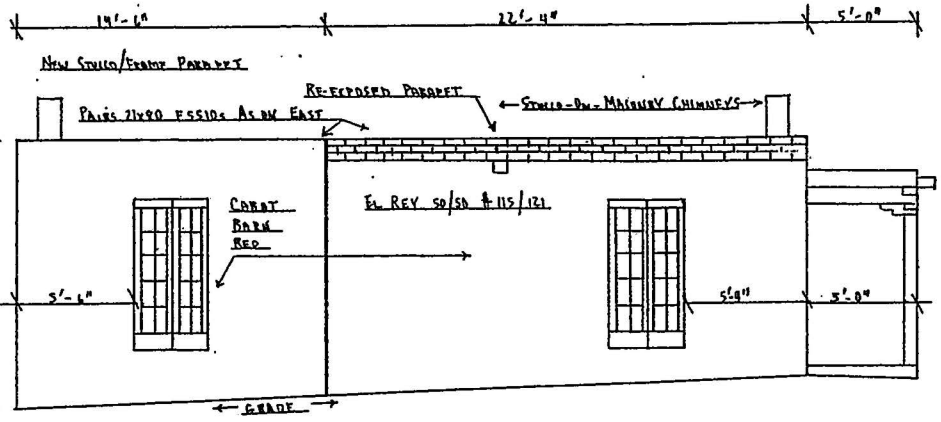


East (Primary) Elev. - Existing

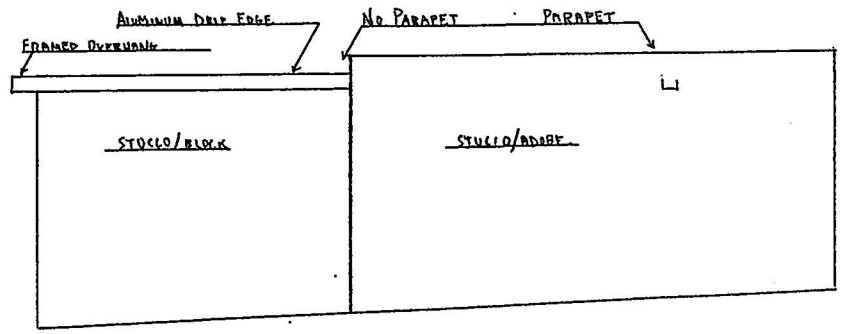


320 Camino Delora - House Elevations

1/4" = 1'-0"

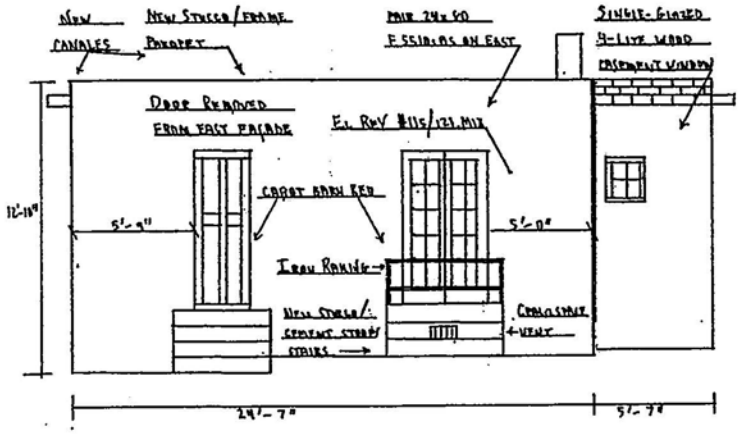


South Elev. - Proposed

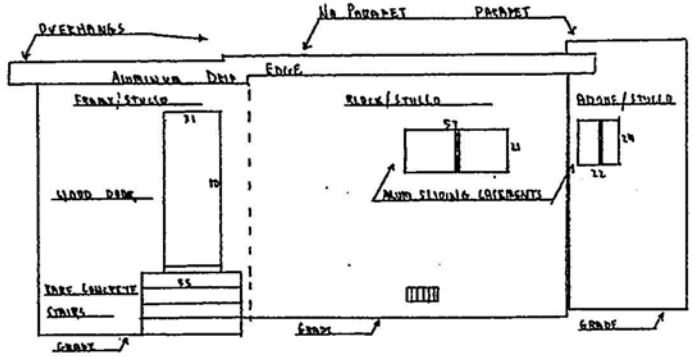


South Elev. - Existing

West Elev - Proposed

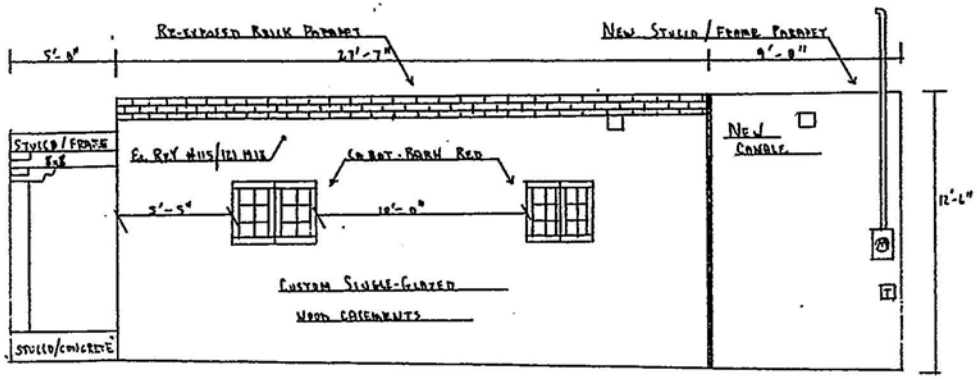


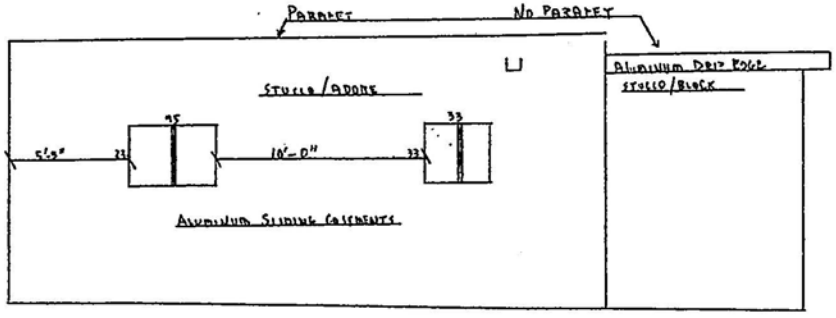
West Elev. - Existing



320 Camino Delora - House Elevations

1/4" = 1'-0"

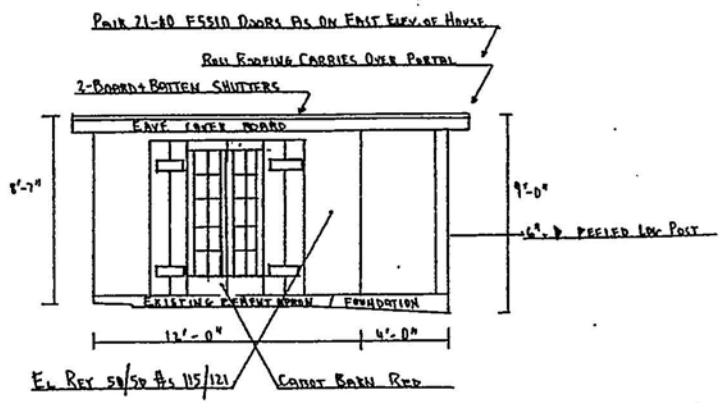




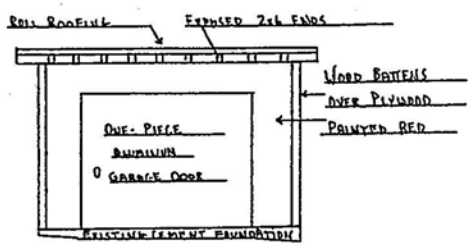
North Elev. - Proposed

North Elev. - Existing

EAST ELEV. GARAGE - PROPOSED
(WEST ELEV. IDENTICAL)

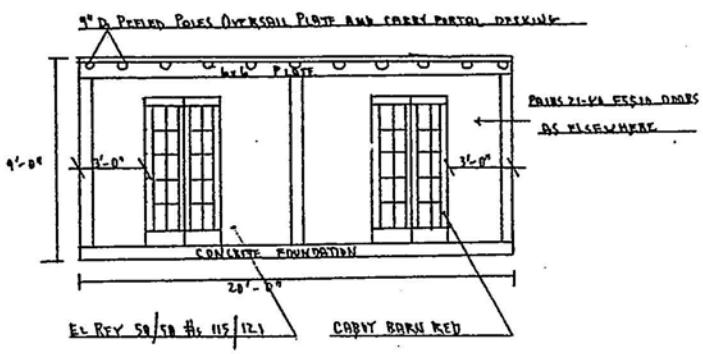


EAST ELEV. GARAGE - EXISTING
(WEST ELEV. IDENTICAL W/O OPENING)

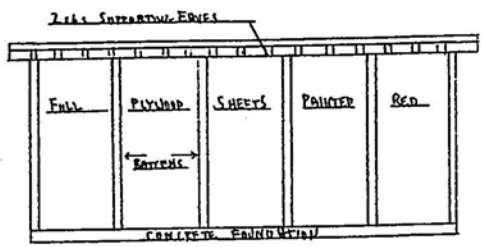


320 CAMINO DELORA - GARAGE ELEVATIONS

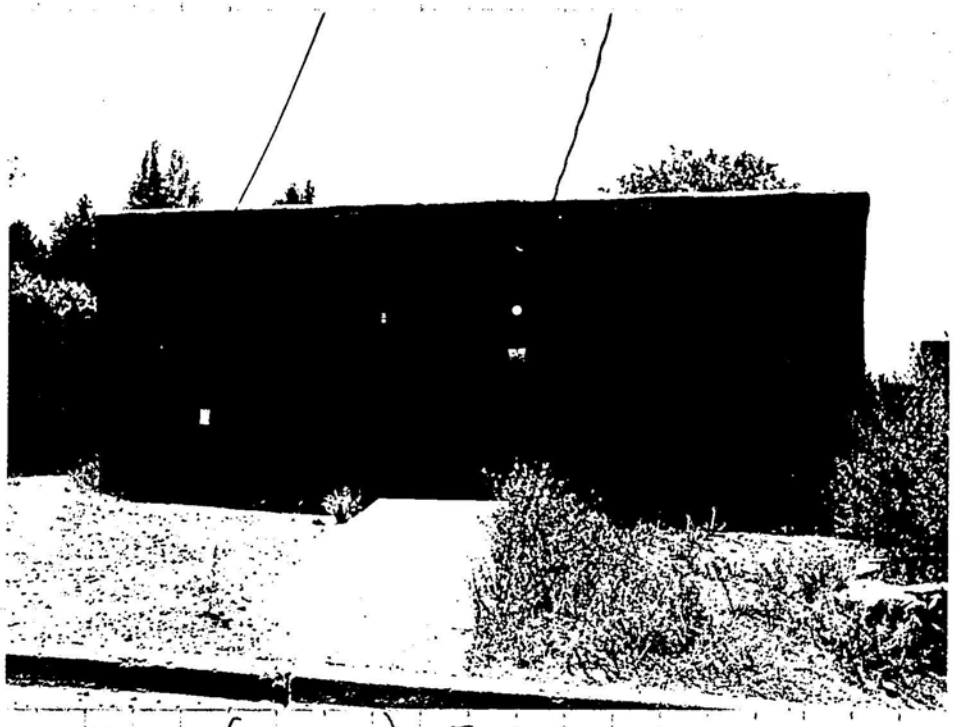
1/4" = 1'-0"



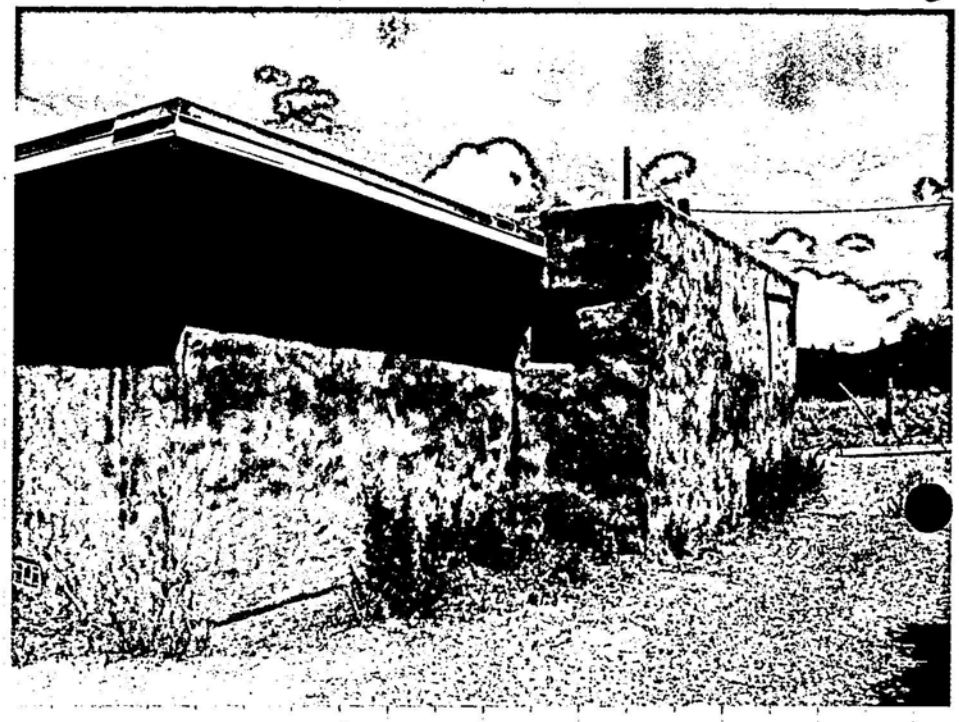
NORTH ELEV. GARAGE - PROPOSED



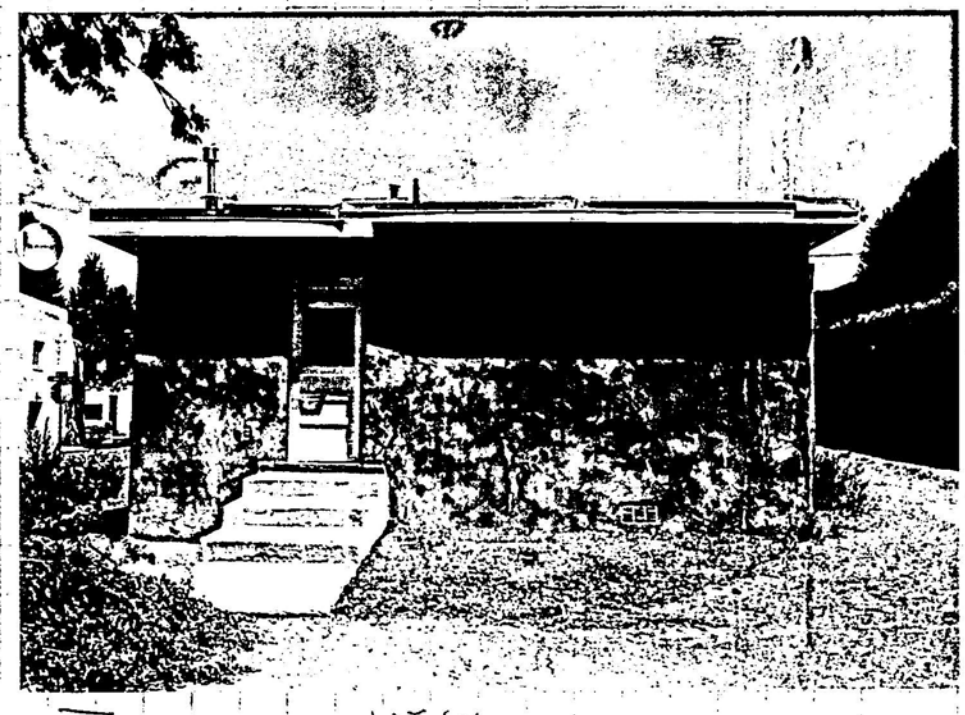
NORTH + SOUTH ELEVS. GARAGE - EXISTING



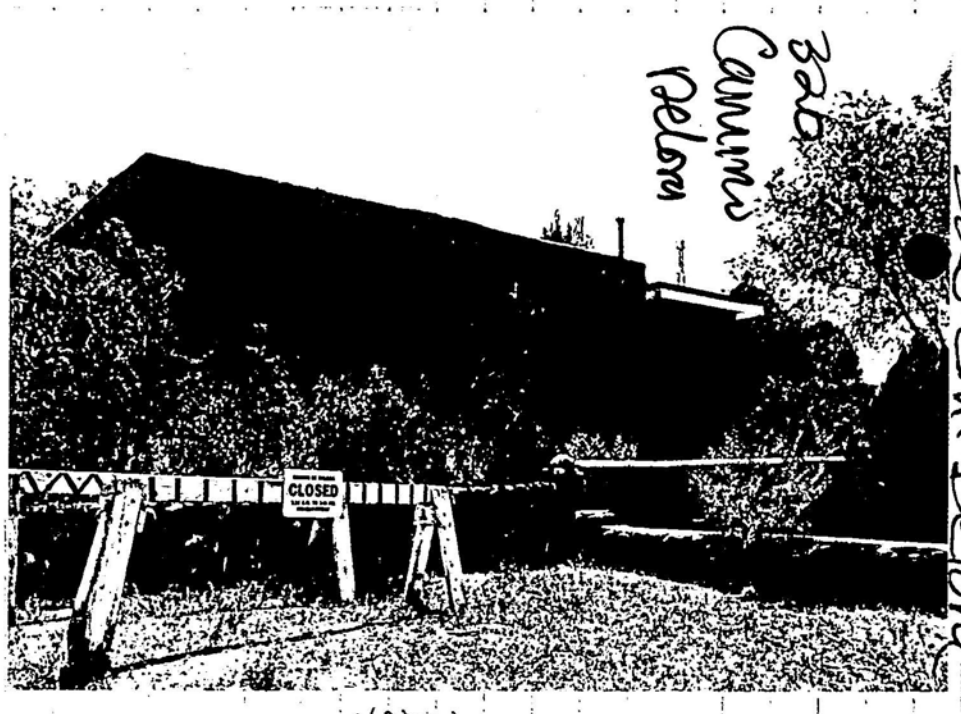
EAST (STREET) FACADE



SOUTH



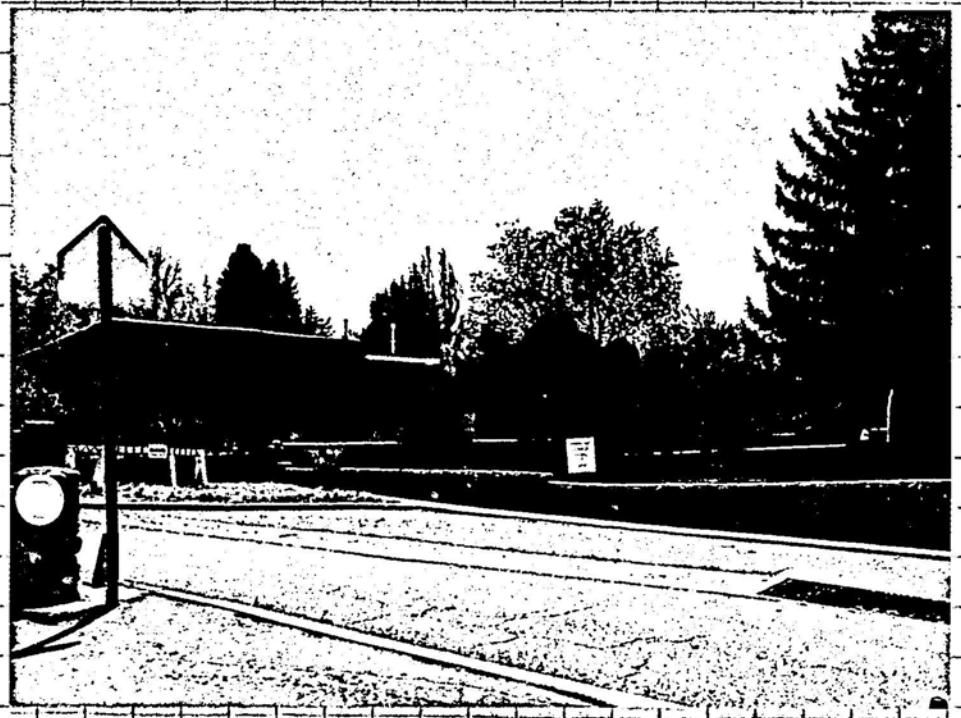
WEST



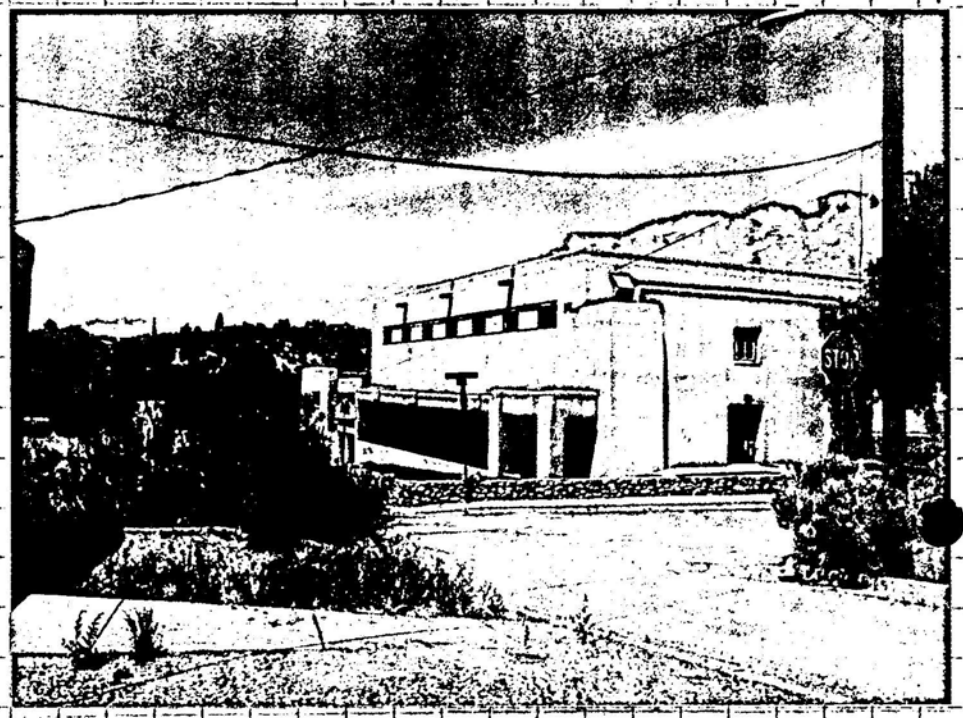
NORTH

Bob Cannons Below

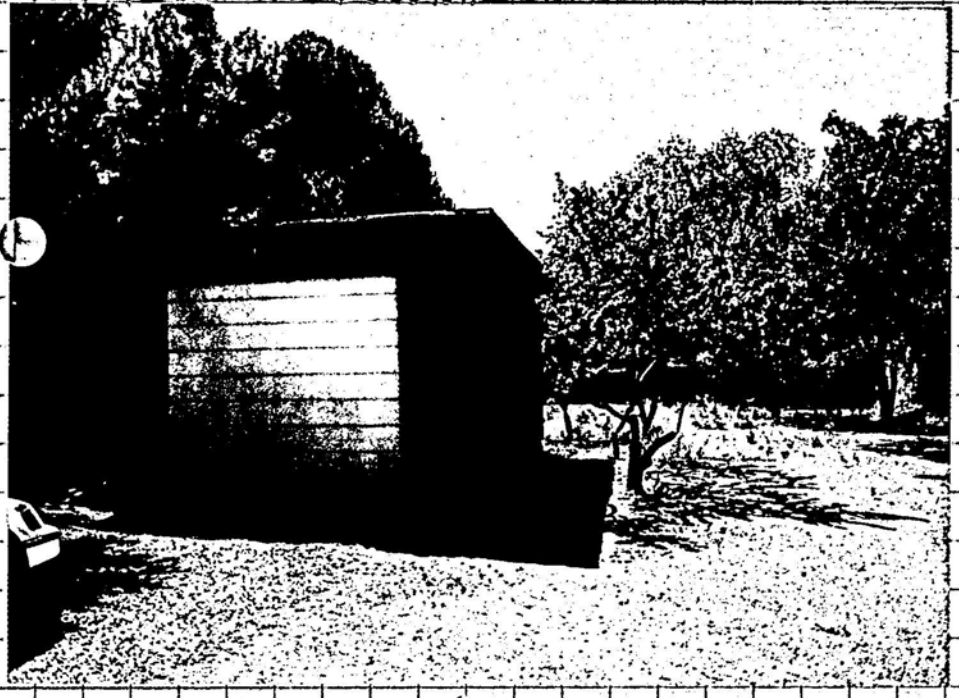
300 cm. Level



STREET CONTEXT: LOOKING S FROM GYM PKG. LOT ACROSS CAMINO DE LOTA



STREET CONTEXT: LOOKING NE FROM FRONT YARD AT GYM ACROSS CAMINO DE LOTA + CRISTO REY



GARAGE: EAST FACADE (DOOR) + NORTH FACADE



GARAGE: WEST FACADE

2016 CM: Delores

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Frank Di Luzio, City Manager

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Karen Heldmeyer, Dist. 2
Cristopher Moore, Dist. 2
Miguel M. Chavez, Dist. 3
Frank Montaño, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : RHDBTN HSE, GRG, YRD WL CONSTRUCTION
Project number : 00-10100141
Case number : H-00-129
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 320 Camino Delora

PROJECT NAMES:

OW-Steve Marlens
Santa Fe, NM 87501

1569 Wilderness Gate Rd.
(505) 988-3381

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on September 12, 2000, acted on the above referenced case. The decision of the board was to postpone your request to the October 10, 2000 HDRB meeting.

For further information please call 955-6808.

Sincerely,

James M. Hewat
Historic Preservation Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

H-00-129
320 Camino Delora

Project description : RHDBTN HSE, GRG, YRD WL CONSTRUCTION
Project number : 00-10100141
Case number : H-00-129
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 320 Camino Delora

PROJECT NAMES:

OW-Steve Marlens
Santa Fe, NM 87501

1569 Wilderness Gate Rd.
(505) 988-3381

PROJECT DATA:

HISTORIC DISTRICT	Downtown Eastside
HISTORIC BUILDING STATUS	Non contributing
PUBLICLY VISIBLE FAÇADE-EAST	Y
PUBLICLY VISIBLE FAÇADE-NORTH	Y
PUBLICLY VISIBLE FAÇADE-SOUTH	Y
PUBLICLY VISIBLE FAÇADE-WEST	N
HISTORIC DISTRICT SURVEY NUMBER	7780
YEAR OF CONSTRUCTION	Ca. 1945
PROJECT TYPE (NEW, ADD, ETC.)	Rehabilitation
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	Vicente Brito House

City of Santa Fe, New Mexico

memo

DATE: September 12, 2000

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director
Cyrus Samii, Planning Division Team Leader

FROM: James Hewat, Historic Preservation Planner

ITEM & ISSUE:

CASE # H-00-129

ADDRESS 320 Camino Delora
Historic Status Non-contributing
Historic District Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

_x_ District Standards

_x_ State Historic Survey Sheet

_X_ Other: Wall Ht. Calculation

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

____ Other

STAFF RECOMMENDATION:

The proposal meets the design guidelines for the Downtown-Eastside Historic District and the Fence and Wall Guidelines for the Historic Districts. Staff recommends approval of this project.

BACKGROUND & SUMMARY:

The applicant proposes to rehabilitate a 1945 (non-contributing) adobe house located in the Downtown and Eastside Historic District. The submitted proposal calls for the replacement of aluminium slider windows on the south elevation with two pairs of five by five-light "French" casement windows. This will necessitate that each of the openings be enlarged significantly. The proposal calls

bc

for Territorial Revival pediments, mouldings, and shutters around windows. Two windows of a similar configuration will installed on the west elevation. On the north elevation, the applicant proposes to replace the existing aluminium windows with two by six-light wood casement windows and three one by three-light single glazed wood casement windows. The existing doors on the east and west elvations of the house will be replaced with carved wooden door.

Additionally, the applicant proposes to add three masonry chimneys that will penetrate the roof and rise two feet above the roof which will be insulated and re-sheathed. The proposal calls for the existing brick parapet to be uncovered and restored. The exterior walls will be re-stuccoed in a "light adobe" (possibly lime-based) finish. A `5' x 30' proto-Territorial Revival portal is proposed for the east elevation of the house while a smaller 7' x 4' porch is planned on west elevation.

The applicant also proposes to rehabilitate the c.1965 garage located southwest of the house. This rehabilitation will consist of the existing garage door being replaced by French doors and the installation of 4 deep portals extending around north, east, and west elevations at the height of the existing building.

The proposed landscaping consists of the construction of a 52" high stuccoed masonry wall along east property line. A wood vehicular gate of the same height is proposed at the south end of the east wall. A 52" high wall is also proposed to run west along the north property line for 23' at which point the material will change to wood plank and range in height from 58" to 64" for the remaining 124' feet to the west property line. A height calculation gives a maximum allowable height of 52" for the Camino Delora streetscape.

PROPOSAL LETTER

Applicant:	Steve Marlens
Site Address & H. District:	320 Camino Delora; East Side
Mailing Address:	1569 Wilderness Gate Rd. Santa Fe, NM 87501
Phone:	505-988-3381
Submittal Date:	August 23, 2000

HISTORY

The original four rooms of this one-story adobe house, containing 550 square feet of living space, were built by Vicente Brito in 1945. Its 18'' adobe walls stand on poured cement foundations. Round vigas, exposed inside the house but not outside, carry a flat roof whose territorial-style brick parapet is now stuccoed over. In the 1960s, a concrete-block bedroom and small wood-framed utility room were added on the rear, bringing the living space to the present 790 square feet. The front door was moved north and replaced, and the adobe interior wall between the two front rooms was torn out and a framed wall added three feet south. All original windows were replaced with sliding aluminum casements, and the original gas heaters were replaced with electric. The 1984 inventory says the house has no significance; it had been ''gutted'' before I bought it 7/29/2000.

PROPOSED CHANGES/ADDITIONS

I. HOUSE

1. WINDOWS

a) East: Replace present two aluminum sliders, one in each front room, with two pairs of 24 x 76'', 2x5-lite, single-glazed, tempered-glass wooden casements opening inward French-style in same locations as originals but with taller openings. Surround with territorial-style triangular pediments and vertical-board shutters. Paint dark red, brown, or leave natural.

b) South: Add two pairs windows identical to (1a).

c) West: Remove aluminum casement, make opening taller, install set of 80x60 wooden French doors with same lite configuration as (1a)(note; these are the same windows as in (1a), only with full-width rails and stiles).

d) North: Replace east aluminum sliding casement with two 2x6-lite single-glazed wooden casements; replace west aluminum window with three 1x3-lite single-glazed wooden casements. No surrounds.

2. DOORS

a) East: Remove aluminum screen and carved wood doors; install vertical-board wood door and surround and paint as in (1a).

b) West: Replace screen and wood doors with carved wood door removed in (2a); surround as (1a).

3. CHIMNEYS

Add three masonry chimneys to 2' above roof, two on east, one on west.

4. PORTALS and PORCHES

a) East: Add 5' x 30' portal with a brick-in-sand or wood-plank floor, joists of exposed round vigas or chamfered 3x10'' beams, round or square posts with bases and capitals fabricated from simple off-the-shelf moldings.

b) West: Add 7' x 4' porch of cement block 30'' above ground to match level of existing cement door stoop. Stucco both porch and stoop to match house color.

5. PARAPETS/EAVES

a) East: Re-expose original brick parapet.

b) South: Same as (5a) on original part; on 1960s part, trim eave overhang back to wall, then frame new parapet to match height of original but without brickwork.

c) West: Same as (5b).

d) North: Same as (5b).

6. WALLS

a) Remove weatherhead and phone boxes on east to northwest corner of house; remove breaker box to utility room.

b) Re-stucco walls in lighter adobe color similar to that on parking lot wall of abutting Girard compound. (Or use true adobe or lime plaster—I am consulting Ed Crocker on this).

7. ROOF

Remove, insulate, continue over portal, replace.

II. GARAGE

1. WALLS
Stucco existing exterior plywood to match house color.

2. DOORS/WINDOWS
Remove garage door east; add same 80x60 French doors as in (I-1c) with same surround as in (I-1a) on east, west, and north facades.

3. PORTALS
Add 4' portal on east, north, and west facades.

4. ROOF
Continue existing roof over portals.

III. BOUNDARY WALLS

1. EAST (STREETSCAPE)

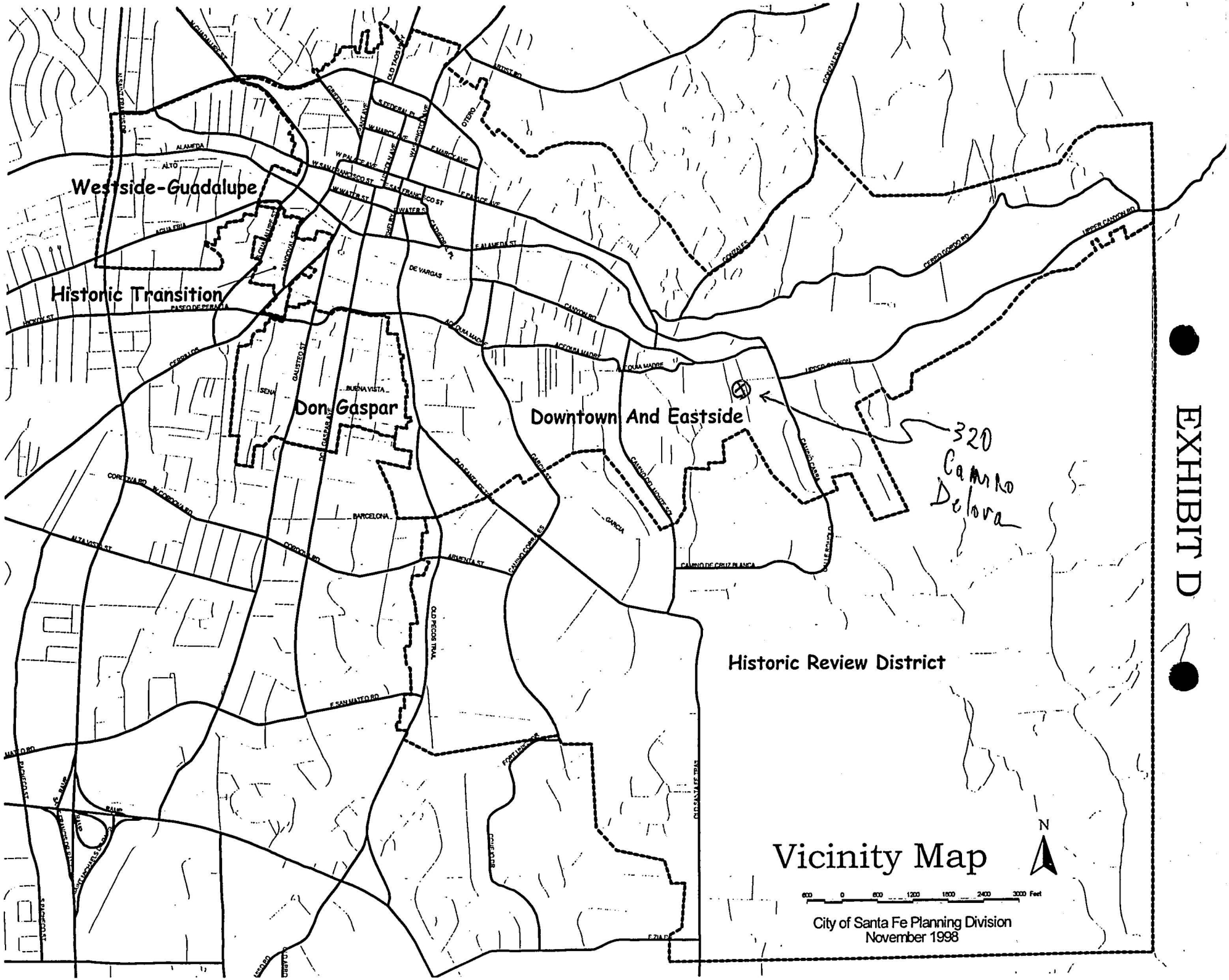
Add minimum 10''-thick block or adobe wall (will probably be adobe, 18'' thick, to echo original house walls) conforming to 52'' wall height calculation. Stucco same color as house. Add shutters to wall, modulate height with steps and arches, and add mailbox nicho as indicated in elevation for interest. Add pair of wood-board driveway gates 10' wide (for the pair) and wood plank walkway door 3' wide. Decorate shutters, door, and gates with square cutout motif, as shown in drawing (this motif will also be used in side wall).

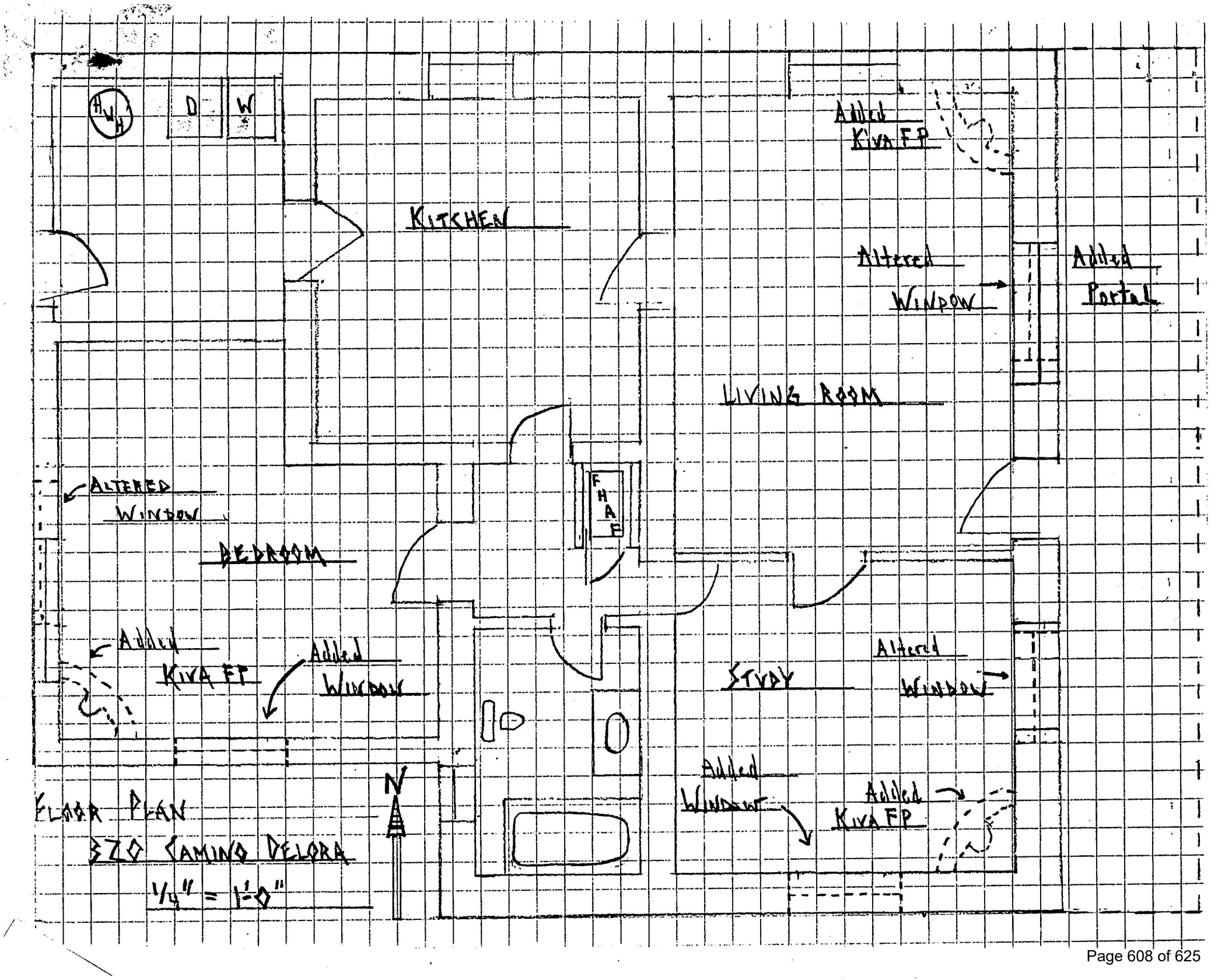
2. NORTH (SIDE WALL)

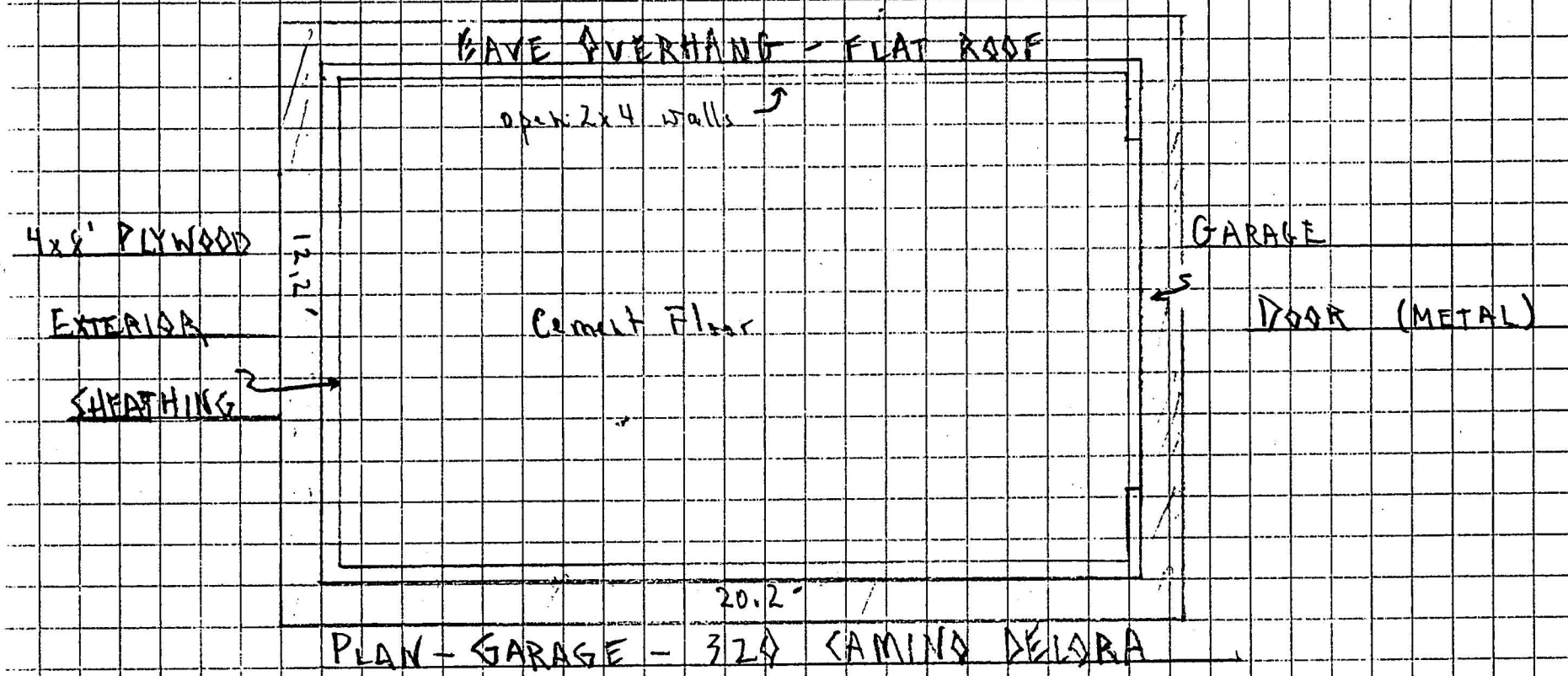
Beginning at northwest corner, and for the next 23', continue adobe streetscape wall as shown; step down, then up again for interest. For remaining 124', construct wood wall of 1x6'' planks decorated with same square cutout motif as on front doors and gates. Use 4x4'' posts every 8'. Modulate height from 58'' to 64'', as shown.

As for landscaping, this wall will be lined with plum trees, apricot trees, a large Chinese elm, and a large 'tree of heaven.' The 'interest' level of this wall will be increased by the fact that it will stand immediately behind an existing stuccoed-block wall on the adjacent property, giving it a two-tiered effect as viewed from the street.

Thanks very much for your time and help. If anything is unclear, please call.


Westside-Guadalupe
Historic Transition
Don Gaspar
Downtown And Eastside
320 Camino Delora
Historic Review District
Vicinity Map
N
City of Santa Fe Planning Division
November 1998
EXHIBIT D


HWH
D
W
KITCHEN
Added
Kiva FP
Altered
Window
Added
Portal
LIVING ROOM
FHAB
Altered
Window
BEDROOM
Added
Kiva FP
Added
Window
STUDY
Altered
Window
Added
Window
Added
Kiva FP
N
FLOOR PLAN
320 CAMINO DELORA
1/4" = 1'-0"



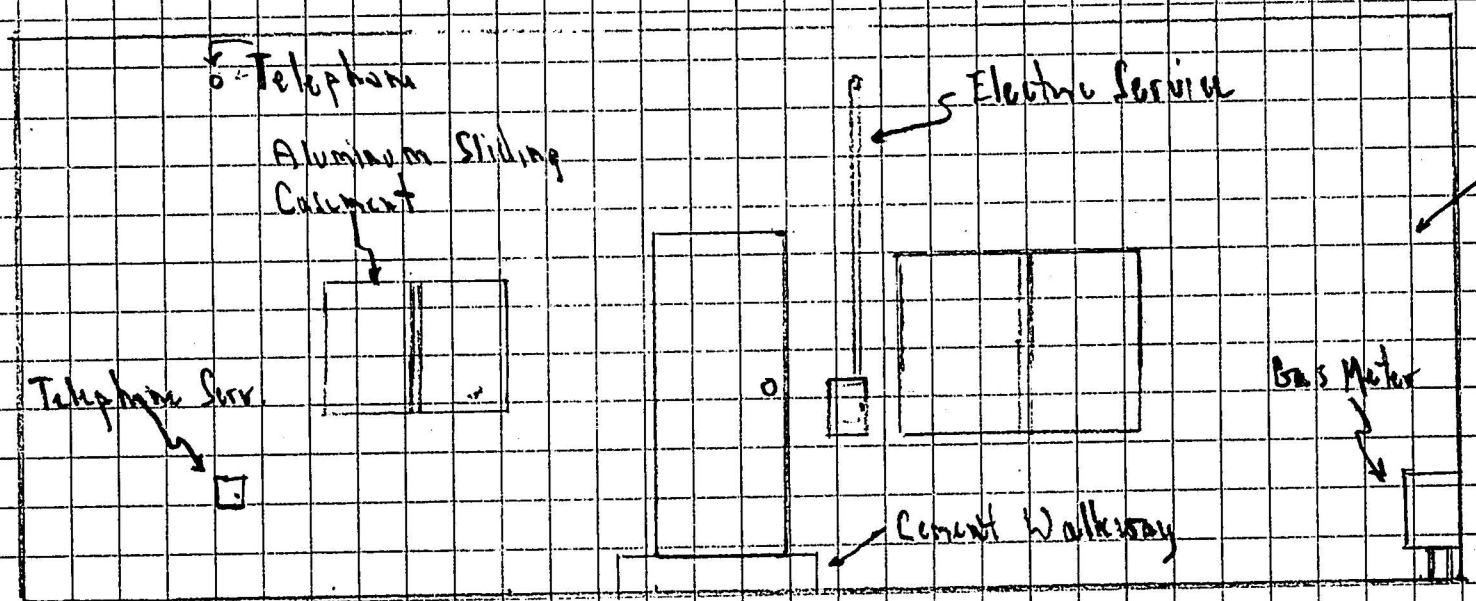
PLAN - GARAGE - 320 CAMINO DELORA

- PLANNING & LAND USE -

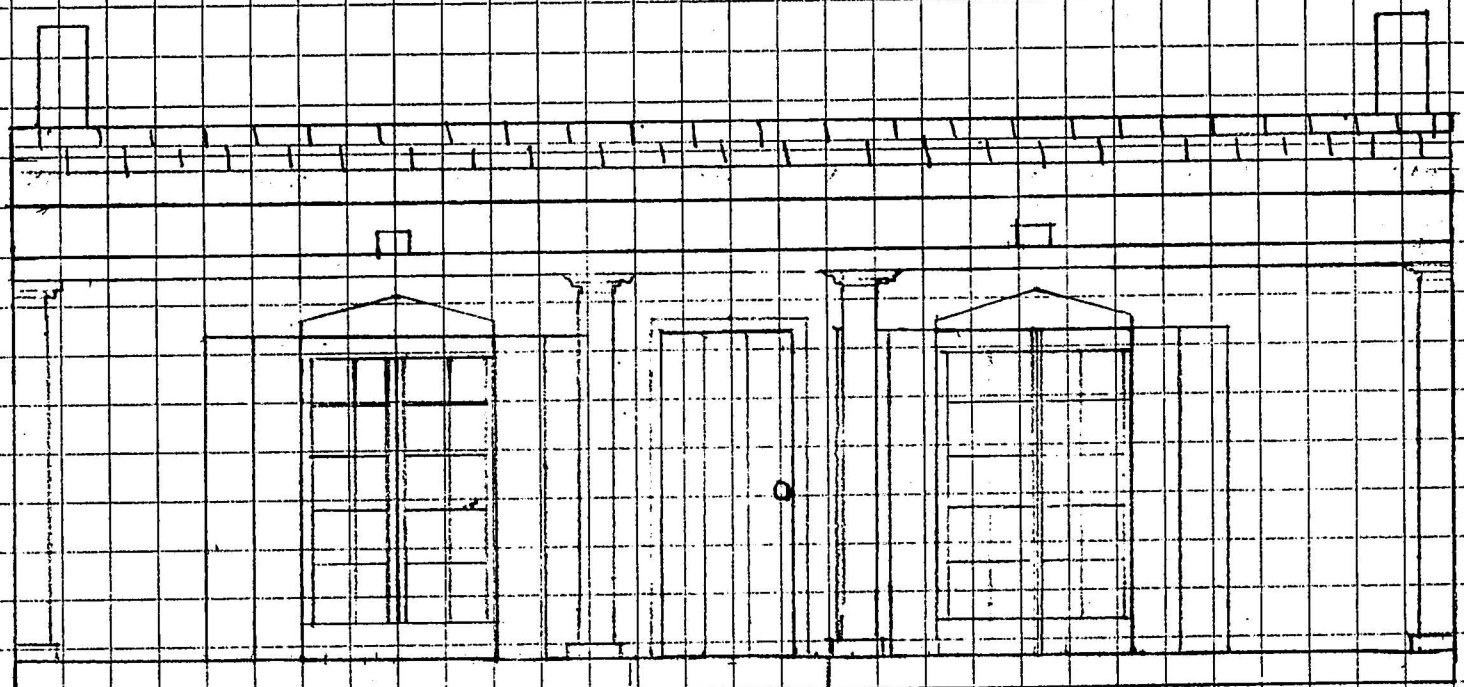
- HISTORIC DESIGN REVIEW
- LANDSCAPE REVIEW
- ESCARPMENT & RIDGE REVIEW
- APPROVAL
- CONDITIONAL APPROVAL
- REJECT

REVISIONS

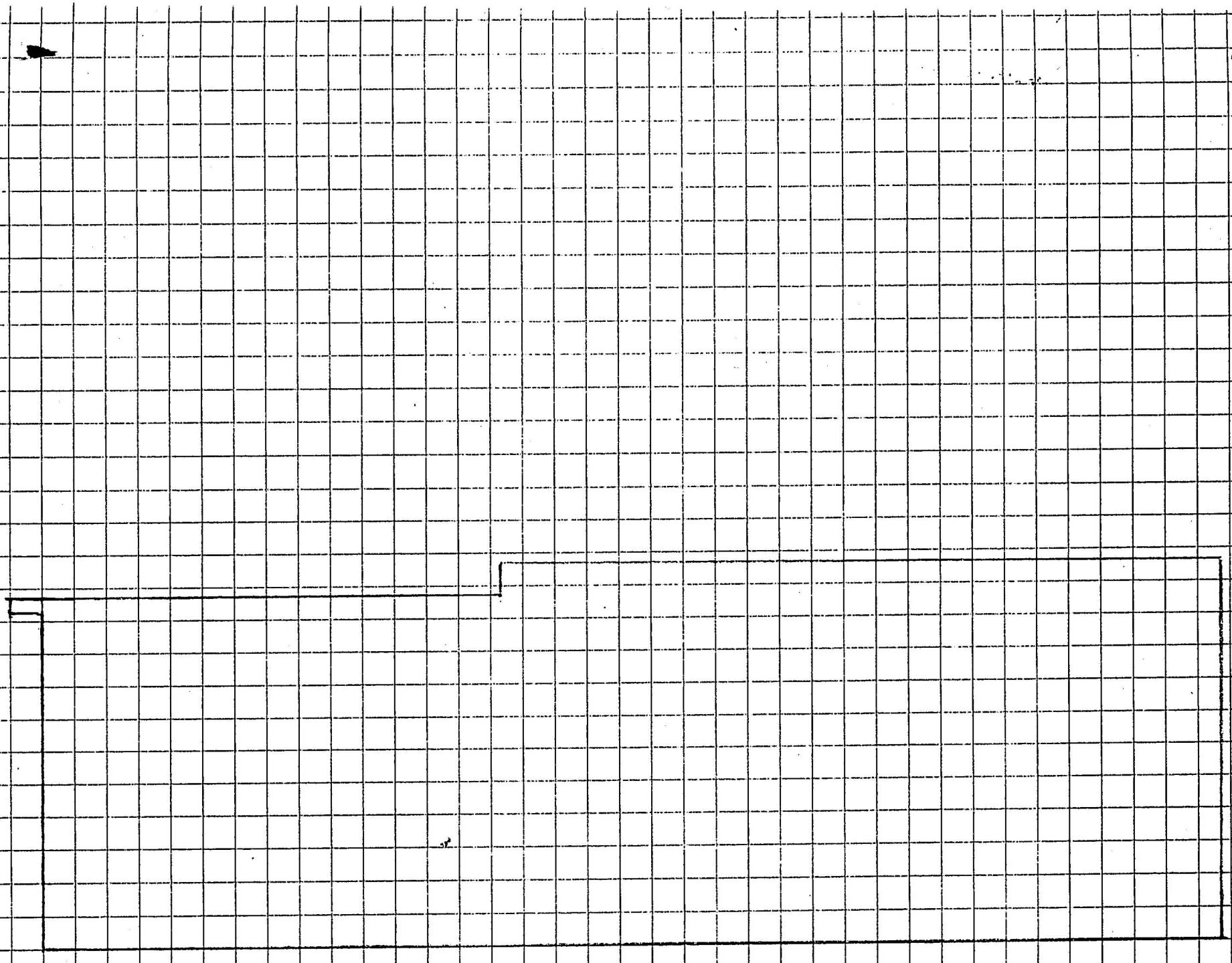
NAME John Vadilla, Chair DATE 9-12-00



EAST ELEV. - EXISTING 1/4" = 1'0"

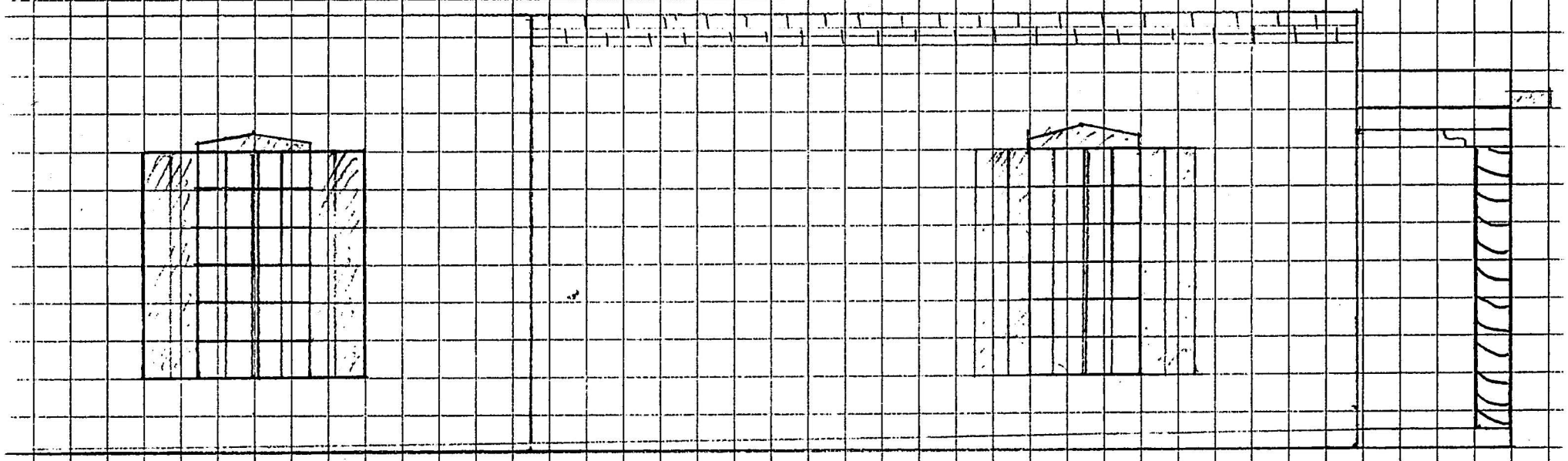


EAST ELEVATION - PROPOSED 1/4" = 1'-0"

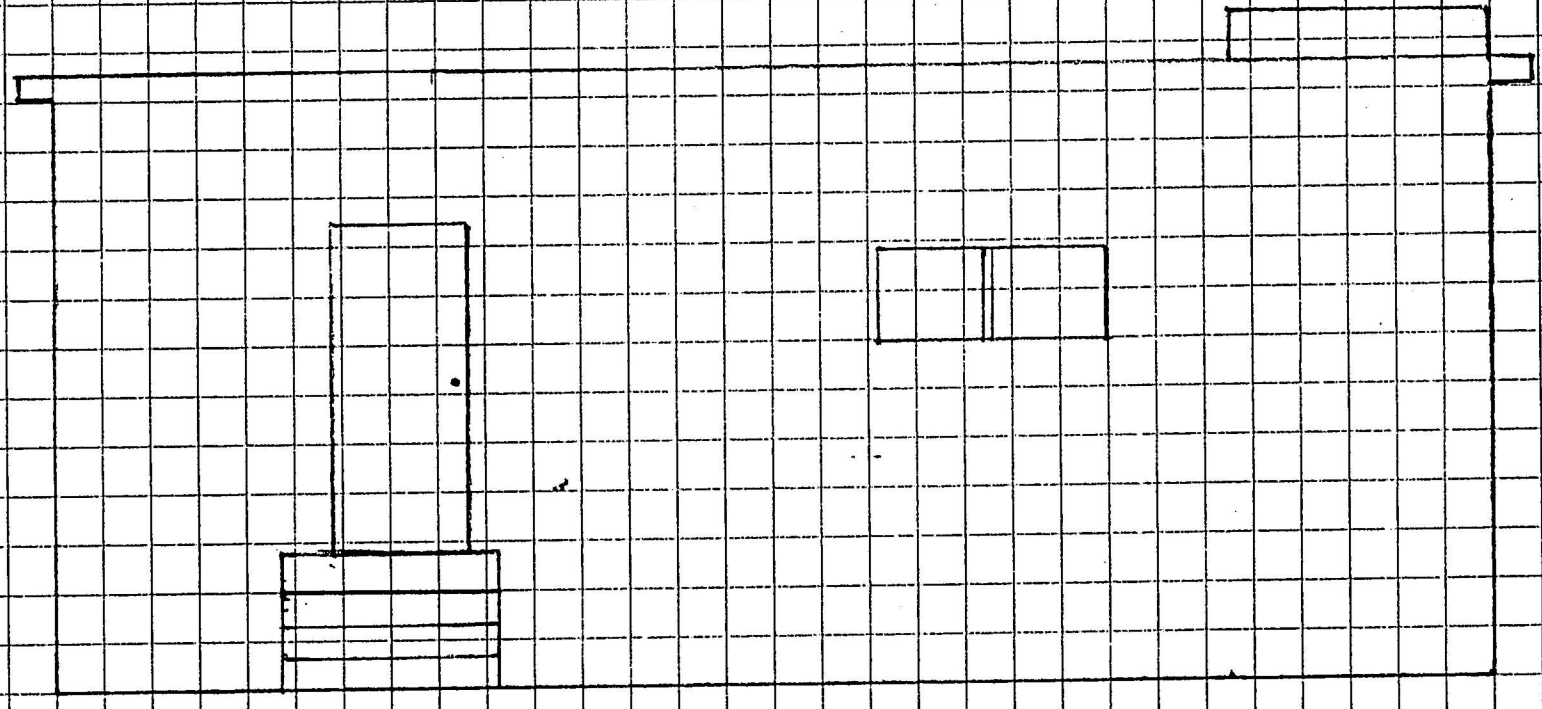


SOUTH ELEV. - EXISTING

1/4" = 1'-0"



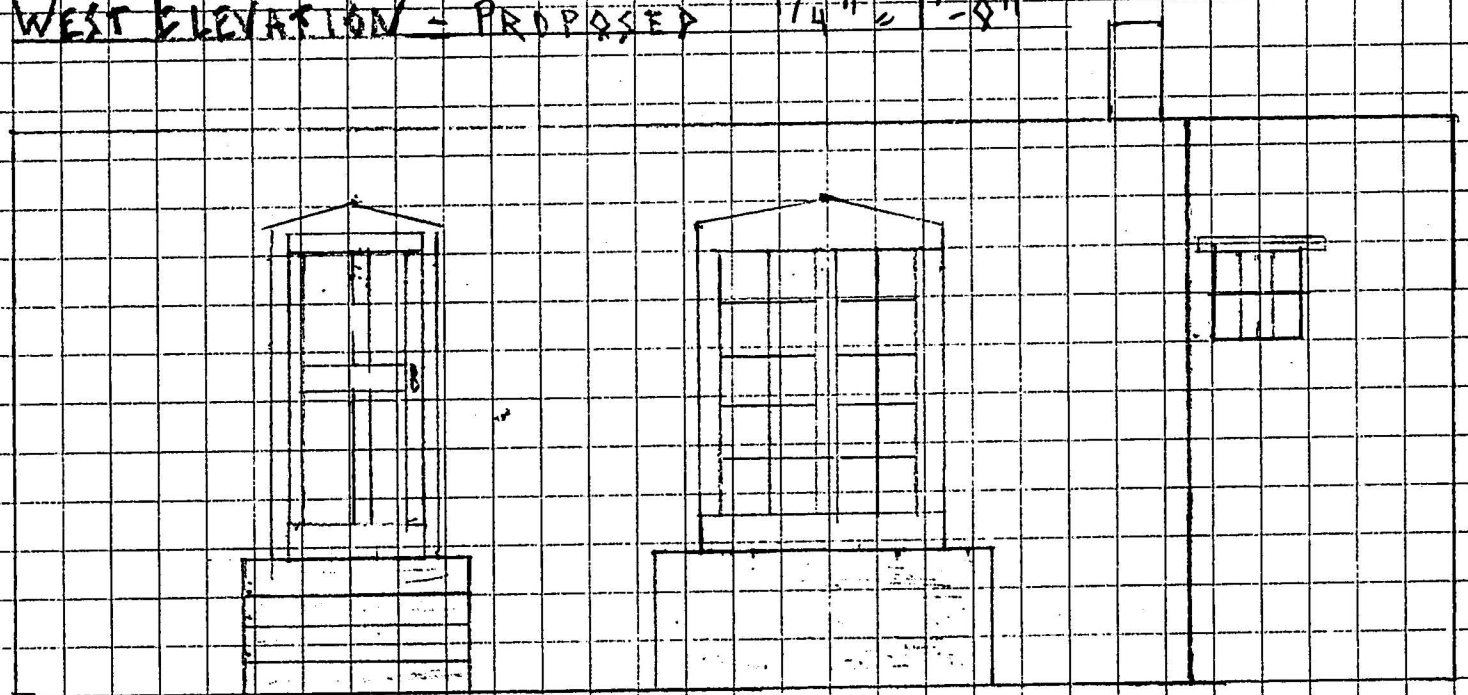
SOUTH ELEVATION - PROPOSED 1/4" = 1'-0"

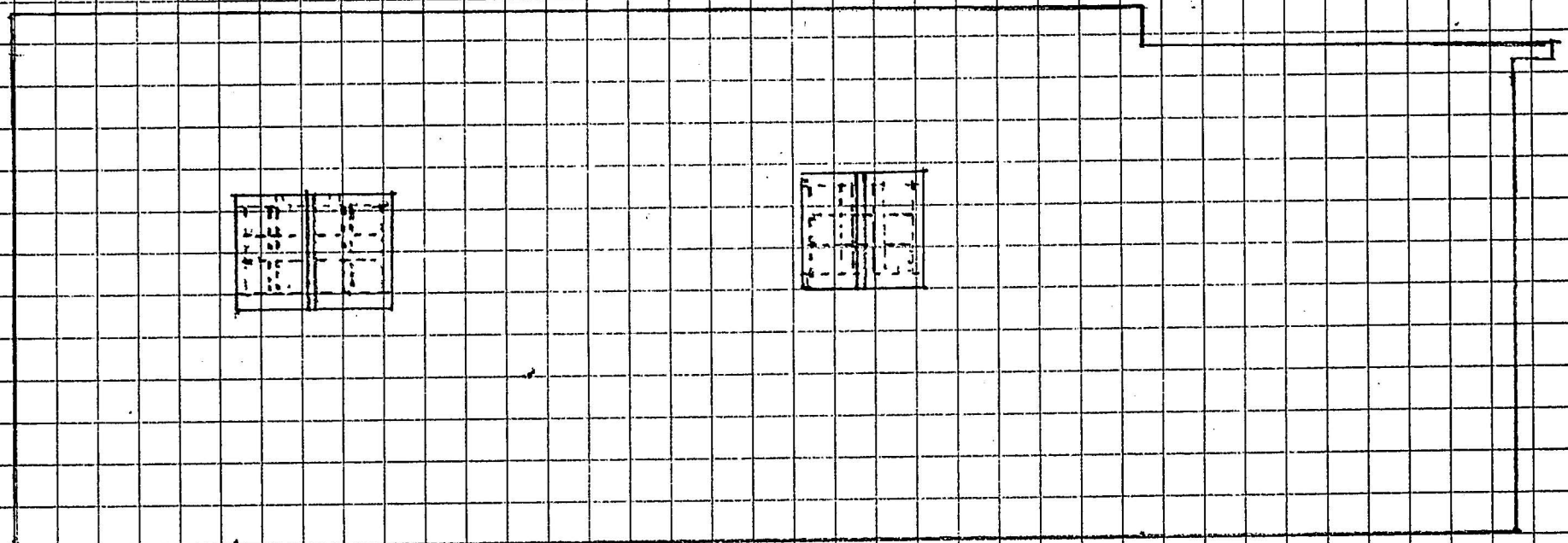


WEST ELEV. - EXISTING

1/4" = 1'-0"

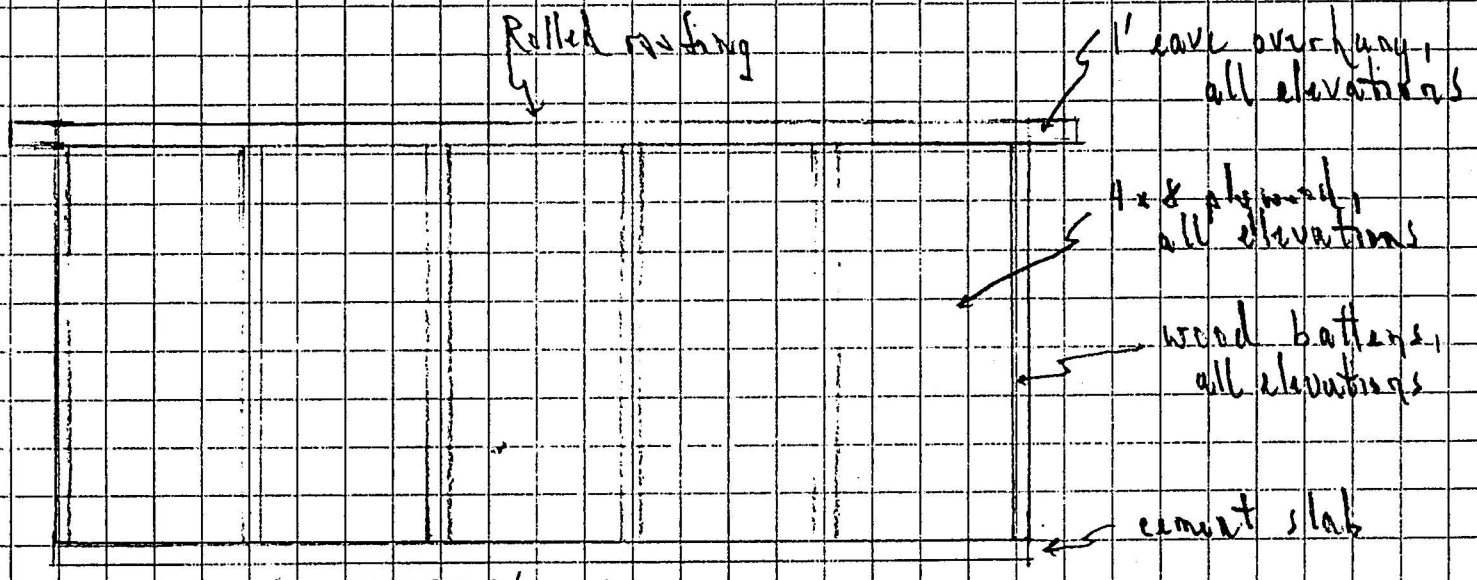
WEST ELEVATION - PROPOSED 1/4" = 1'-0"

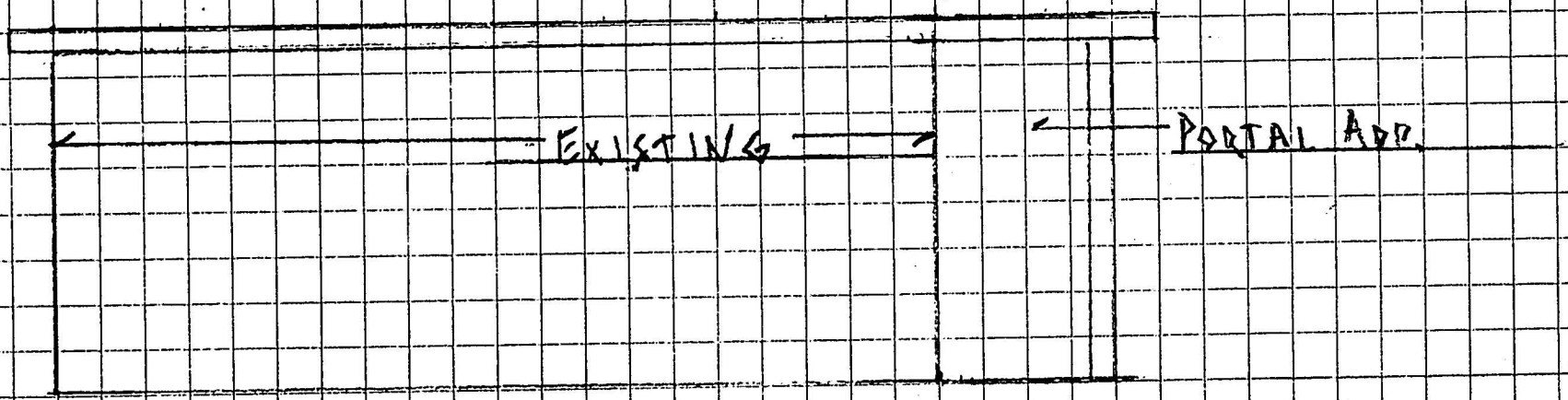




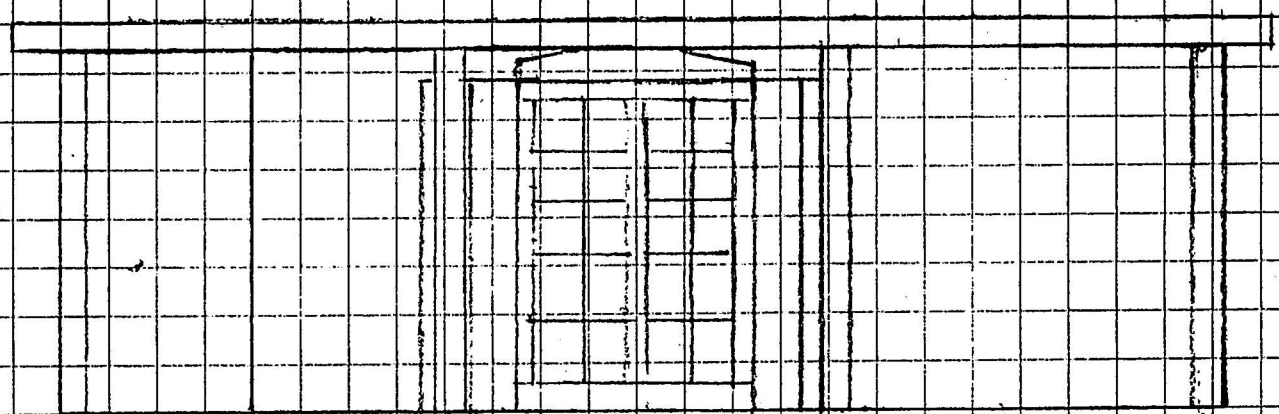
NORTH ELEV. - EXISTING + PROPOSED 1/4" = 1'0"

GARAGE, EXISTING, NORTH + SOUTH ELEVS. 1/4" = 1'-0"



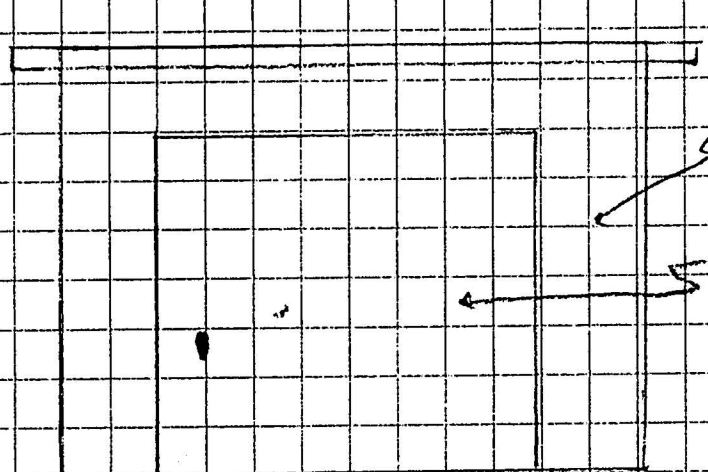


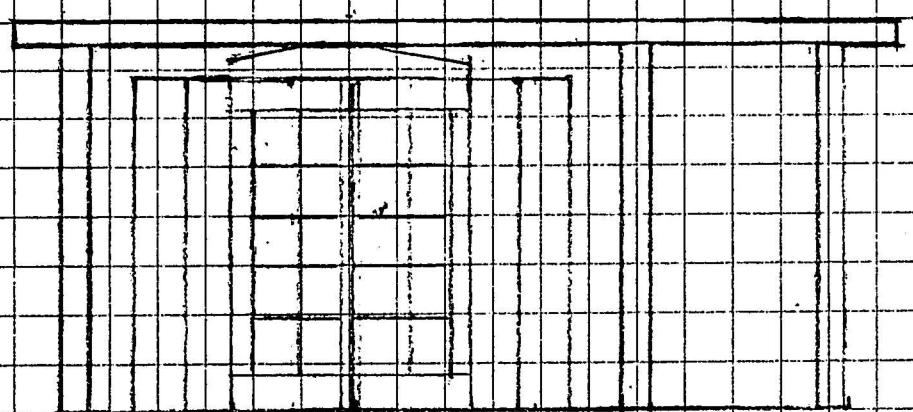
GARAGE. SOUTH ELEV. - PROPOSED 1/4" = 1'-0"



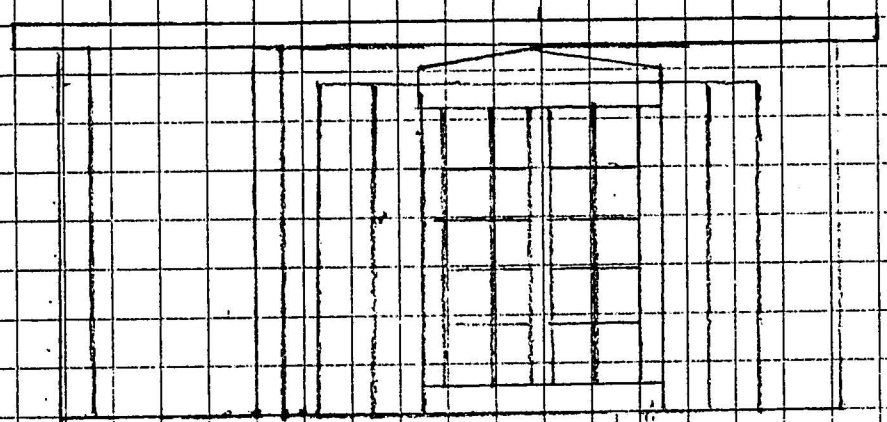
GARAGE, NORTH ELEV. - PROPOSED 1/4" = 1'-0"

GARAGE, EXISTING, EAST + WEST ELEVS. 1/4" = 1'-0"





GARAGE, EAST ELEV. - PROPOSED 1/8"=1'-0"

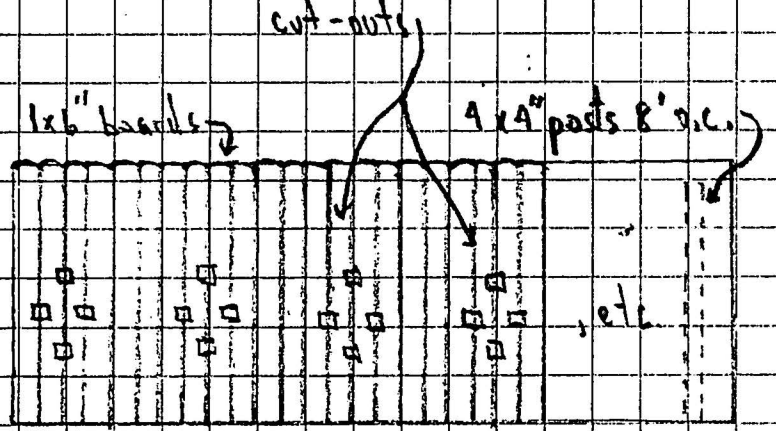


GARAGE, WEST ELEV. - PROPOSED 1/4" = 1'-0"

EAST BOUNDARY WALL, 320 CAMINO DELORA 1/4" = 1'-0"

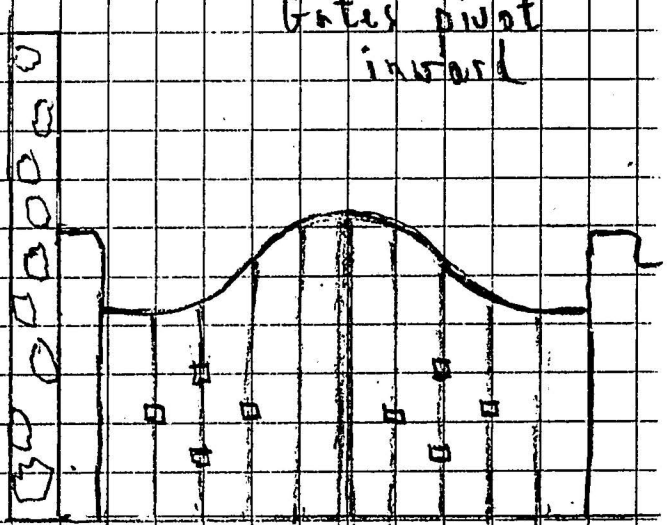
(SOUTH PORTION)

AND NORTH BOUNDARY WALL (DETAIL)



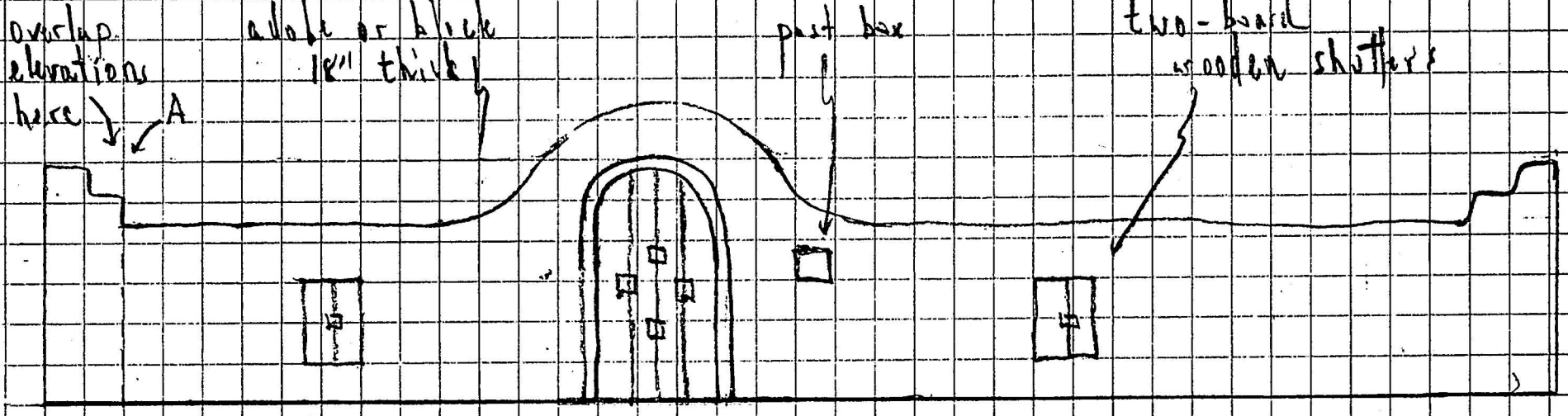
NORTH WALL DETAIL

Existing Stone and Concrete Wall @ Girard Estate



EAST BOUNDARY WALL, 320 CAMINO DEL SOL 1/4" = 1'-0"

(NORTH PORTION)



NORTH BOUNDARY WALL

HORIZ. SCALE 1" = 20'-0"

VERT. SCALE 1" = 4'-0"

