

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

913½ Acequia Madre
BUCHANAN-ANDREW RESIDENCE
Downtown/Eastside Historic District, Contributing status
July 7, 2025

EXISTING CONDITIONS:

The changes to the existing house were approved at the hearing of July 11, 2024. See letter attached. We now propose the following:

ITEMIZED LIST OF PROPOSED CONSTRUCTION

- Interior remodel of bathrooms, sitting room and kitchen
- Rear Portal to be metal roofed instead of parapeted and to have an outdoor fireplace
- Replace part of the rear Portal with the Kitchen
- Replace the Kitchen with a Garage

PROPOSED CONSTRUCTION:

On the interior we propose new layouts for the bathroom vanities, showers, toilet rooms, a new layout for the kitchen, a new layout for the entry, and the elimination of the sitting room. This requires the elimination of one rear window (I) and that the rear sliding door has gone from 6'-0" to 5'-0" wide.

On the West Elevation we propose a metal roof over the rear portal instead of parapets, and a sliding door instead of the approved windows to provide access to a seating area near the new kiva fireplace. We propose replacing part of the approved rear Portal with the Kitchen to accommodate the retention of the existing Garage. This means that we are moving the approved kitchen window and eliminating the sliding door.

We propose keeping the existing Garage, and the approved garage door will no longer be a false door but will be an actual garage door of the same design.

All the proposed changes to the approved plans and elevations are in the rear of the house and not on the primary facades. Everything else on the approved plans and elevations remains the same as approved, and no new roof area is proposed.



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

PROJECT 2024-008413-HDRB. 913 ½ Acequia Madre. Downtown & Eastside Historic District.

DESC: Contributing. Richard Martinez, agent for Morton Phillips Trust, requests approval for the remodel of a simplified Pueblo Revival style structure by increasing the height of the structure to 13'0" where the maximum allowable height is 15'3", addition of a 6'0" tall coyote fence, and update the windows, doors, and finishes. Exceptions are requested for the following: 14-5.2(D)(2)(c) and (d) Additions are not permitted to primary facades and the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade; 14-5.2(D)(5)(a)(1) for removal of historic windows; 14-5.2(D)(5)(a)(3) No existing opening shall be closed.

CASE NUMBER: 2024-008413--HDRB

PROJECT TYPE: Remodel

LOCATION: 913 ACEQUIA MADRE 1/2
Santa Fe, NM 87501

CONTACTS: Applicant

M A R T I N E Z P.O. BOX 925
ARCHITECTURE STUDIO

Property Owner

Jay / Mike Morton / Phillips


BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 11, 2024. The decision of the Board was to finding that all three exception request categories, all three exception criteria have been met, for the reasons set forth in the applicant's application as well as staff's report, with the proviso that we do not adopt staff's recommendation that the first criteria; not damaging the character of the district, has not been met, but we find that it has, as reasons set forth by the applicant and based on those findings that the application be approved as submitted.

For further information please call 505-955-6605.

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.**

Sincerely,

A handwritten signature in black ink, appearing to read "Paul A. Duran". The signature is written in a cursive, slightly stylized font. The first name "Paul" is written in a larger, more prominent script, followed by "A." and "Duran".

Paul Duran

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.**

BUCHANAN-ANDREW RENOVATION

913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

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STUDIO P.C.

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BUCHANAN-ANDREW
RENOVATION
913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DECEMBER 2, 2024

COVER
SHEET &
PROJECT
DATA

A
0.1

SET #
BUCHANAN-ANDREW -
2506

PROJECT DATA

SCOPE OF WORK: INTERIOR REMODEL, PORTAL REMODEL, REPLACE PORTAL WITH KITCHEN, REPLACE KITCHEN WITH GARAGE.

BUILDING TYPE: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: N/A

MAX BUILDING HEIGHT: 15'-3" - REGULATED BY HISTORIC

NET AREAS:

APPROVED ADDITIONS:
HEATED 1,675 S.F.
HEATED (GARAGE CONVERSION) 267 S.F.
PORTALS 350 S.F.
OVERHANG 18 S.F.
APPROVED ROOFED AREA 2,316 S.F.

PROPOSED:
HEATED 1,848 S.F.
GARAGE 267 S.F.
OVERHANG 18 S.F.
PORTAL 212 S.F.
PROPOSED ROOFED 2,352 S.F.

TOTAL ROOFED AREA ON LOT: 2,352 S.F.

LOT AREA: - 5,110.63 S.F.

LOT COVERAGE: - APPROVED + 48.9%
- PROPOSED + 40.7%

OPEN SPACE REQUIREMENTS: 971 S.F. REQUIRED (1,375 S.F. PROVIDED)

UTILITY DATA:

GAS : NATURAL GAS
ELECTRIC : OVER-HEAD
SEWER : MUNICIPAL SEWER
WATER : MUNICIPAL WATER

ZONING: RAC

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

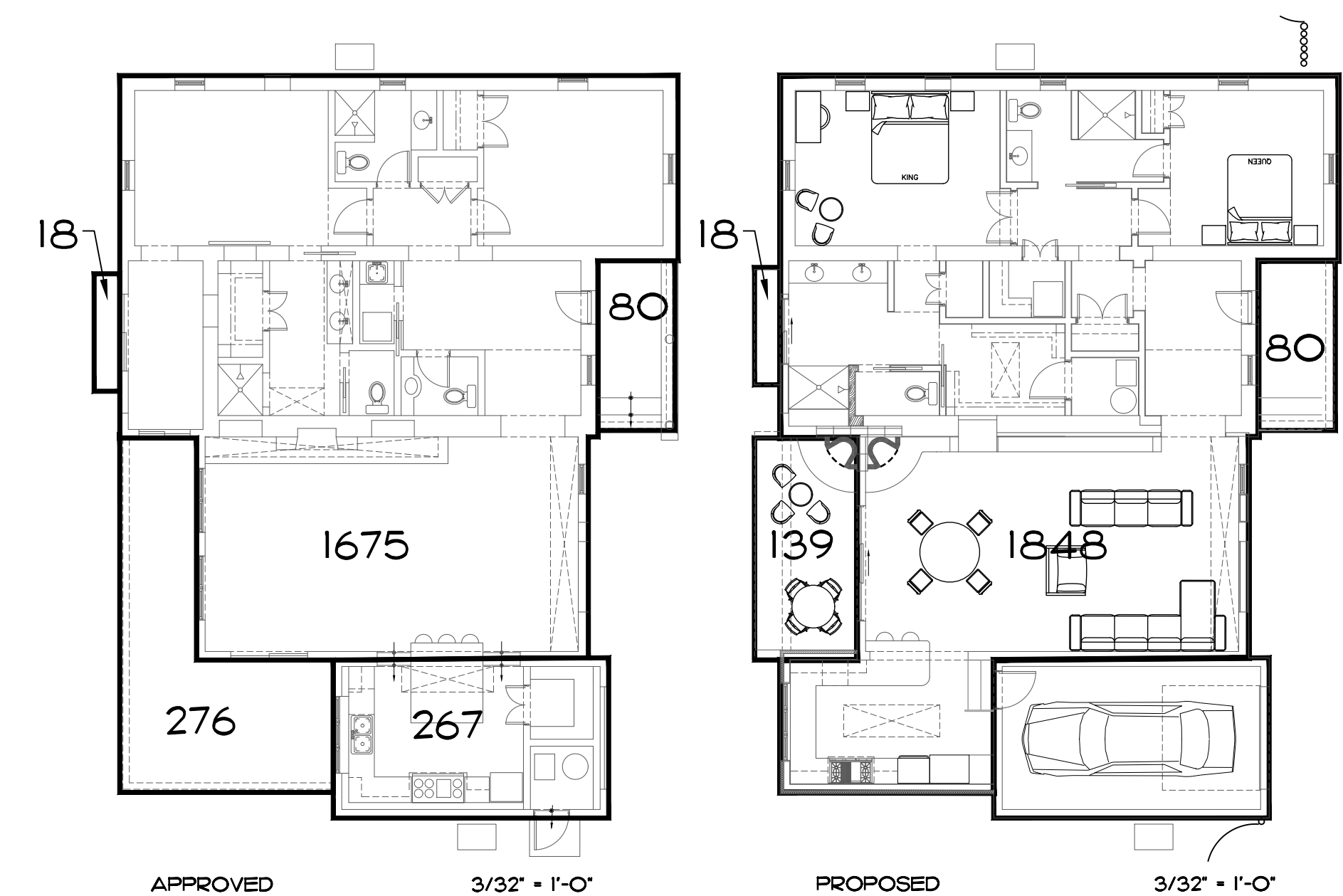
DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933

DRAWING INDEX

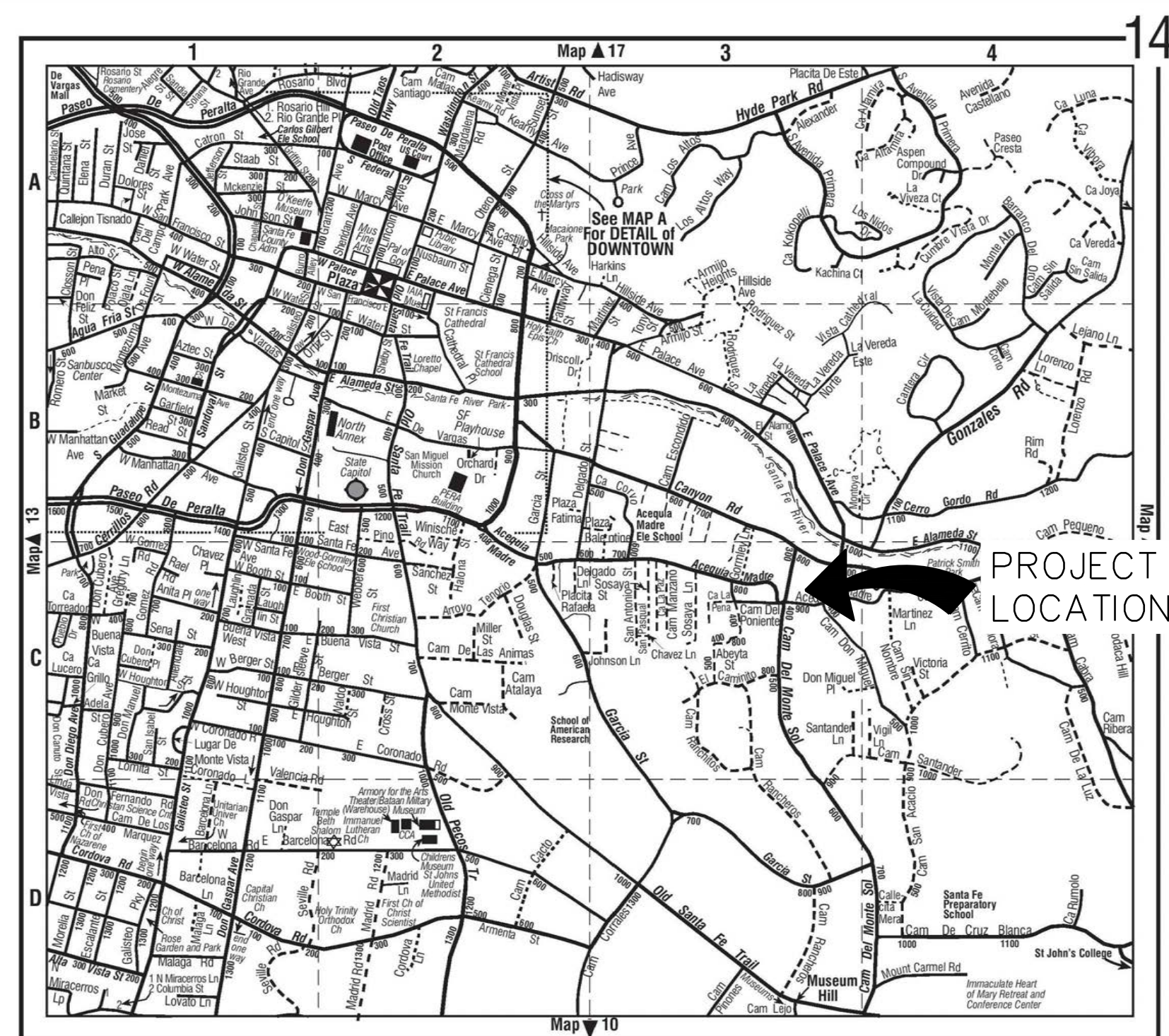
A-0.1 COVER SHEET & PROJECT DATA
A-1.0 APPROVED & PROPOSED SITE PLAN
A-2.0 APPROVED & PROPOSED FLOOR PLAN
A-3.0 APPROVED & PROPOSED NORTH ELEVATION
A-3.1 APPROVED & PROPOSED EAST ELEVATION
A-3.2 APPROVED & PROPOSED SOUTH ELEVATION
A-3.3 APPROVED & PROPOSED WEST ELEVATION

AREA DIAGRAM



APPROVED 3/32" = 1'-0"

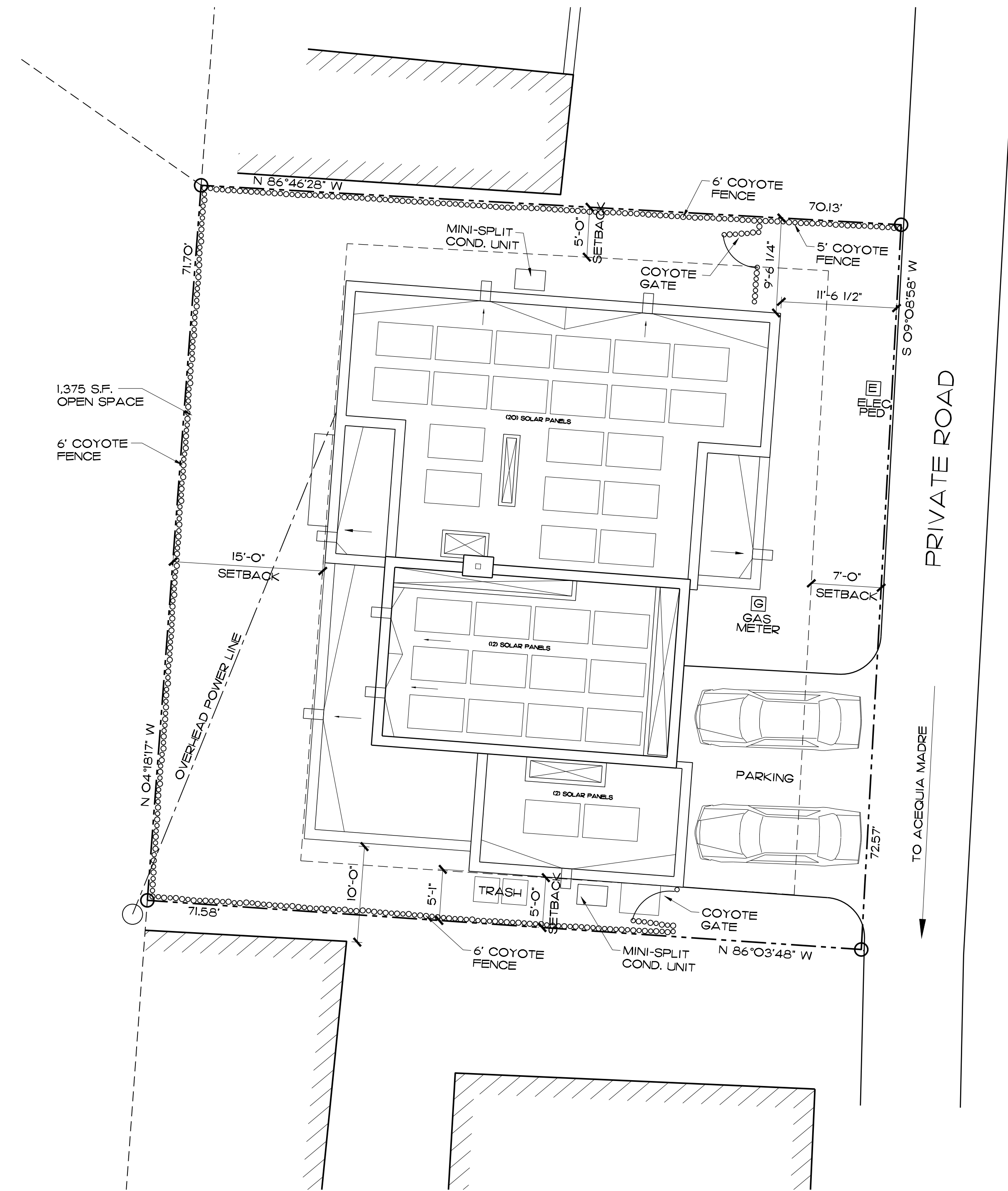
PROPOSED 3/32" = 1'-0"



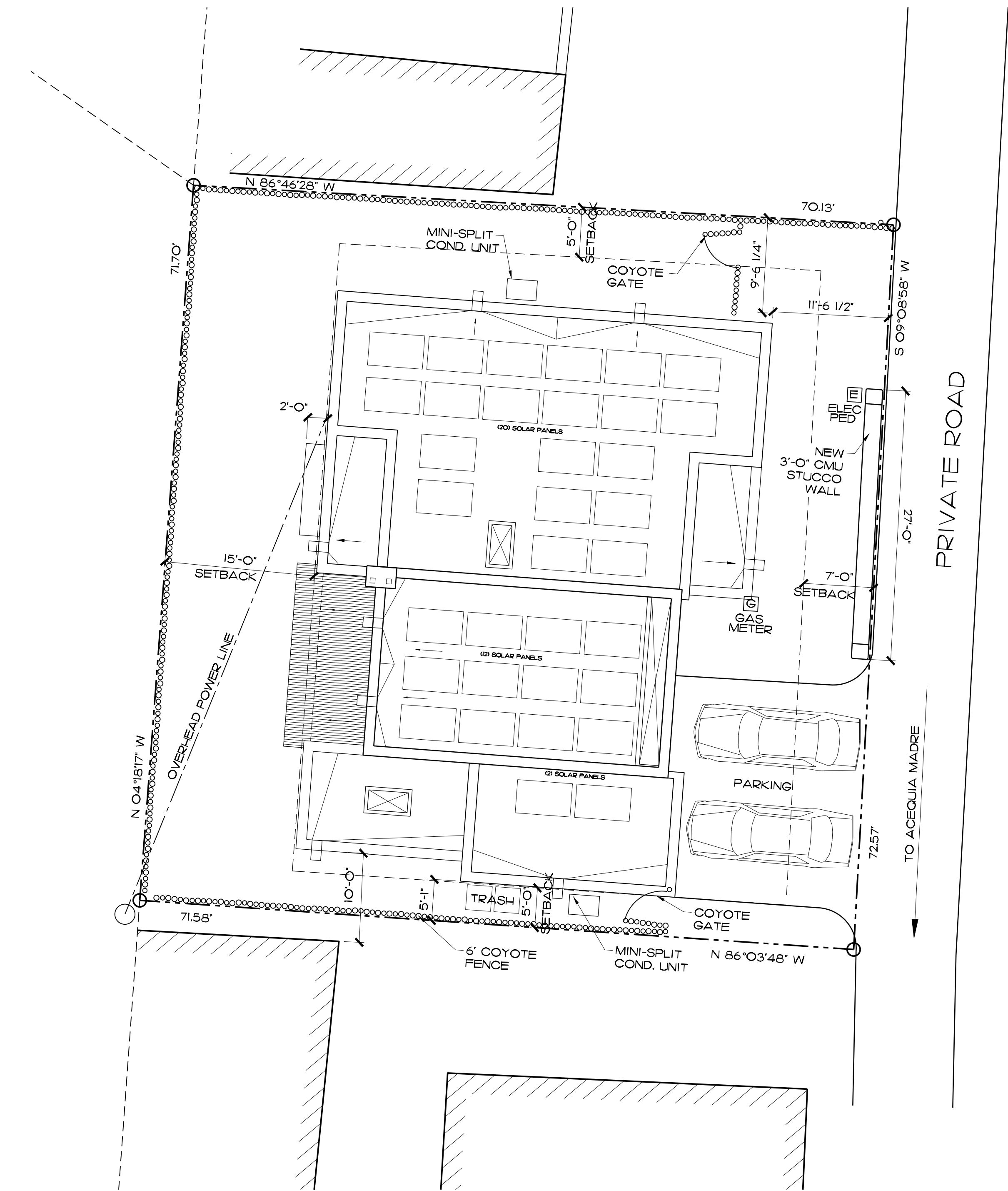
DIRECTIONS TO SITE:
EAST ON CANYON ROAD, TURN RIGHT ON CAMINO DEL MONTE SOL, TURN LEFT ON ACEQUIA MADRE, 913 1/2
ACEQUIA MADRE IS ON THE LEFT, TURN IN AND FOLLOW PRIVATE DRIVE TO 913 1/2 ON THE LEFT.

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 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 HISTORIC EARTHEN BUILDINGS CODE, 2021 NM EARTHEN BUILDING MATERIALS 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 USPS-ATC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. 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.



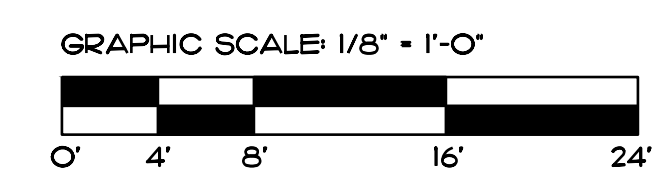
1 APPROVED SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"
NORTH



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

LEGEND:
PROPOSED SITE PLAN

- EXISTING TO REMAIN
- NEW CONSTRUCTION



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BUCHANAN-ANDREW
RENOVATION
913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

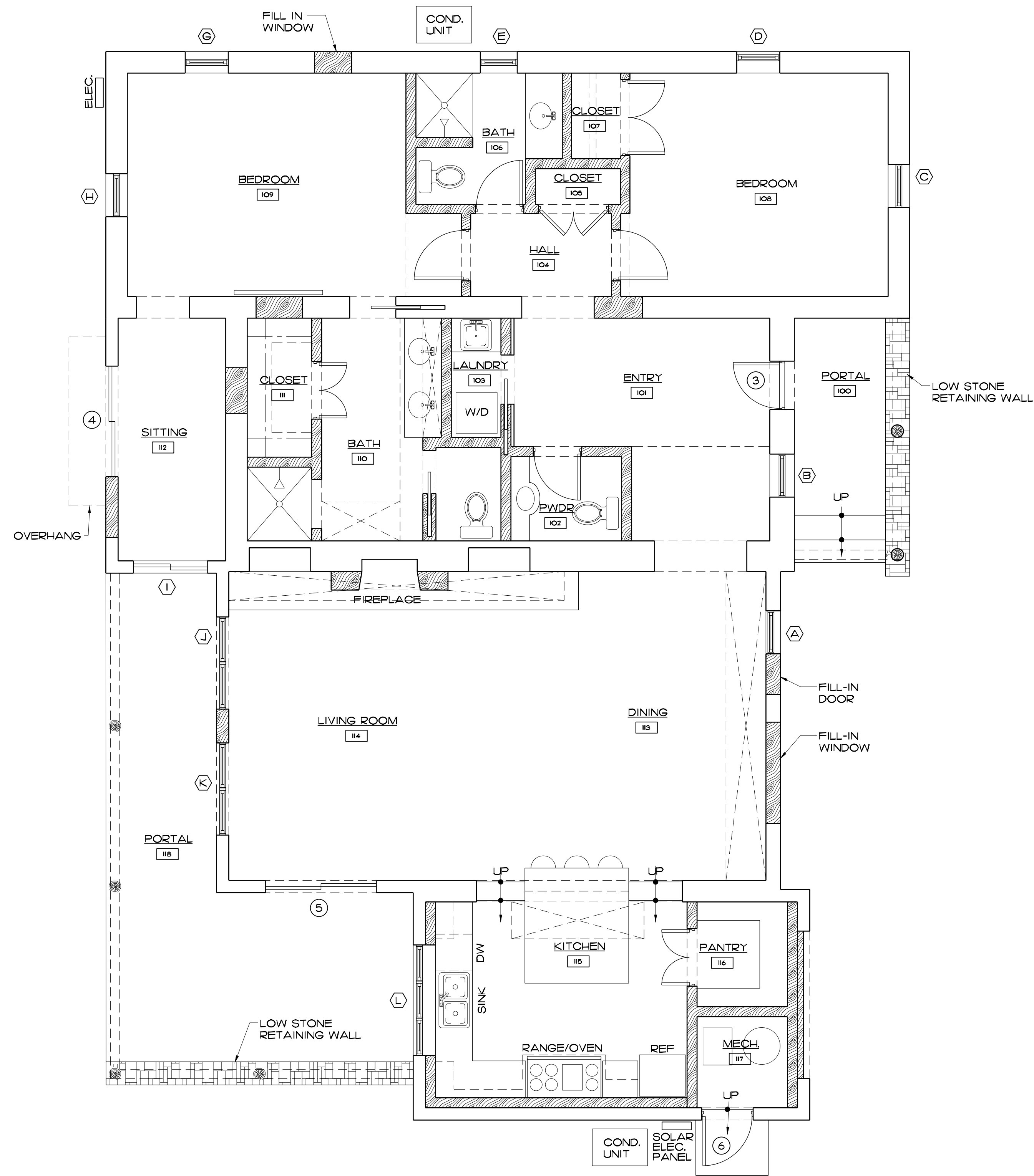
DECEMBER 2, 2024

EXISTING &
PROPOSED
SITE PLAN

A
1.0

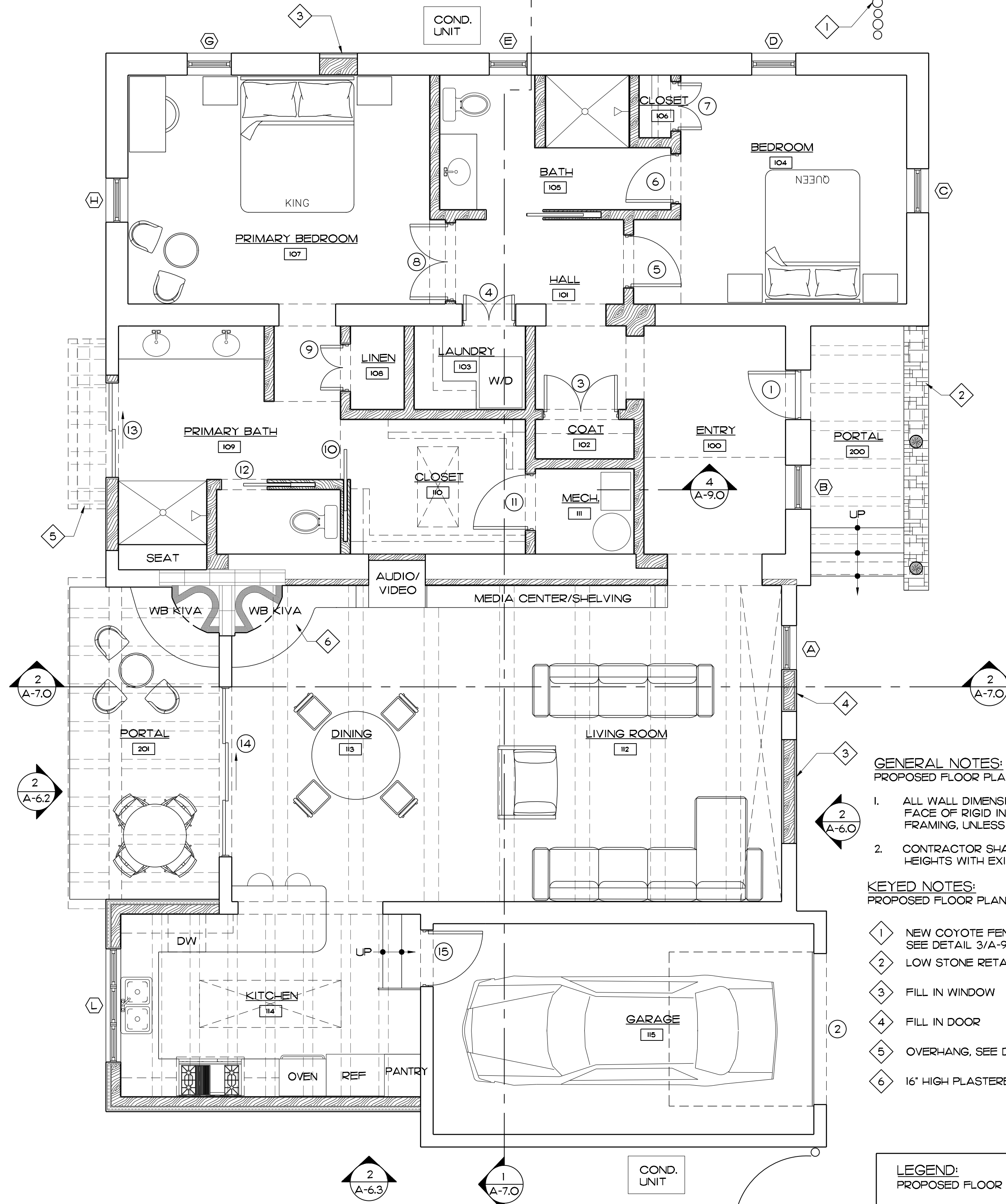
SET #
BUCHANAN-ANDREW -
2506

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1 APPROVED FLOOR PLAN
A-2.0 SCALE 1/4" = 1'-0"

APPROVED WINDOW SCHEDULE							
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	FINISH	REMARKS
A	DINING	113	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
B	ENTRY	101	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
C	BEDROOM	108	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
D	BEDROOM	108	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
E	BATH	106	2'-0"X3'-0"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
F	NOT USED						
G	BEDROOM	109	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
H	BEDROOM	109	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
I	SITTING	112	4'-0"X3'-6"	SLIDER	JELD-WEN	COLONIAL WHITE	
J	LIVING ROOM	114	(2) 2'-6"X4'-6"	DOUBLE CASEMENT	JELD-WEN	COLONIAL WHITE	
K	LIVING ROOM	114	(2) 2'-6"X4'-6"	DOUBLE CASEMENT	JELD-WEN	COLONIAL WHITE	
L	KITCHEN	115	(3) 2'-0"X3'-6"	CASEMENT/FIXED	JELD-WEN	COLONIAL WHITE	



2 PROPOSED FLOOR PLAN
A-2.0 SCALE 1/4" = 1'-0"

PROPOSED WINDOW SCHEDULE							
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	FINISH	REMARKS
A	DINING	113	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
B	ENTRY	101	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
C	BEDROOM	108	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
D	BEDROOM	108	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
E	BATH	106	2'-0"X3'-0"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
F	NOT USED						
G	BEDROOM	109	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
H	BEDROOM	109	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	
L	KITCHEN	115	(3) 1'-9"X3'-6"	CASEMENT/FIXED	JELD-WEN	COLONIAL WHITE	

- GENERAL NOTES:**
PROPOSED FLOOR PLAN
- ALL WALL DIMENSIONS ARE TO OUTSIDE FACE OF RIGID INSULATION, NOT ROUGH FRAMING, UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL COORDINATE DOOR HEIGHTS WITH EXISTING FRAMED OPENINGS.

- KEYED NOTES:**
PROPOSED FLOOR PLAN
- 1 NEW COYOTE FENCING & GATE, SEE DETAIL 3/A-9.1
 - 2 LOW STONE RETAINING WALL
 - 3 FILL IN WINDOW
 - 4 FILL IN DOOR
 - 5 OVERHANG, SEE DETAIL 3/A-9.0
 - 6 16" HIGH PLASTERED HEARTH

- LEGEND:**
PROPOSED FLOOR PLAN
- EXISTING WALLS TO REMAIN
 - NEW WALLS

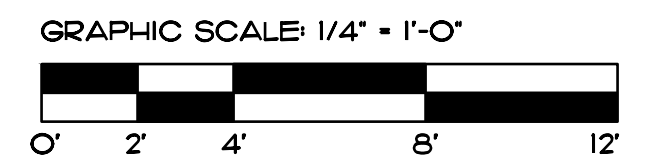
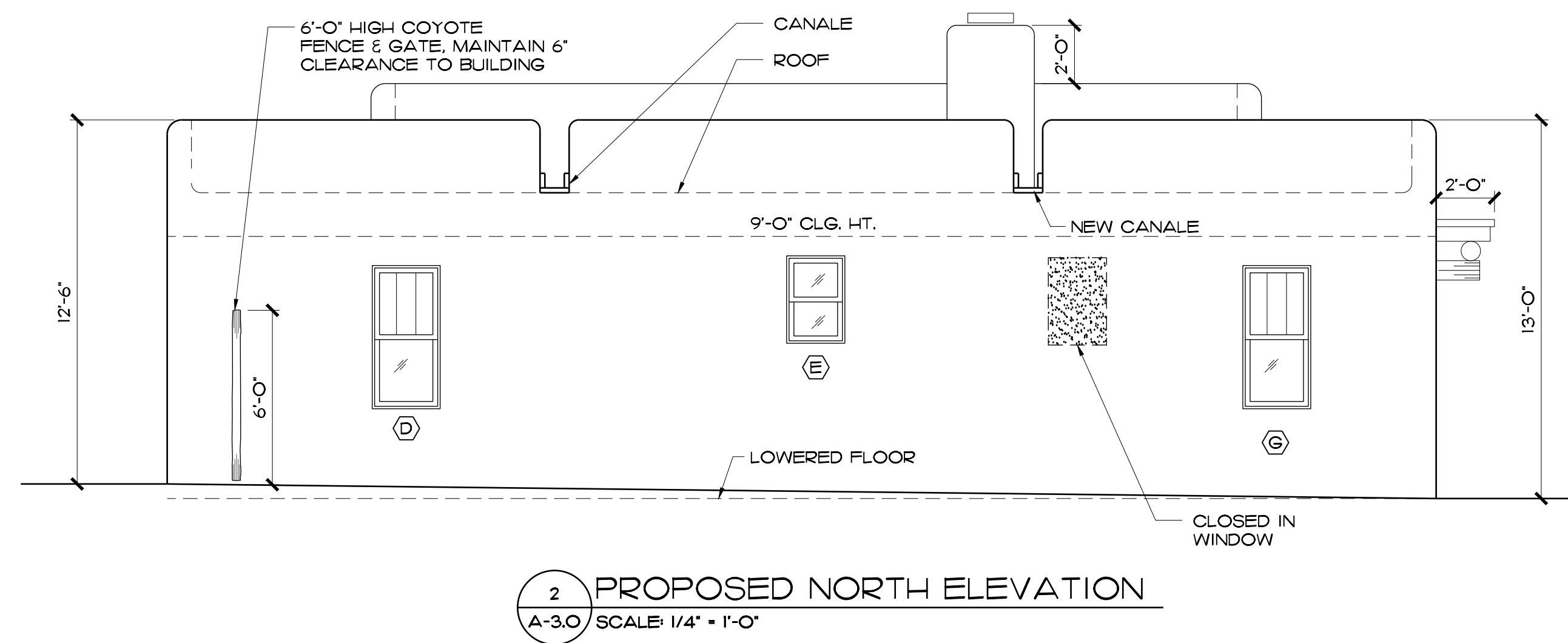
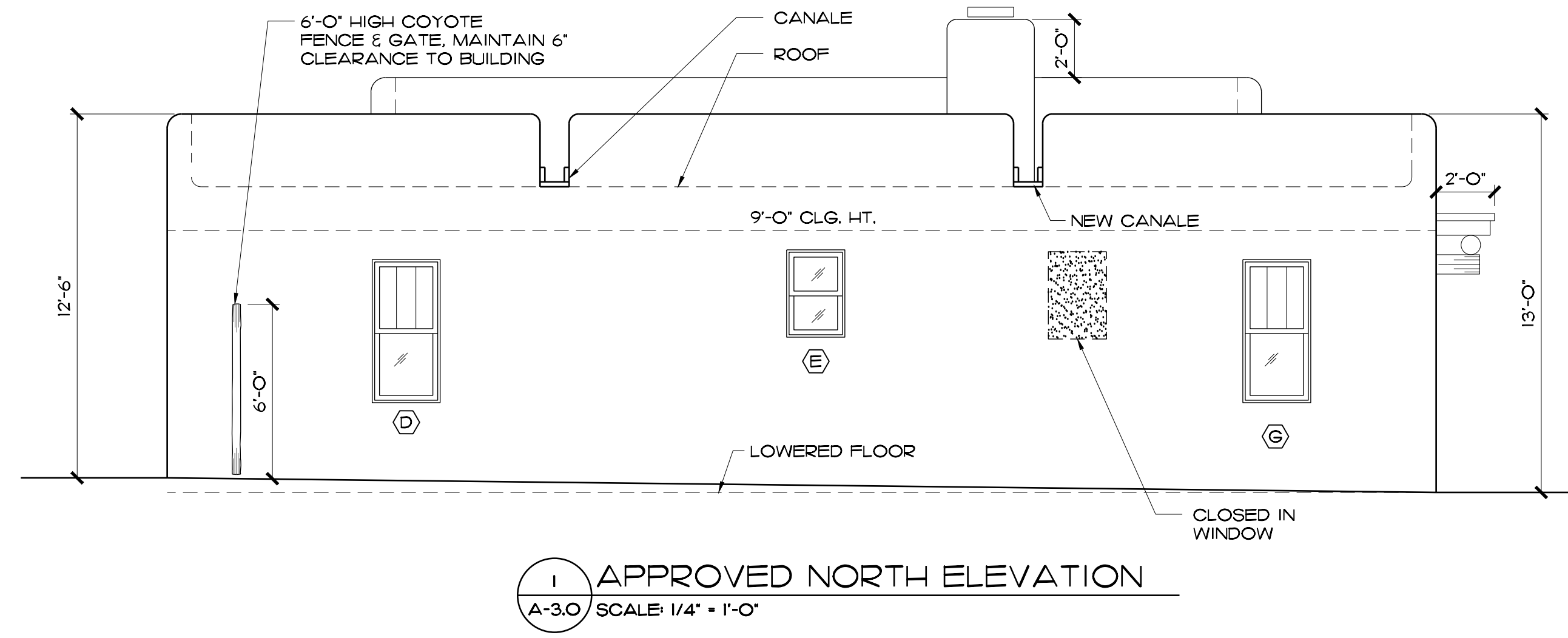
MARTINEZ ARCHITECTURE STUDIO PC
 BUCHANAN-ANDREW RENOVATION
 913 1/2 ACEQUIA MADRE SANTA FE, NEW MEXICO
 1524 PASEO DE PERALTA SANTA FE
 505-989-4958 studio@martinezarch.com

DECEMBER 2, 2024

APPROVED & PROPOSED FLOOR PLAN

A
2.0

SET #
BUCHANAN-ANDREW - 2506



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RENOVATION
913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

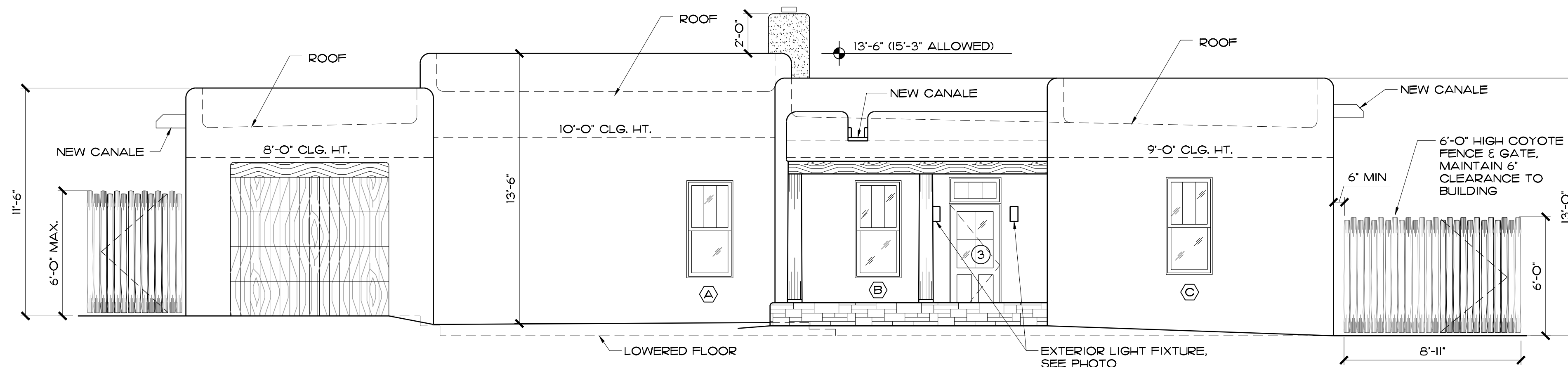
DECEMBER 2, 2024

EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS

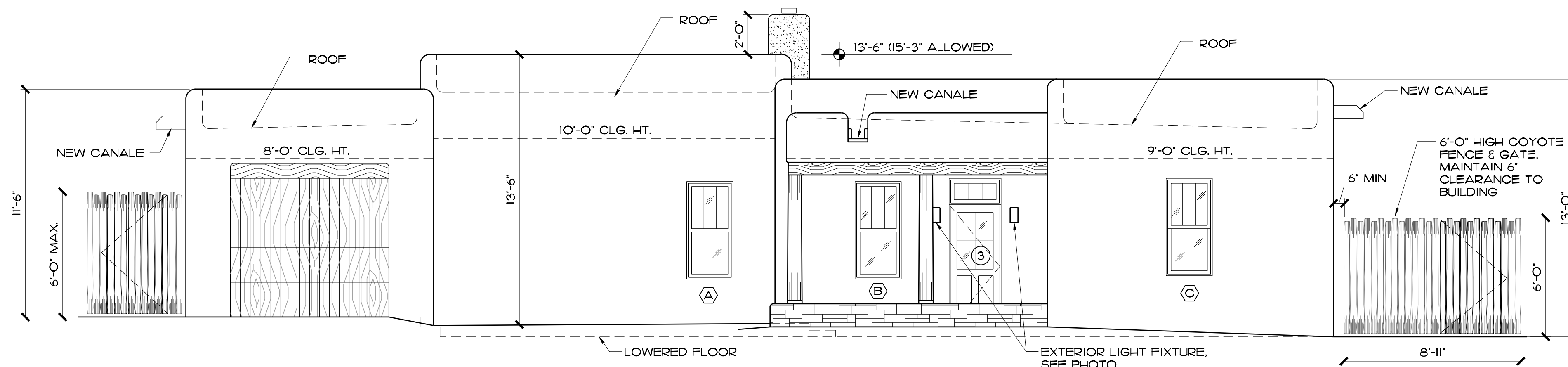
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SET #
BUCHANAN-ANDREW -
2506

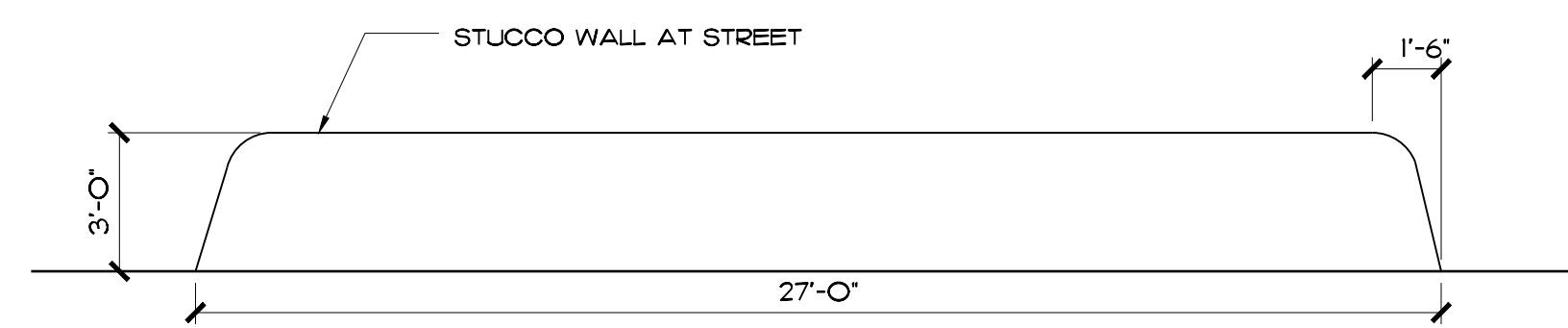
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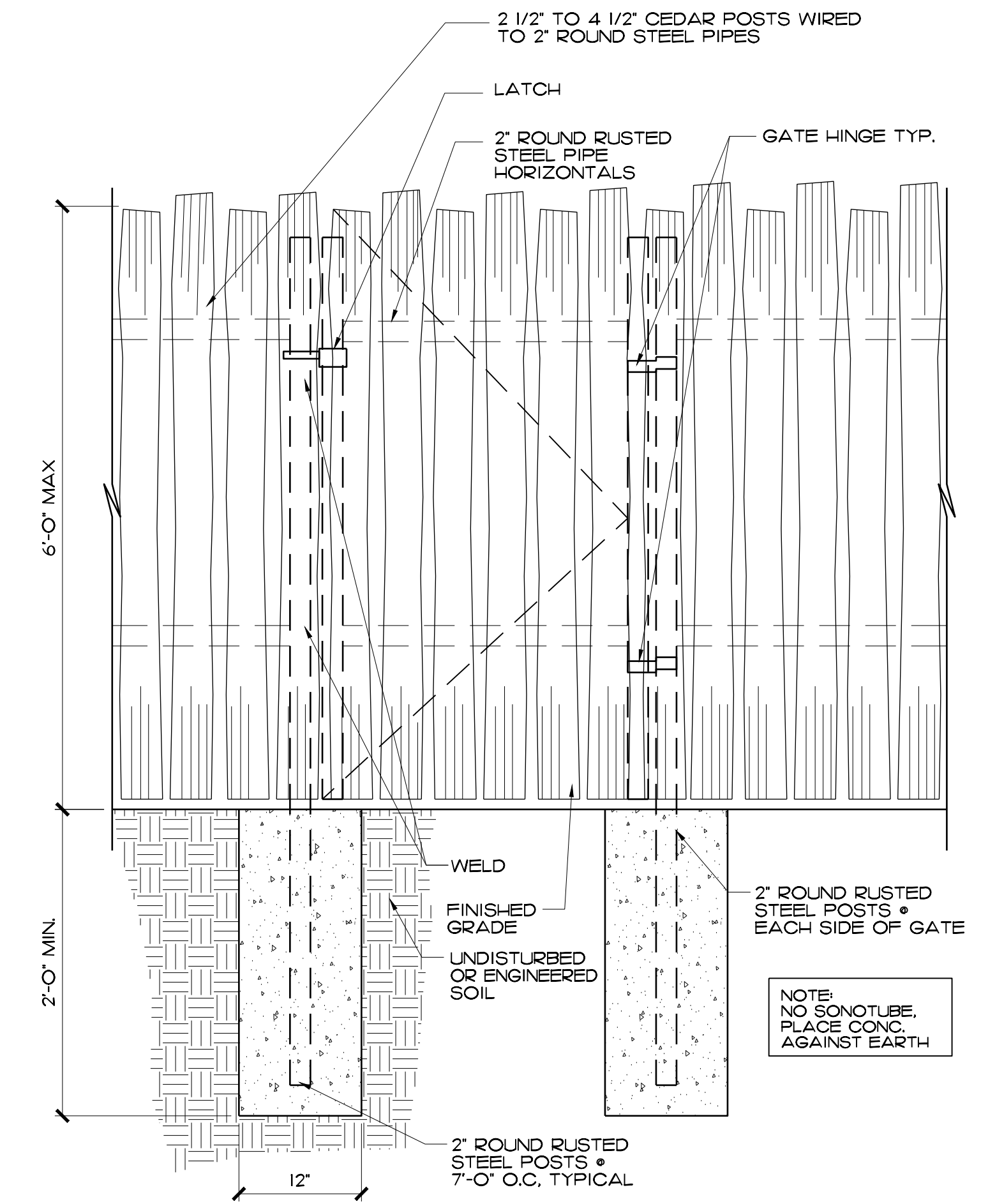
3 APPROVED EAST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



4 PROPOSED EAST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

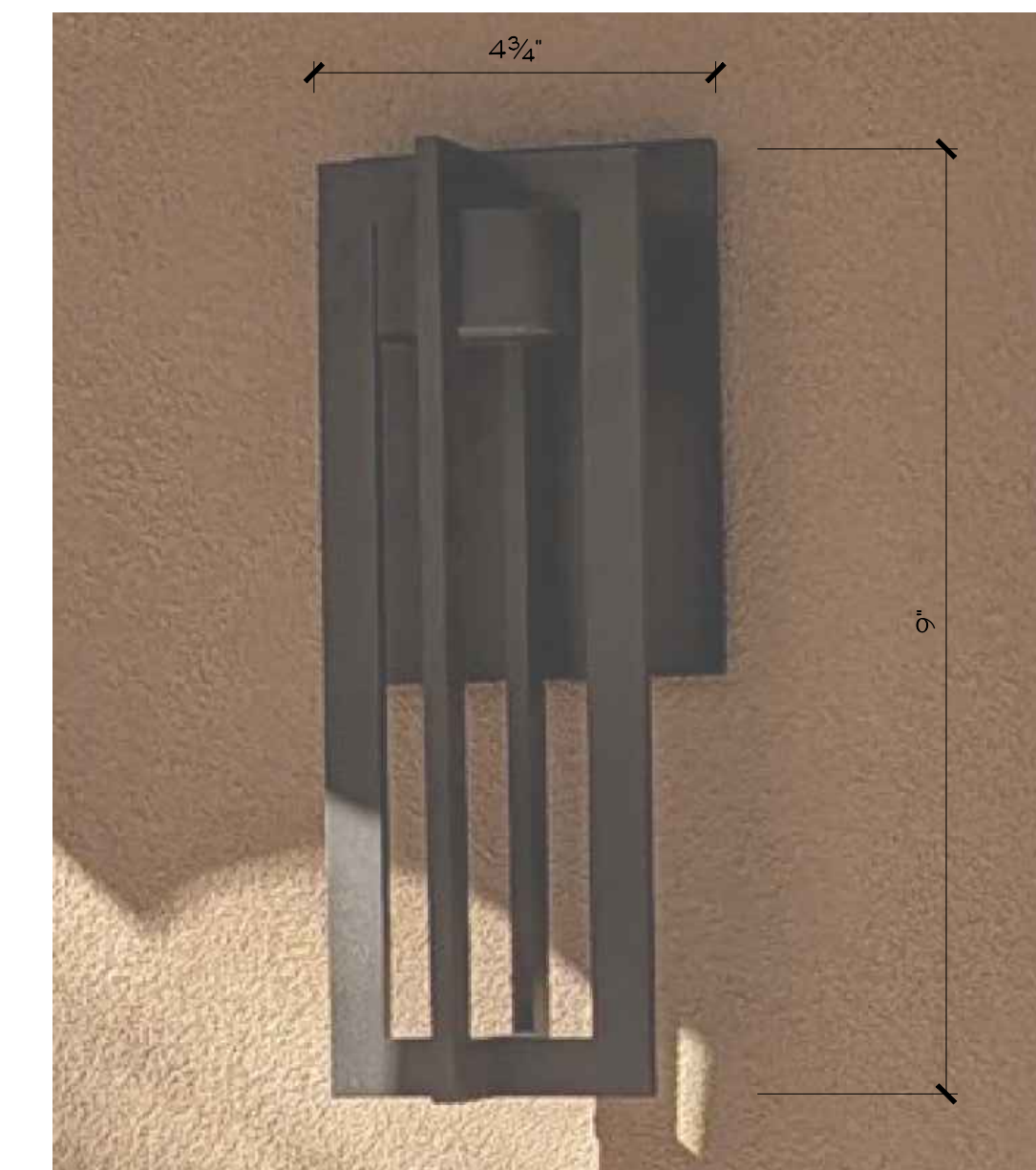


3 PROPOSED CMU STUCCO WALL
A-6.0 SCALE: 1/4" = 1'-0"

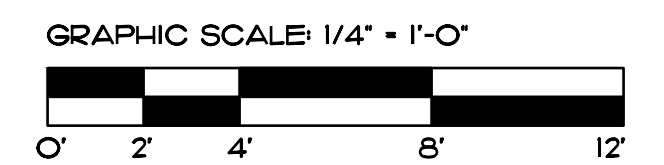


NOTES:
1. POSTS SHALL BE SET AT 7'-0" O.C. TYPICAL
2. ALL STEEL FRAME WORK SHALL BE RUSTED STEEL

5 COYOTE FENCE & GATE DETAIL
A-3.0 SCALE: 1" = 1'-0"



6 EXTERIOR LIGHT FIXTURE
A-3.0 NOT TO SCALE



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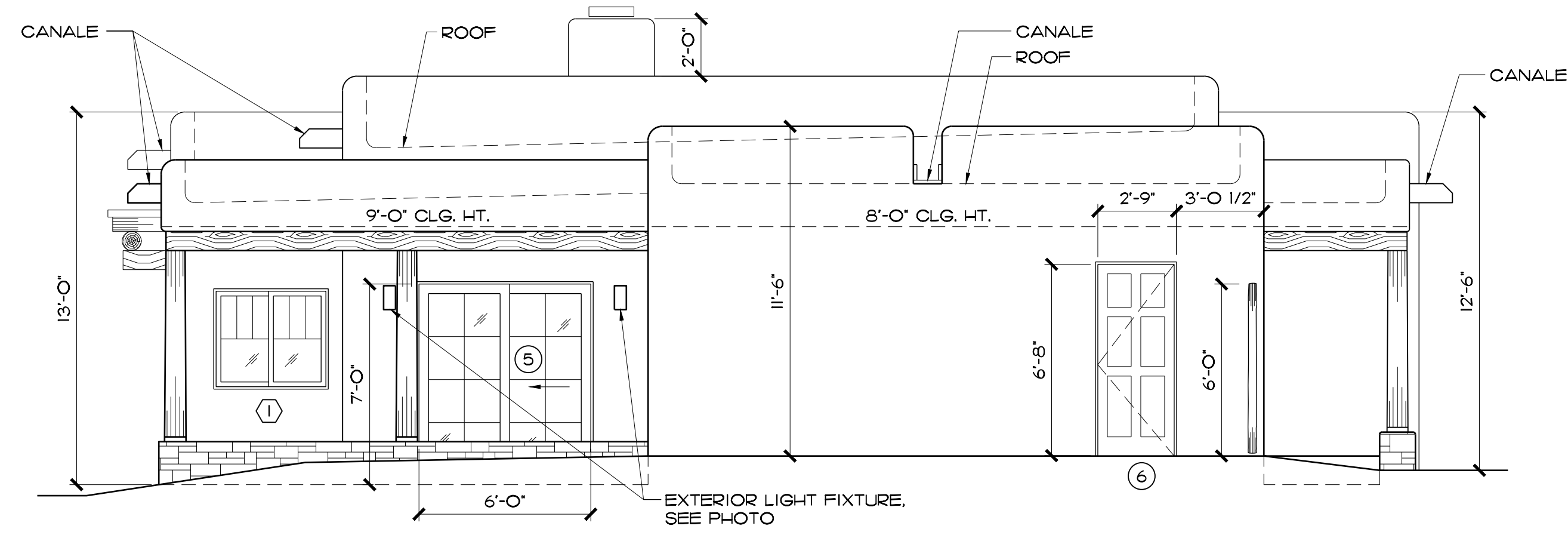
BUCHANAN-ANDREW
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913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DECEMBER 2, 2024

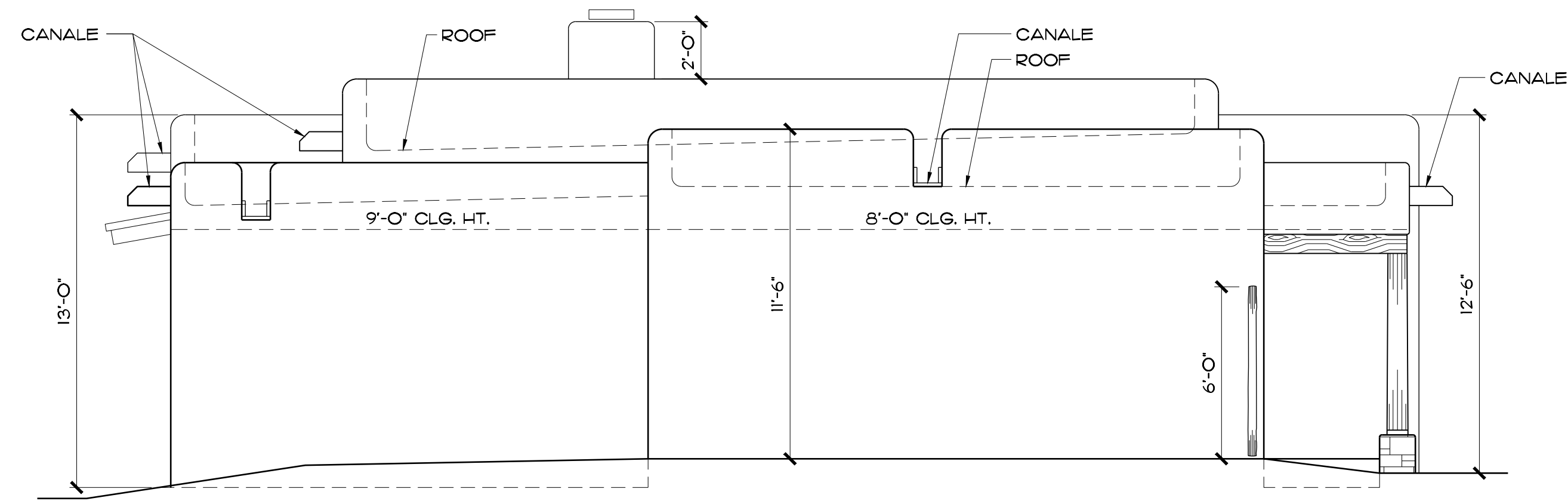
EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS

A
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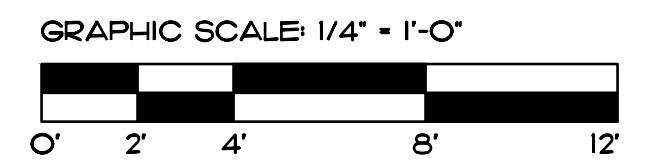
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BUCHANAN-ANDREW -
2506



1 APPROVED SOUTH ELEVATION
A-3.1 SCALE 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
A-3.1 SCALE 1/4" = 1'-0"



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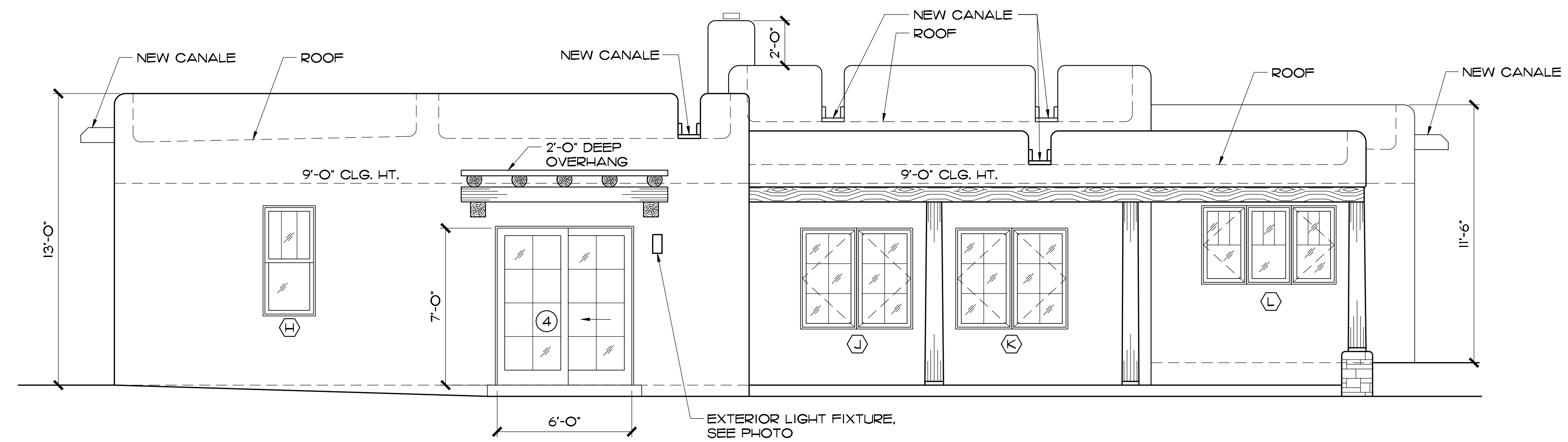
DECEMBER 2, 2024

APPROVED
&
PROPOSED
EXTERIOR
ELEVATIONS

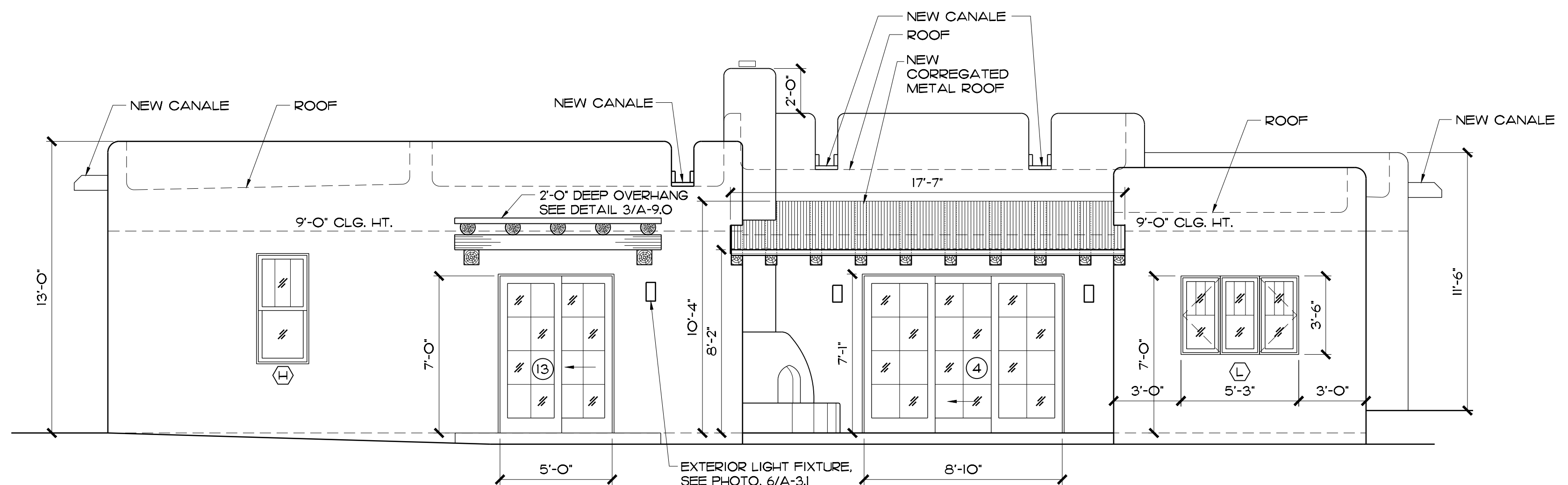
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SET #
BUCHANAN-ANDREW-
2506

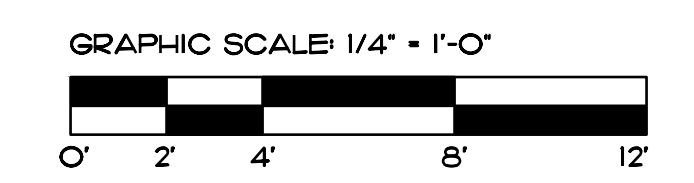
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3 APPROVED WEST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



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SANTA FE, NEW MEXICO

DECEMBER 2, 2024

APPROVED
&
PROPOSED
EXTERIOR
ELEVATIONS

A
3.3

SET #
BUCHANAN-ANDREW -
2506



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MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 16, 2023



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MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 16, 2023



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MORTON-PHILLIPS RESIDENCE
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SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 16, 2023



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MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

WEST ELEVATION
OCTOBER 16, 2023

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

913 ½ ACEQUIA MADRE

May 13, 2024
Updated July 7, 2025

Exterior Finishes

Stone Wall – Moss Rock



Stucco – El Rey “Buckskin”



Exposed wood - Dark wood stain



Jen-weld Window & Door cladding “Colonial White”



Metal Corrugated Roof, Rustic Red, 26ga

