

A R C H I T E C T U R E
M A R T I N E Z
S T U D I O P C

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

Boyd Residence
626 Canyon Road
April 14, 2025

Downtown/Eastside Historic District - Contributing

EXISTING CONDITIONS:

This 2,373 sq. ft., 3-bedroom, 2-bathroom adobe historic home sits on a 5,227 sq. ft. lot. The original 7-room, 1,448 sq. ft. home with 430 sq. ft. adobe garage was built by Valentine and Sallie Garcia in 1911 as his family's home. Andrea and Ellen Bacigalupa added a 395 sq. ft. living room and a second-story studio in 1968 at the southwest end, attaching the home to the garage and opening their home as a studio and gallery. The house now has Contributing Structure status.

PROPOSED CONSTRUCTION:

We propose adding a 290 sq. ft. addition to the Courtyard area along the east side of the living room and the garage/bedroom to accommodate a sitting room, a bathroom and a closet. An egress window will be added to the exterior wall of the bedroom. The existing door/windows of the existing living room will be moved to the exterior wall of the new sitting room. A window will be added to the new vestibule between the new bathroom and the new closet. The existing front door will remain but will be reframed so that it opens to the interior instead of out to the exterior as it does now.

The new windows will match the existing windows in style and color. The stucco will match the existing stucco. The addition will not be visible from Canyon Road.

The old pergola, which is dilapidated, will be replaced and reconfigured to allow a table and chairs to be placed under this pergola. The pergola will also not be publicly visible.



Richard Martinez, Martinez Architecture Studio PC



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: April 11, 2025	626 Canyon Road
Property Owner of Record: Santa Elena Properties LLC	Proposed Construction Description:
Applicant/Agent Name: Martinez Architecture Studio PC	Addition of full bath, closet, and expanding living room, front door to swing in, filling in 2 doors, new egress window, remove existing pergola for new pergola.
Contact Person Phone Number: (505) 204-1068	TOTAL ROOF AREA: 2,342 sq. ft.
Zoning District: RC8AC	Lot Coverage : 53.5 %
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Open Space Required: 1,322 sq. ft.
Submittals Reviewed with PZR:	Setbacks:
<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans	Proposed Front: 72' Minimum: 7'
<input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	2 nd Front? N/A
Supplemental Zoning Submittals Required for Building Permit:	Proposed Rear: 9'8" Minimum: 5' (6' wall)
<input type="checkbox"/> Zero Lot Line Affidavit	Proposed Sides: L 13' R 15' Minimum: 5'
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Height: Proposed 12'
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	Maximum Height: 18'6" Existing or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Terrain: <input type="checkbox"/> 30% slopes _____	Parking Spaces:
* Requires an additional review conducted by Technical Review Division.	Proposed 2 Accessible N/A
** Requires an additional review conducted by the Traffic Engineering Division.	Minimum: 2
	Bicycle Parking**:
	Proposed: N/A Minimum: N/A
	** Commercial Requirement

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Martinez Architecture Studio PC
PRINT NAME

OWNER APPLICANT AGENT

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

April 11, 2025

SIGNATURE

DATE

To Be Completed By City Staff:	2025-010333-PAR
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<input type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: _____	
REVIEWER: <u>Stephanie Perea</u>	DATE: <u>04/22/25</u>

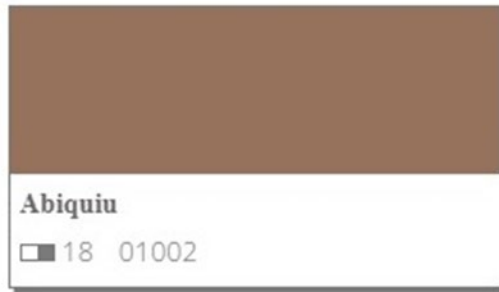
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Exterior Finishes

Stucco – “Abiquiu”



Windows, Doors & Trim – “Dark Bronze”



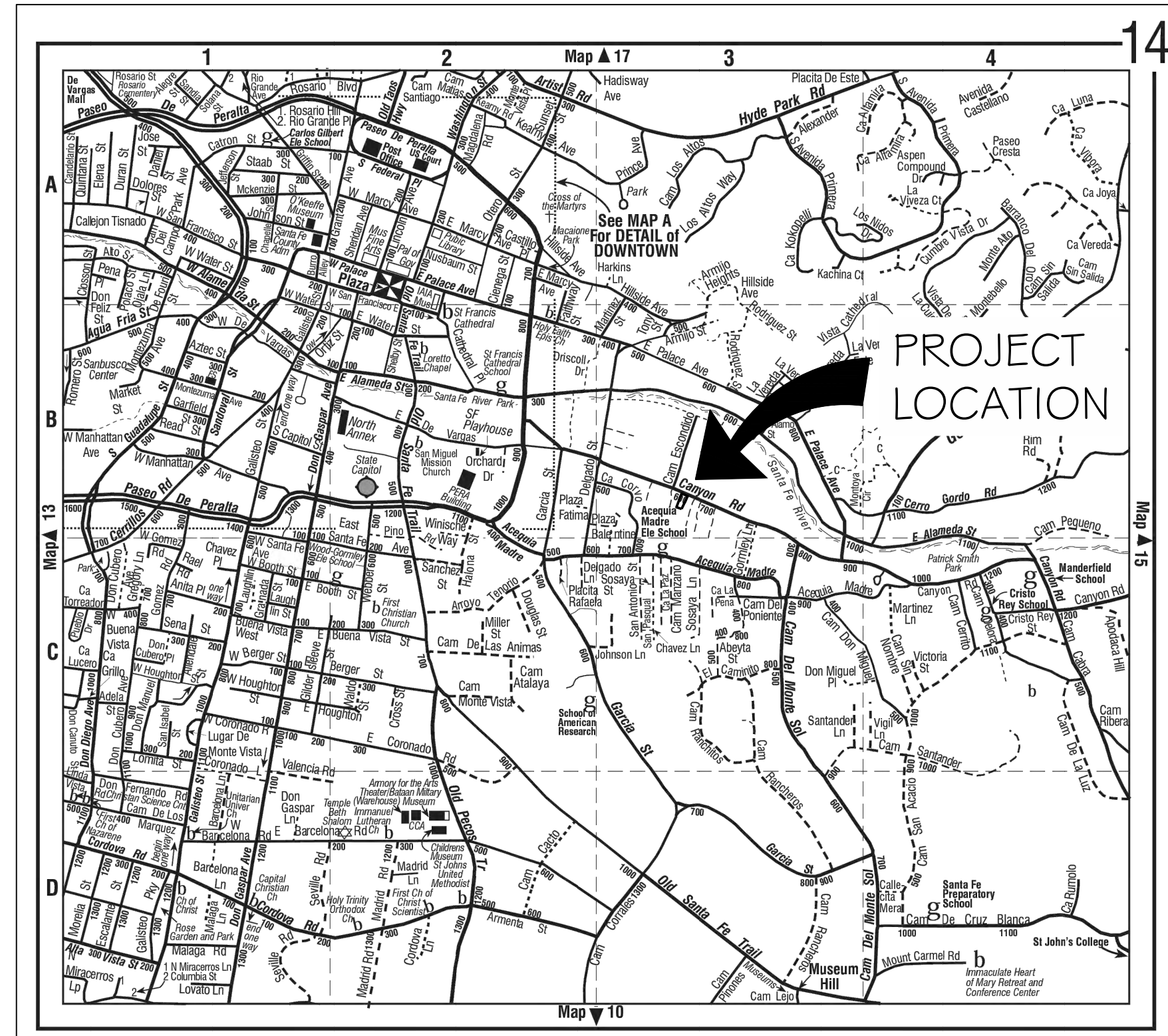
EXISTING RESIDENCE - ADDITION

626 CANYON ROAD
SANTA FE, NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA, SANTA FE

VICINITY MAP



DIRECTIONS TO SITE:

0.4 MILES FROM START OF CANYON RD (WEST). PROJECT IS ON SOUTH SIDE OF ROAD. 600 BLOCK

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL BUILDING CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM EARTHEN BUILDING MATERIALS CODE, 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2021 NM ENERGY CONSERVATION CODE (2021 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (2012 USEC AS AMENDED), 2021 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS, NEW MEXICO ADMINISTRATIVE CODE (NMAC): 14.5.1 GENERAL PROVISIONS; 14.5.2 PERMITS; 14.5.3 INSPECTIONS, 2017 ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

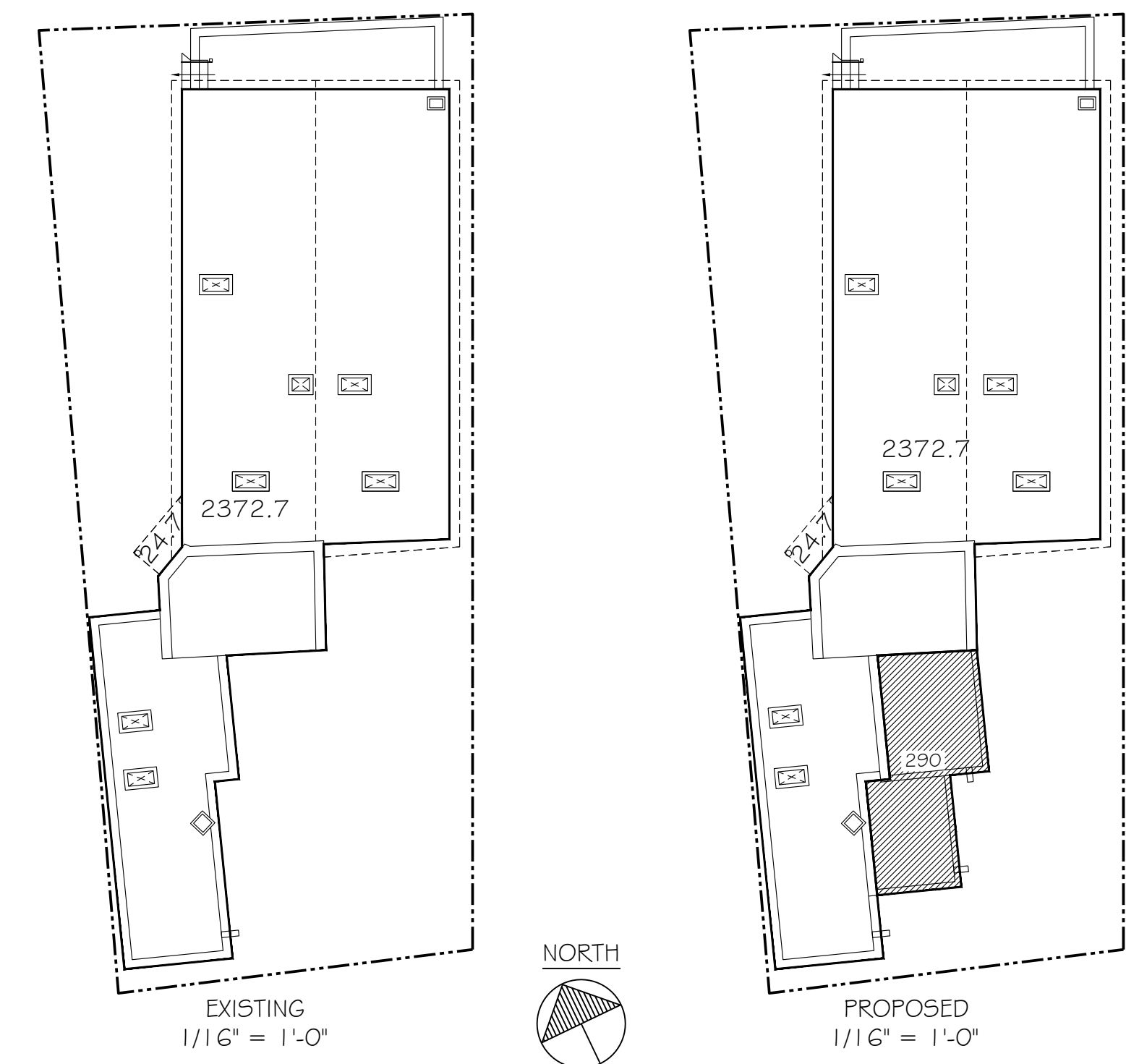
PROJECT DATA

SCOPE OF WORK:	ADDITION OF FULL BATH, CLOSET, AND EXPANSION OF LIVING ROOM. FRONT DOOR TO SWING IN. FILLING IN 2 DOORS. NEW EGRESS WINDOW. REMOVE EXISTING PERGOLA FOR NEW PERGOLA.
BUILDING TYPE:	EXISTING RESIDENCE
ZONING:	RC8AC
CONSTRUCTION TYPE: (IBC SECTION 602)	V-B
SETBACKS: TABLE 14-7.2-1	FRONT: 7' SIDES: 5' REAR: 5' IF WALL BETWEEN 6-8 FT HIGH IS BUILT, NO WALL 15'
MAX BUILDING HEIGHT:	24'-0" (EXISTING: 18'-6")
UTILITY DATA:	GAS : NATURAL GAS ELECTRIC : MUNICIPAL, OVERHEAD SEWER : MUNICIPAL SEWER WATER : MUNICIPAL WATER
PARKING:	2 EXISTING SPACES IN DRIVEWAY
LOT AREA:	0.114 ACRES (4,978.5 SQ. FT.)
MINIMUM LOT AREA:	4,000 SQ. FT.
NET AREAS:	EX HEATED: 2372.7 SQ. FT. EX SIDE PORTAL: 24.7 SQ. FT. PROPOSED ADDITION: 290 SQ. FT. PROPOSED TOTAL HEATED: 2,643.7 SQ. FT.
MAXIMUM LOT COVERAGE: (§14-7.2-1 TABLE)	40%; 55% IF PRIVATE OPEN SPACE PROVIDED; SEE §14-7.5(C)(1) HEATED AREA / LOT AREA * 100 = LOT COVERAGE % EXISTING: 2,372.7 / 4,978.5 * 100 = 47.66% PROPOSED: (2,372.7+290) / 4,978.5 * 100 = 53.48%
PRIVATE OPEN SPACE:	FRONT PORCH: 262.8 SQ. FT. SIDE PORCH: 163.7 SQ. FT. BACKYARD: 910.4 SQ. FT. TOTAL: 1,336.9 SQ. FT. PROPOSED 50% OF PROPOSED GROSS FLOOR SPACE = 2,643.7 SQ. FT. * .50% = 1,321.8 SQ. FT. REQUIRED
HISTORIC NET AREA: MAIN HOUSE:	2,372 SQ. FT. TOTAL * 1.5 = MAX ALLOWED ADDITION = 2372.7 * 1.5 = 3554 SQ. FT. MAX ALLOWED
SPECIAL DISTRICTS:	DOWNTOWN AND EASTSIDE
STATUS:	CONTRIBUTING
ADDITION:	290 SQ. FT. PROPOSED

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	EXISTING & PROPOSED SITE PLAN
A-3.0	EXISTING FLOOR PLAN
A-3.1	PROPOSED FLOOR PLAN
A-5.0	EXTERIOR ELEVATIONS
A-5.1	EXTERIOR ELEVATIONS
A-5.2	EXTERIOR ELEVATIONS
A-5.3	EXTERIOR ELEVATIONS

AREA DIAGRAM



DESIGN PROFESSIONALS

ARCHITECT:
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
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(505) 989-4958

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BOYD ADDITION
626 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 14, 2025

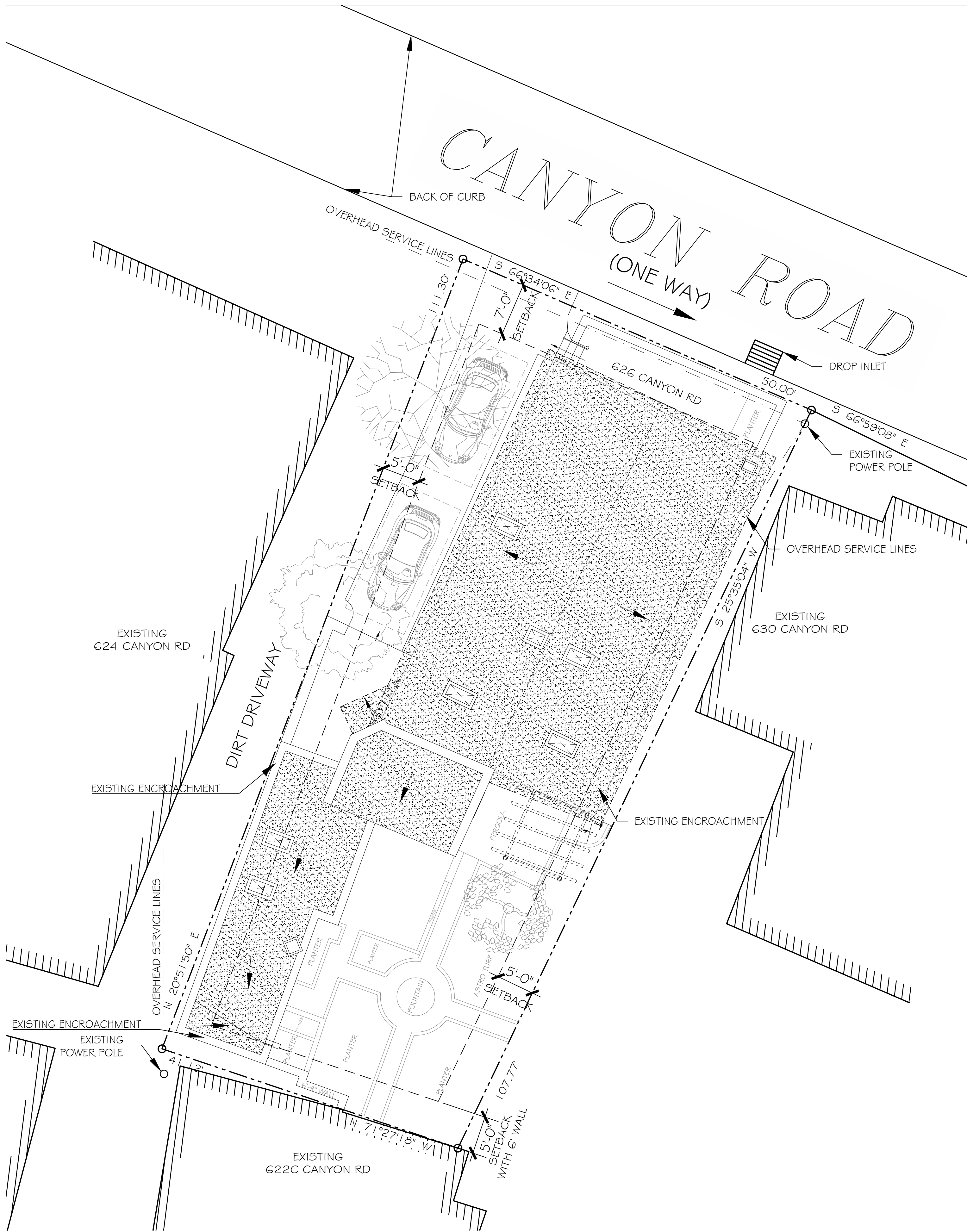
COVER
SHEET &
PROJECT
DATA

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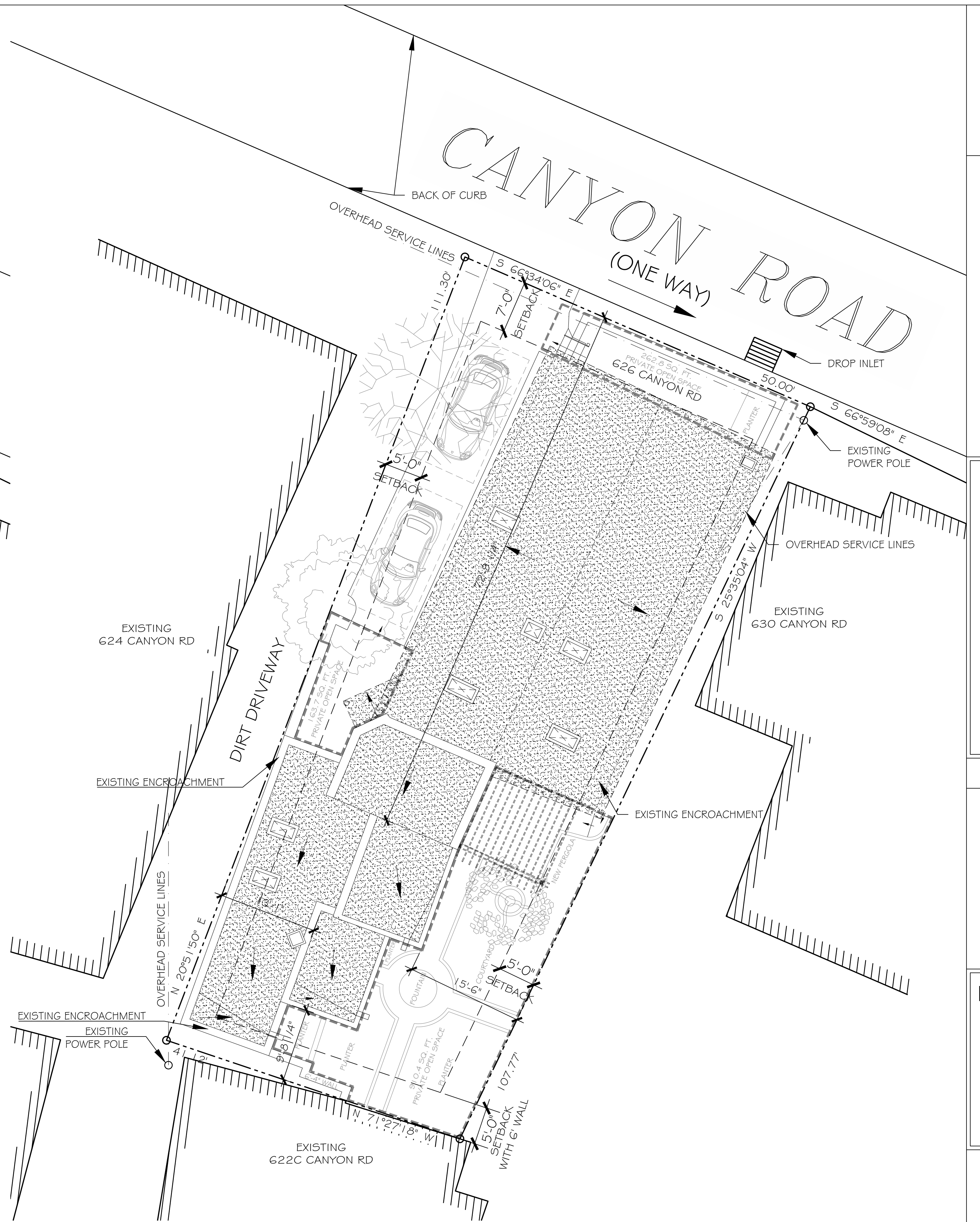


1 EXISTING SITE
A-1.0 SCALE: 1/8" = 1'-0"



GENERAL NOTES:
SITE PLAN

- SURVEY IS BASED ON A "PLAT SHOWING PROPERTY OF VALENTINE GARCIA, LOCATED AT 626 CANYON ROAD, PORTION OF LOT NO. 20, BLOCK 83, KING'S MAP OF SANTA FE." DATED APRIL, 1939, RECORDED IN PLAT BK. 3, P. 421. REFERENCE "CITY DEED", DATED SEPTEMBER 1956. REFERENCE W.D. FROM VALENTINE & SALLIE GARCIA TO ANDRE & ELLEN BAGICALUPA, DATED 19TH SEPTEMBER, 1956, RECORDED AS INST. NO. 218195 (LEGAL LOT OF RECORD)



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"



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



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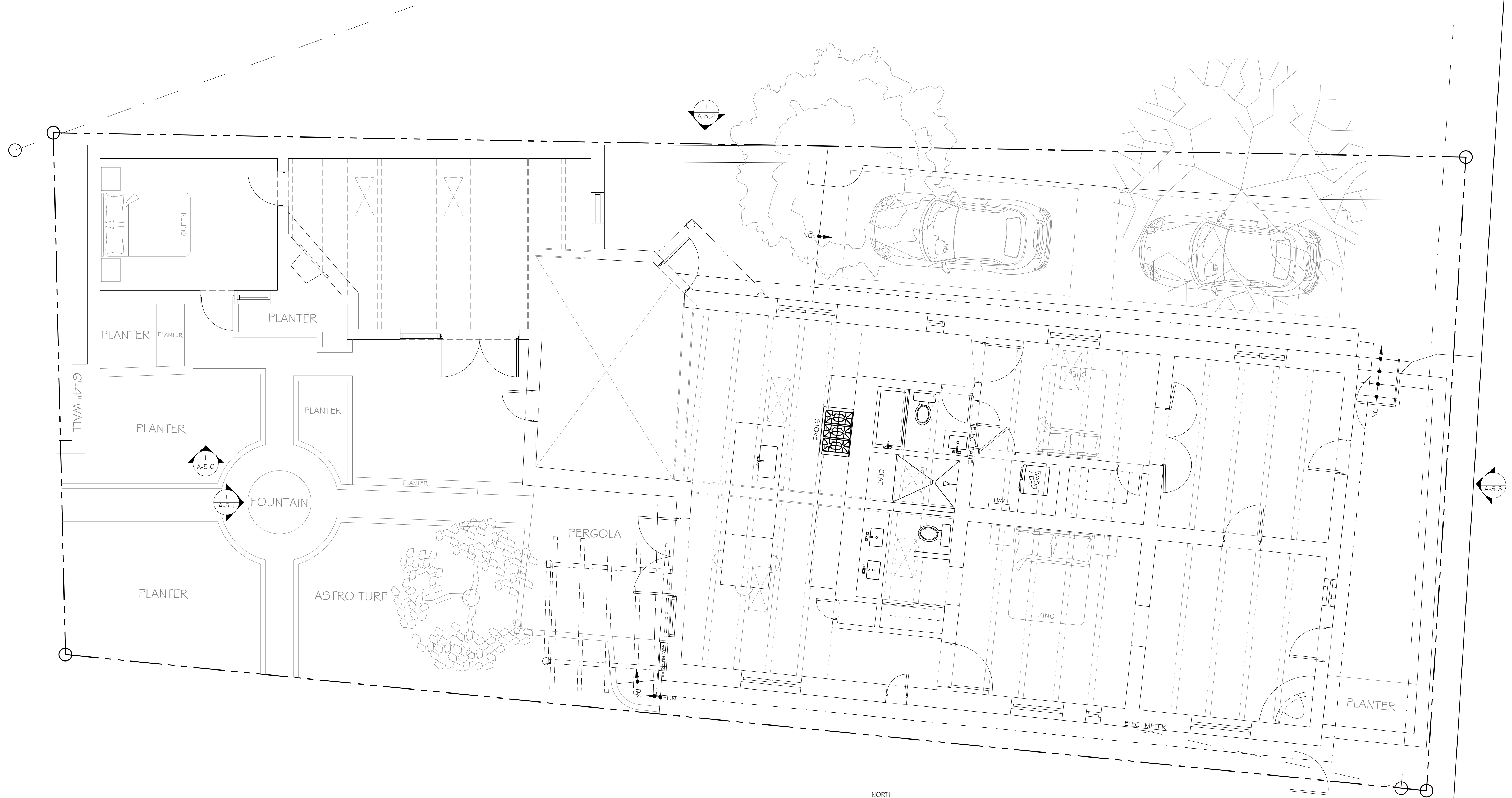
EXISTING &
PROPOSED
SITE PLAN

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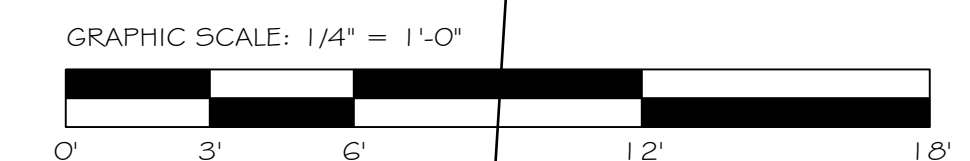
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1 EXISTING FLOOR PLAN
A-3.0 SCALE: 1/4" = 1'-0" NORTH



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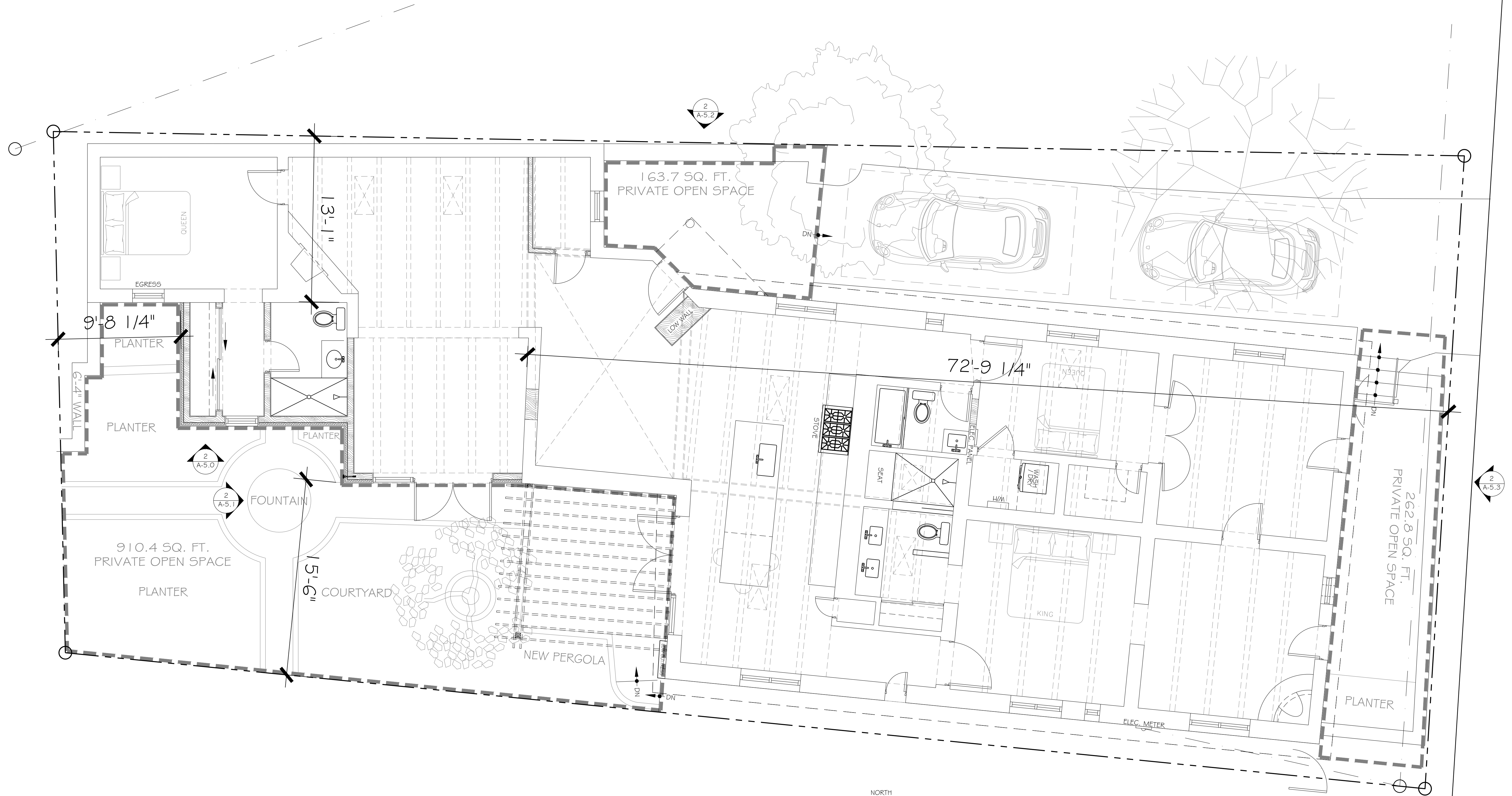
EXISTING
FLOOR PLAN

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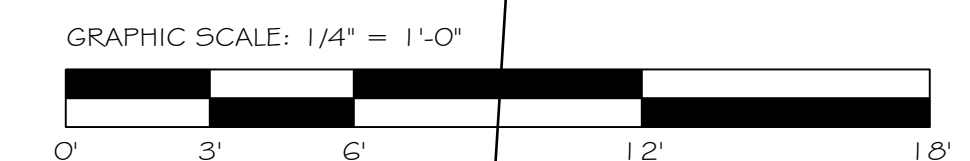
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1 PROPOSED FLOOR PLAN
 A-3.1 SCALE: 1/4" = 1'-0" NORTH



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PROPOSED
 FLOOR PLAN

A
 3.1

SET #
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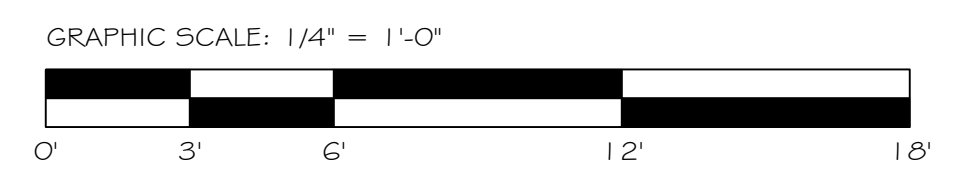
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1 WEST ELEVATION
A-5.0 SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
A-5.0 SCALE: 1/4" = 1'-0"



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WEST
ELEVATIONS

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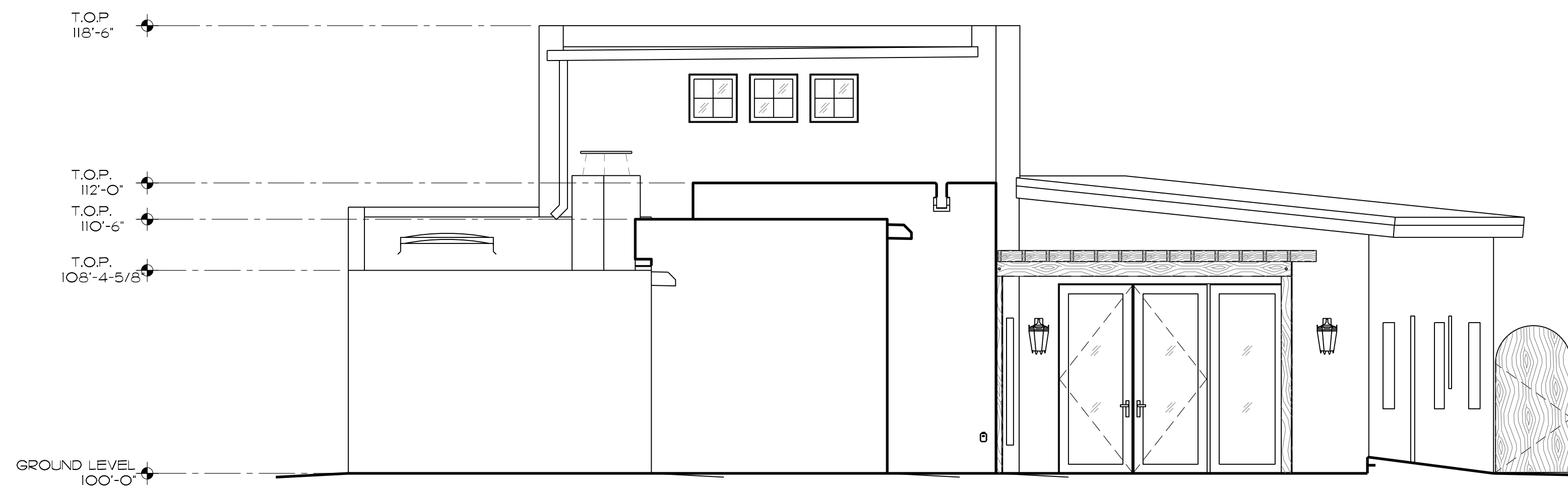
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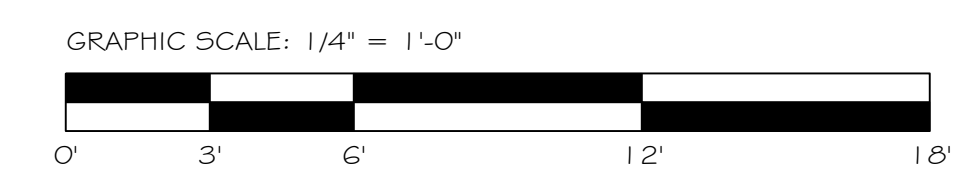
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1 SOUTH ELEVATION
A-5.1 SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
A-5.1 SCALE: 1/4" = 1'-0"



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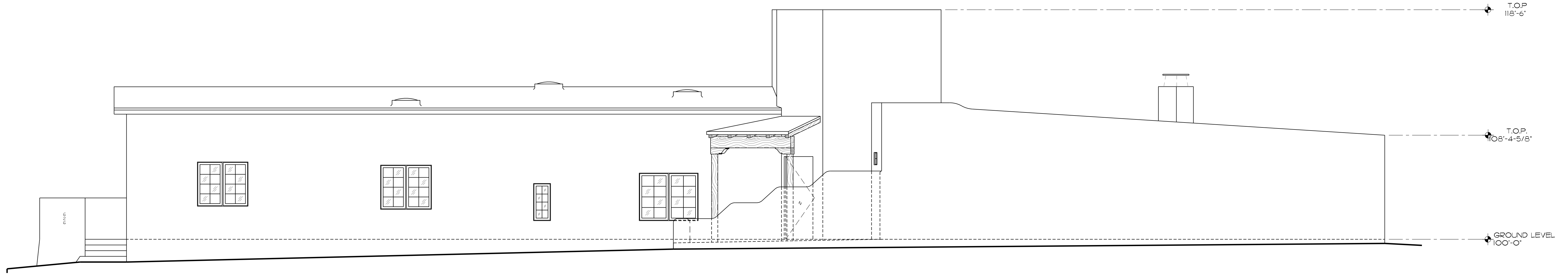
SOUTH
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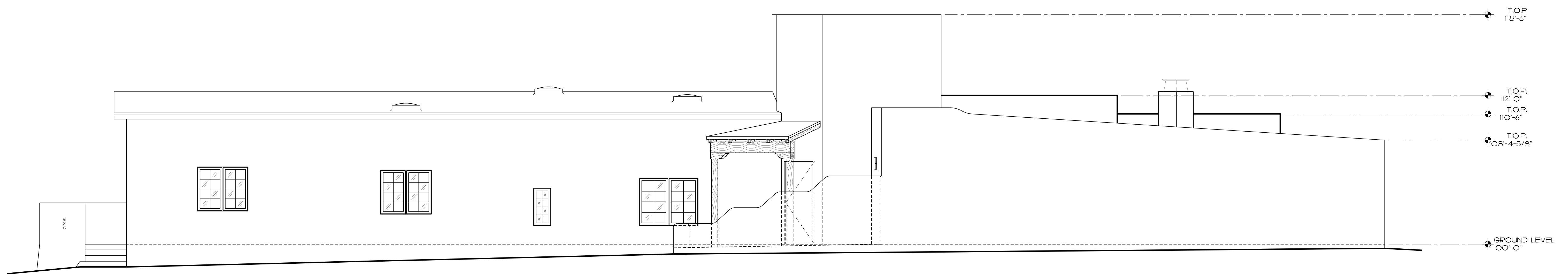
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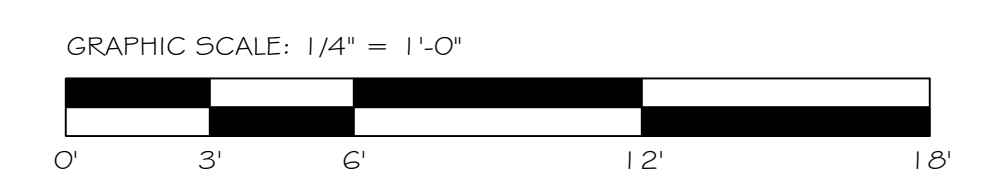
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1 EAST ELEVATION
A-5.2 SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
A-5.2 SCALE: 1/4" = 1'-0"



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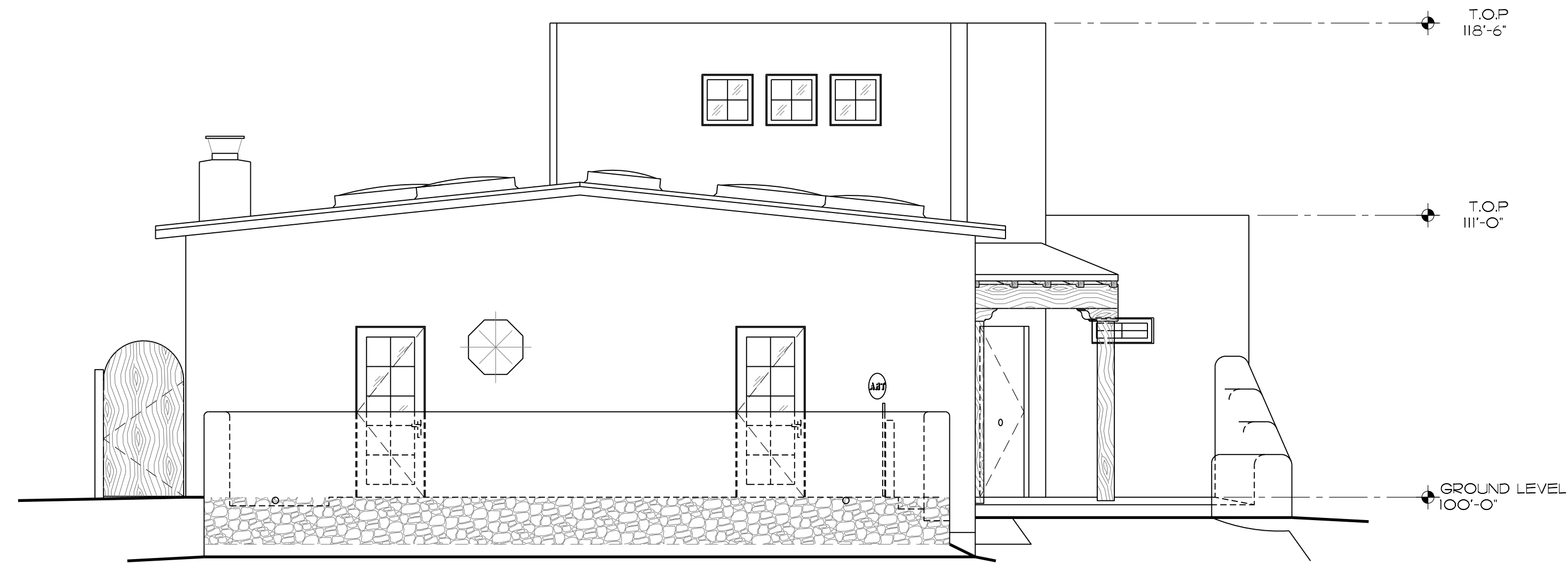
EAST
ELEVATIONS

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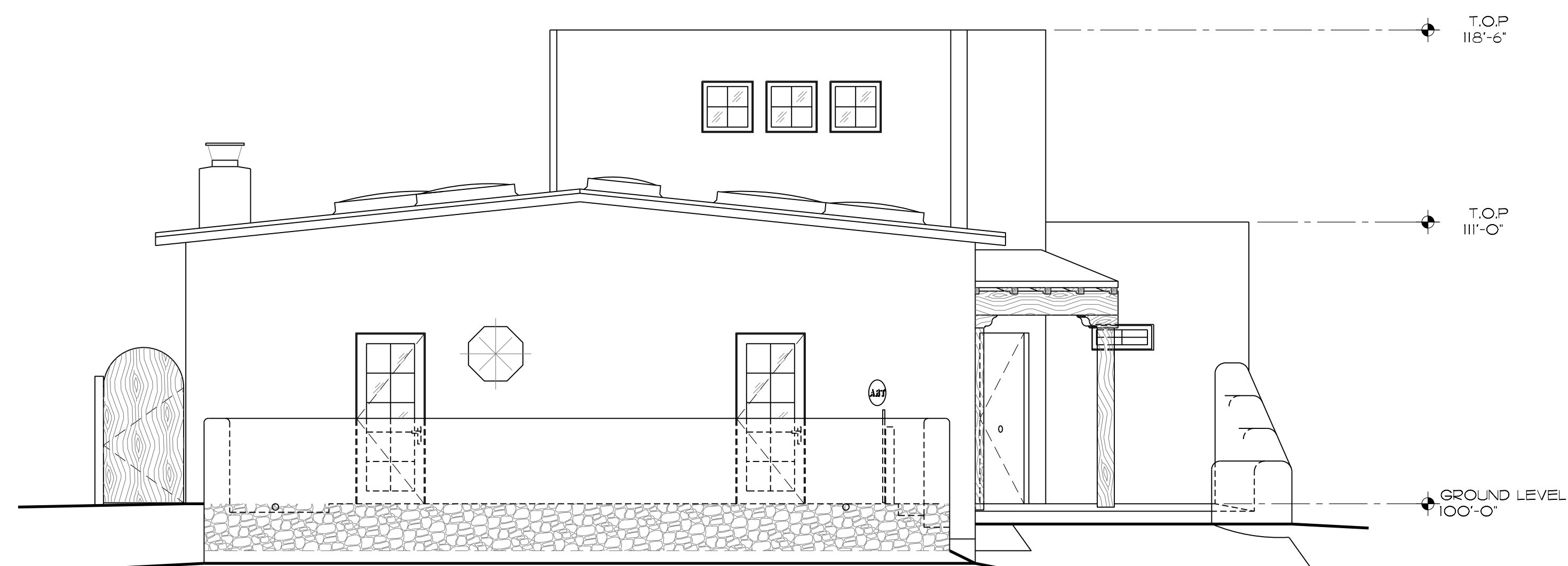
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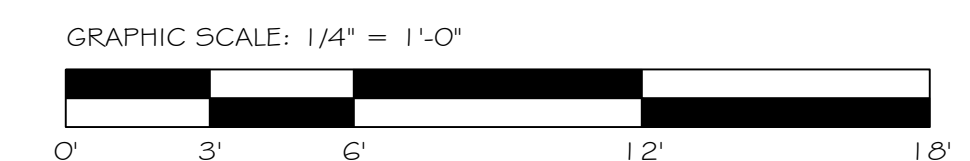
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1 NORTH ELEVATION
A-5.3 SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
A-5.3 SCALE: 1/4" = 1'-0"



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NORTH
ELEVATIONS

A
5.3

SET #

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