



1341 Upper Canyon Rd

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

Table with project details including Date (8.9.2025), Property Owner (Rosemary Rowell), Applicant (Michael Mizell), Site Address (1341 Upper Canyon Rd), and Proposed Construction Description (Repairs and improvements to existing studio structure...).

Historic Planning Case Manager Other

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

ADDITIONAL SUBMITALS (IF APPLICABLE)

Table with checkboxes for additional submittals: Affidavit Restricting Use of an Accessory Structure..., Setback Affidavit and Agreement, Site Visibility Triangle, Escarpment Slope Analysis, 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.

Owner Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Table with preliminary review status: Preliminarily Reviewed (checked), Reviewed w/ conditions, Denied. Includes handwritten comments: Legal lot of record provided. Zoning standards met per Ch.14. Preliminary Zoning Review completed by Rachael Hamilton Date 08/15/2025. Preliminary Zoning Review # 2025-011019-PAR



# CITY OF SANTA FE, NEW MEXICO

**PROJECT DESCRIPTION:** Bernie Romero, agent for Rosemary Powell, owner, requests a historic status review with primary elevation(s) designation, if applicable, for a non-contributing 4-bay garage.

Case number: **H-18-032**  
Project Type: **HDRB**

**PROJECT LOCATION (S):** **1341 Canyon Rd.**  
**PROJECT NAMES:**

OW – Rosemary Powell 2710 La Silla Dorada Santa Fe, NM 87501  
AP – Bernie Romero 11 Caminito Santerra Santa Fe, NM 87501

### PROJECT DATA:

#### HISTORIC DISTRICT

Don Gaspar Area  Downtown and Eastside  Historic Review  Transition  Westside-Guadalupe

#### HISTORIC BUILDING STATUS

Non-Statused  Non-Contributing  Contributing  Significant  Landmark  N/A

#### PRIMARY ELEVATIONS:

North  South  West  East  N/A

#### PUBLICLY VISIBLE FACADE-EAST

Yes  No

#### PUBLICLY VISIBLE FACADE-NORTH

Yes  No

#### PUBLICLY VISIBLE FACADE-SOUTH

Yes  No

#### PUBLICLY VISIBLE FACADE-WEST

Yes  No

#### HISTORIC DISTRICT INVENTORY NUMBER

H-18-032.1  
before 1960

#### YEAR OF CONSTRUCTION

#### PROJECT TYPE

Status  Primary Elevations  Remodel  Demolition  New  Other \_\_\_\_\_

#### USE, EXISTING

Residential  Non-Residential  Vacant

#### USE, PROPOSED

Residential  Non-Residential

#### HISTORIC BUILDING NAME

NA part of Duke Ranch



# CITY OF SANTA FE, NEW MEXICO

**PROJECT DESCRIPTION:** Bernie Romero, agent for Rosemary Powell, owner, proposes to construct a 435 sq. ft. portal on a non-contributing, residential structure, increase the height to 11'10" where the maximum allowable height is 15'3", and construct yardwalls and fences to 6' high.

Case number: **H-18-032 B**  
Project Type: HDRB

**PROJECT LOCATION (S):** 1341 Canyon Rd.  
**PROJECT NAMES:**

OW - Rosemary Powell 2710 La Silla Dorada Santa Fe, NM 87505  
AP - Bernie Romero 11 Caminito Santerra Santa Fe, NM 87505

### PROJECT DATA:

#### HISTORIC DISTRICT

Don Gaspar Area  Downtown and Eastside  Historic Review  Transition  Westside-Guadalupe

#### HISTORIC BUILDING STATUS

Non-Statused  Non-Contributing  Contributing  Significant  Landmark  N/A

#### PRIMARY ELEVATIONS:

North  South  West  East  N/A

PUBLICLY VISIBLE FACADE-EAST Yes  No

PUBLICLY VISIBLE FACADE-NORTH Yes  No

PUBLICLY VISIBLE FACADE-SOUTH Yes  No

PUBLICLY VISIBLE FACADE-WEST Yes  No

HISTORIC DISTRICT INVENTORY NUMBER

H 1182.1

YEAR OF CONSTRUCTION

1960

#### PROJECT TYPE

Status  Primary Elevations  Remodel  Demolition  New  Other \_\_\_\_\_

USE, EXISTING Residential  Non-Residential  Vacant

USE, PROPOSED Residential  Non-Residential

HISTORIC BUILDING NAME

Los Cerros Dude Ranch

# City of Santa Fe, New Mexico

# memo

DATE: June 12, 2018  
TO: Historic Districts Review Board Members  
FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-18-032B

ADDRESS: 1341 Canyon Road  
Historic Status: Non-contributing  
Historic District: Downtown & Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: bldg. ht. calc.

### APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

## STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

## **BACKGROUND & SUMMARY:**

1341 Canyon Road, also known as Los Cerros Dude Ranch, is a large property with the principal structures built in the Spanish-Pueblo Revival style in 1928-29. These structures are listed as significant to the Downtown & Eastside Historic District. A free-standing four-bay garage, noted as "abandoned" in the 1992 Historic Building Inventory, was constructed before 1960 in a vernacular manner. It is listed as non-contributing to the district.

The applicant proposes to convert the garage into a residential structure and remodel the property with the following six items.

1. The building height will be increased from 10' 10" to 11' 10", where the maximum allowable height is 15' 3".
2. A 435 square foot portal addition will be constructed to 10' high on the northeast corner of the building in a simplified Spanish-Pueblo Revival style.
3. Windows and doors will have divided lites with a white finish. Stucco will be El Rey cementitious "Buckskin". Exposed woodwork will have a "light brown" stain.
4. A 6' high stuccoed yardwall will be constructed on the north side of the residence.
5. A 6' high coyote fence with irregular top latillas will be constructed on the south side of the residence along the entry driveway. A wooden pedestrian gate flanked by stuccoed pilasters will be installed at the west end of the fence.
6. A flagstone walk will be installed from the south parking area to the portal. Other site improvements include a stacked stone retaining wall and a footbridge over a stone lined Acequia section.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 H1182.1

ADDRESS: 1341 CANYON RD.  
ROSEMARY ROWELL 982-0879

ID NUMBER: 051600467.1

BUILDING NAME: LOS CERROS DUDE RANCH

UTM REFERENCE EASTING NORTHING  
ZONE 12 13

LEGAL DESCRIPTION:  
TNSP 17 (N) S RANGE 10 (E) W SEC 29 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:  
ESTIMATE 1928-9 ACTUAL

SOURCE(S) PLAT

ARCHITECTURAL STYLE:  
SPANISH PUEBLO REVIVAL

USE:  
HISTORIC: residential  
OTHER  
PRESENT: residential  
OTHER

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:  
 SIMILAR  NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:  
 YES  NO  
WHAT TYPE? ATTACHED DAY SCHOOL  
IF INVENTORIED, LIST ID NUMBER(S)  
051600467

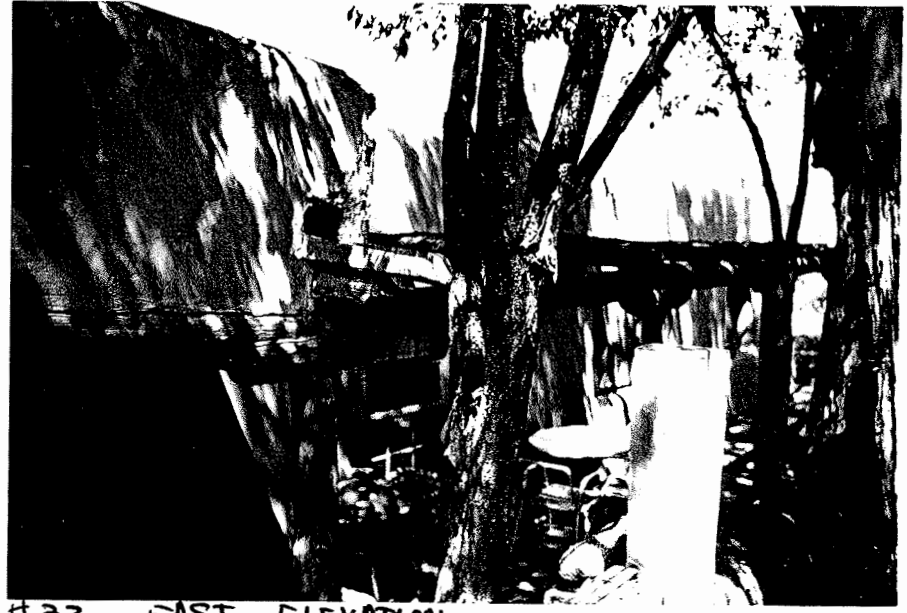
DEGREE OF REMODELING:  
 MINOR  MODERATE  
 MAJOR

EXPLAIN: NONE VISIBLE

OVERALL CONDITION:  
 EXCELLENT  GOOD  
 FAIR  DETERIORATED

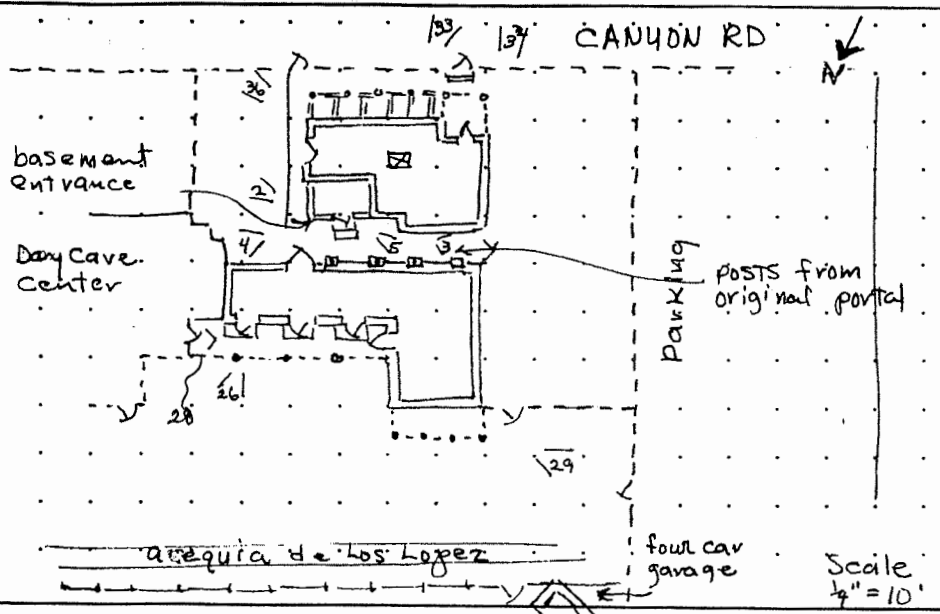
BUILDING THREATENED?  
 YES  NO

PHOTO



#33 EAST ELEVATION

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?  
 YES  NO  ELIGIBLE  
 CONTRIBUTING  NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?  
 YES  NO  ELIGIBLE

LOCAL DESIGNATION: Core  HISTORIC DISTRICT  
 SIGNIFICANT  CONTRIBUTING  NON-CONTRIBUTING  
LOCAL LANDMARK  YES  NO

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	BEIGE STUCCO	BLD IS IN GOOD CONDITION - NORTH SIDE RESTUCCOED
FOUNDATIONS	NOT VISIBLE WEST BLD	STONE FOUNDATION EAST BLD
DOORS	GLASS PANE'S OVER WOOD PANEL FRENCH EAST SIDE OF EAST BLD.	WOOD CASEMENTS MULTI PANE WEST WING
WINDOWS	6/8 WOOD FRAME DHW EAST SIDE OF EAST WING BROWN TRIM	WEST BLD MULTI PANED CASEMENTS
PORTALES	WEST SIDE POSTS W CORBELS - PLEXIGLASS ROOF - PORTAL WOOD ROOF SW SIDE	PORTAL EAST ENTRANCE OF EAST WING RAMADA EAST SIDE OF EAST WING
CANALES	TIN CANALES EAST SIDE WEST WING	CANALES WEST SIDE OF WEST WING PORTAL
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	PLANK FENCES AT CANYON RD AND AROUND YARDS; SPLIT RAIL FENCE NORTH SIDE	CONCRETE + STONE LINES CHANNEL FOR ACEQUIA DE LOS LOPEZ
ARCH. DETAILS	PORTAL ENCLOSED EAST SIDE OF WEST WING, POSTS + HIGH CORBELS STUCCOED IN	TAR PAPER ROOF 2 FT HIGH OVER BASEMENT STAIRS
OTHER	GUTTERS EXTEND BETWEEN EAST + WEST BLD'S.	ABANDONED FOUR CAR GARAGE

COMMENTS SAME OWNER FOR BOTH SECTIONS OF THE BLD. THESE BLD'S APPEAR TO BE LITTLE CHANGED FROM 1929 PLAT. PORTAL + PORCH ENCLOSED. ORIGINAL OWNER OAKLEY ALSO OWNED 3 LARGE TRACTS SOUTH OF CANYON RD IN 1929, SEE PLAT.



#32 SE PORTAL



#36 EAST ELEVATION EAST + WEST BLD'S

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS 1341 CANYON ROAD

ID NUMBER 051600467.1

SURVEYED/RESEARCHED

DATE 9/3/92 BY AC



#26 WEST PORTAL



#29 S W PORTAL



#31 4 CAR GARAGE



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>	Site Address:
Date Submitted: <u>5/21/18</u>	<u>1341 CANYON ROAD</u>
Property Owner of Record: <u>ROSEMARY ROWELL</u>	Proposed Construction Description:
Applicant/Agent Name: <u>BERNIE ROMERO</u>	<u>RE-DO EXISTING GARAGE INTO STUDIO</u>
Contact Person Phone Number: <u>505 993-9934</u>	TOTAL ROOF AREA:
Zoning District: <u>R-2</u>	Lot Coverage: _____ % □ Open Space Required: _____
Overlay: □ Escarpment _____ □ Flood Zone* _____ □ Other: _____	Setbacks: Proposed Front: _____ Minimum: _____ 2 <sup>nd</sup> Front? _____ Proposed Rear: _____ Minimum: _____ Proposed Sides: L _____ R _____ Minimum: _____
Submittals Reviewed with PZR: □ Legal Lot of Record □ Development Plan □ Building Plans □ Existing Site Plan □ Proposed Site Plan □ Elevations	Height: Proposed _____ Maximum Height: _____ or □ Regulated by Historic Districts Ordinance □ Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input checked="" type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed _____ Accessible _____ Minimum: _____
Access and Visibility: □ Arterial or Collector** □ Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential □ Commercial Type of Use: _____	
Terrain: □ 30% slopes _____	

\* Requires an additional review conducted by Technical Review Division.  
\*\* Requires an additional review conducted by the Traffic Engineering Division.

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

BERNIE ROMERO  
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.

SIGNATURE

5/21/18

DATE

**To Be Completed By City Staff:**

**Additional Agency Review if Applicable:**

□ Escarpment Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

□ Flood Plain Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

□ Traffic Engineering Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Notes: \_\_\_\_\_

**Zoning Approval:**

Preliminary Approval  with conditions  Rejected

Comments/Conditions: Setback must be 5' min. Affidavit needed for lot split (less than 15' rear setback)

REVIEWER: [Signature] DATE: 5/21/18

17.2  
C

10.9  
C

10.9  
C

14.5 14.5  
C C

max. ht. 15' 3"

1341 Canyon Rd.

13.26  
9) 119.3

8.4 N  
10.6 N  
12.3 S  
12.8 C  
21.6 S  
11.5 N  
15.1 S  
12.7 S

~~21.4 N~~

14.3 N

22 N

18.6 N

13.9 N

18.7 N

18.8 N

26.1 N

~~18.3 N~~

~~19.2 N~~

CANYON RD

CAM  
MI

RECEIVED  
MAY 21 2018

MAY 18, 2018

BY: \_\_\_\_\_

DAVID RASCH

HISTORIC DESIGN REVIEW

SANTA FE, NEW MEXICO 87504

RE: CASE # H-18-032

1341 UPPER CANYON ROAD

EXISTING GARAGE RENOVATION

DAVID, ON BEHALF OF ROSEMARY ROWELL, I SUBMIT FOR APPROVAL FOR THE RENOVATION OF THE EXISTING GARAGE.

GENERAL INFORMATION

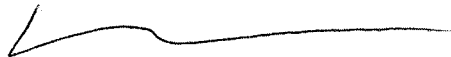
1. PROPOSE TO INSTALL A NEW PORTAL THAT WRAPS AROUND THE EAST AND NORTH SIDES OF THE EXISTING GARAGE. THE NEW PORTAL WILL BE 12'-0" DEEP ON THE NORTH SIDE AND 8'-0" ON THE EAST SIDE. TOTAL PORTAL SQUARE FOOTAGE WILL BE 435. THE NEW PORTAL WILL BE 10'-0" FROM THE CLOSEST STRUCTURE ON THE ADJACENT LOT.
2. PROPOSE TO INSTALL A NEW 8" STEPPED, PRIVACY WALL ON THE NORTH PORTION OF THE EXISTING GARAGE. THE NEW WALL WILL BE FINISHED WITH EL REY "BUCKSKIN", CEMENTITIOUS STUCCO.
3. PROPOSE TO INSTALL NEW DOORS AND WINDOWS ON THE NORTH, SOUTH AND EAST ELEVATIONS. NEW DOORS AND WINDOWS WILL BE DIVIDED LITES WITH THE PATTERNS SHOWN ON THE PROPOSED ELEVATIONS. THE PROPOSED COLOR OF NEW WINDOWS AND DOORS WILL BE WHITE.
4. PROPOSE TO INSTALL A NEW 6'-0" TALL MAX. COYOTE FENCE AT THE DRIVEWAY AREA. SEE ELEVATION.
5. PROPOSE TO INSTALL NEW 2'-0" X 2'-0" PILASTERS AND A NEW GATE AT THE NEW COYOTE FENCE AREA. SEE ELEVATION.
6. PROPOSE TO INSTALL A FLAGSTONE PATH AND FLAGSTONE STEPS FROM THE NEW GATE TO THE STRUCTURE. THE NEW PATH WILL BRIDGE OVER THE EXISTING ABANDONED ACEQUIA.
7. PROPOSE TO INSTALL NEW FLAT GLASS SKYLIGHTS ON THE EXISTING STRUCTURE. SEE PLAN
8. PROPOSE TO RE-STUCCO THE EXISTING STRUCTURE WITH EL REY "BUCKSKIN", CEMENTITIOUS STUCCO.

9. PROPOSE TO INSTALL A NEW STACKED STONE RETAINING WALL 4'-6" ABOVE LOWER FINISH FLOOR. THE NEW WALL WILL BE LOCATED ON THE SOUTH ELEVATION AT THE GRADE CHANGE.
10. ALL EXPOSED WOOD WILL BE STAINED A LIGHT BROWN WOOD STAIN.
11. SCONCES WILL BE SUBMITTED FOR APPROVAL.
12. PROPOSE TO RAISE EXISTING PARAPETS 12" TO CREATE MASSING FROM NEW PORTAL TO THE EXISTING STRUCTURE. HIGHER PARAPETS WILL ALSO SCREEN NEW SKYLIGHTS.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL ME @ 505-988-2431.

THANK YOU FOR YOUR CONSIDERATION OF OUR SUBMITTAL. IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION, PLEASE CALL ME @ 505-988-2431 OR 505-670-9936.

RESPECTFULLY SUBMITTED,



BERNIE ROMERO

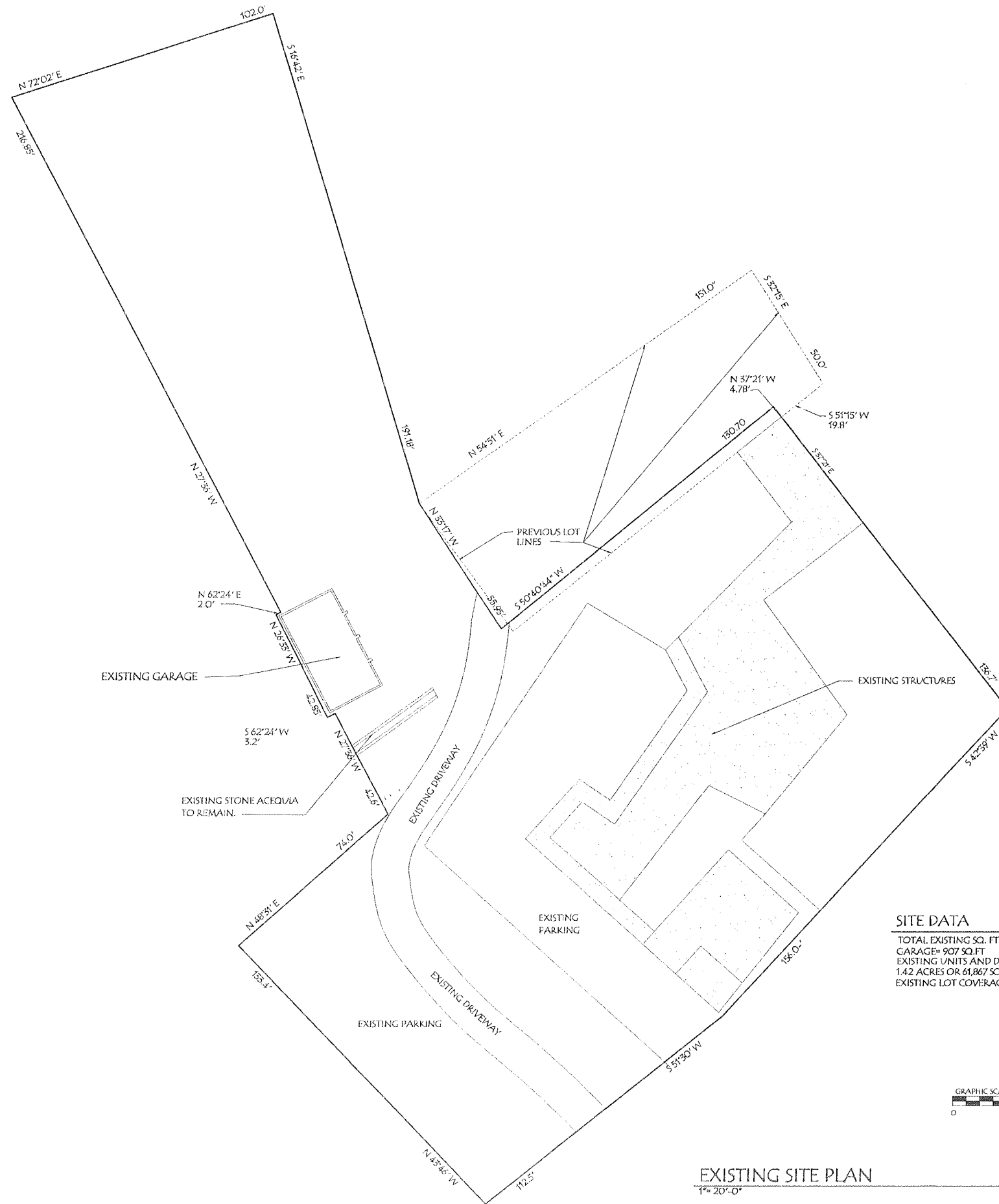
1341 UPPER CANYON RD.  
NORTH EAST ELEVATION



02/08/2018 10:48

1341 UPPER CANYON ROAD  
NORTHWEST ELEVATION

02/08/2018 10:50



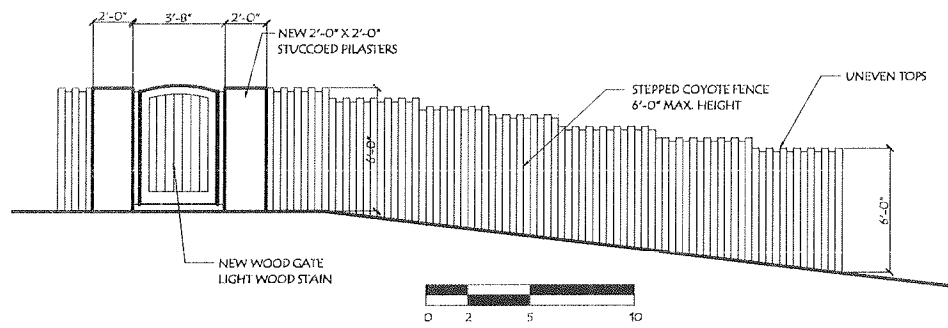
**SITE DATA**  
 TOTAL EXISTING SQ. FT.=9863 SQ. FT.  
 GARAGE= 907 SQ.FT  
 EXISTING UNITS AND DAY CARE= 8955 SQ.FT.  
 1.42 ACRES OR 61,867 SQ.FT.  
 EXISTING LOT COVERAGE= 16%



**EXISTING SITE PLAN**  
 1" = 20'-0"

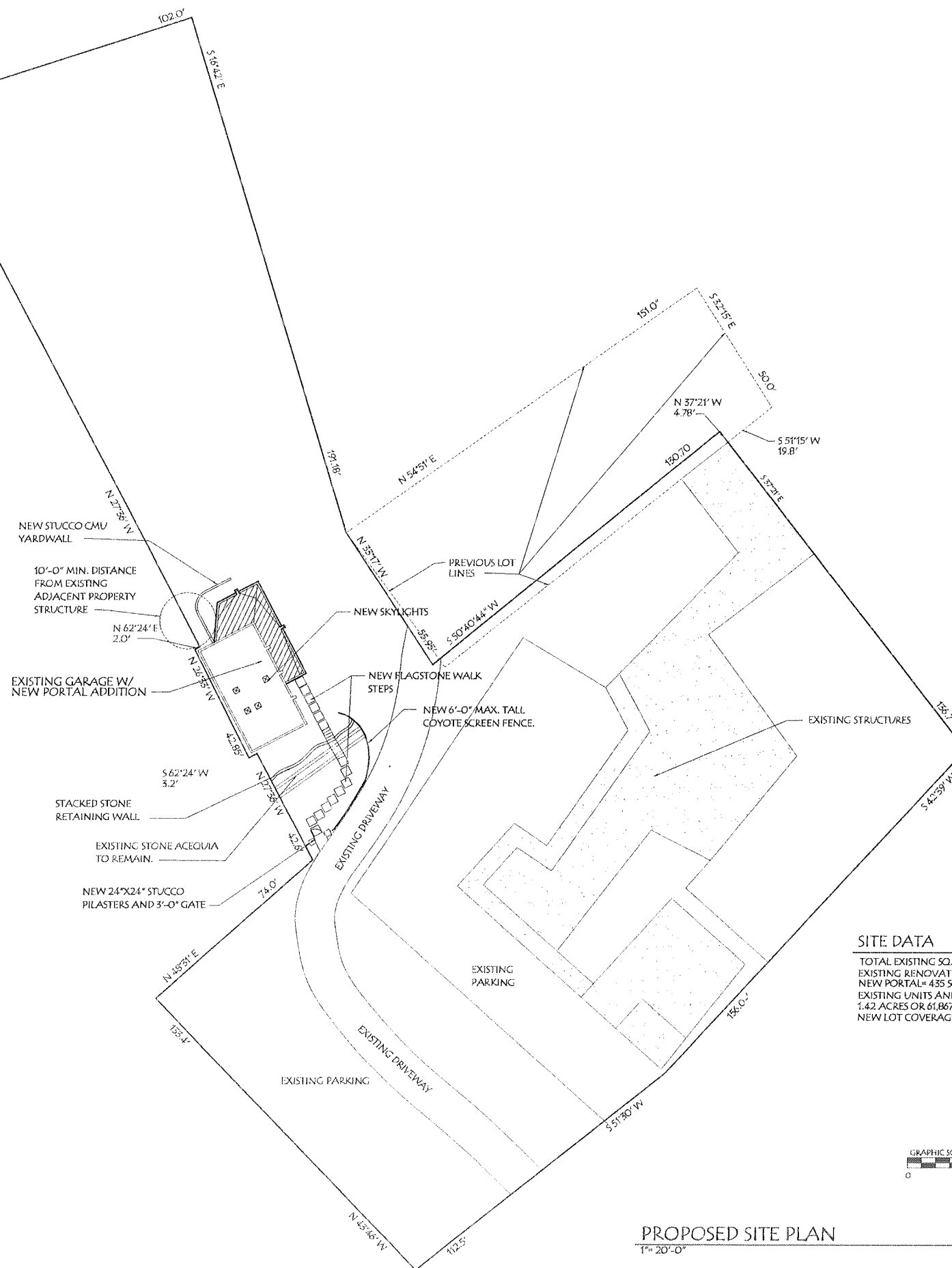
EXISTING ROWELL GARAGE  
 1341 UPPER CANYON ROAD  
 SANTA FE, NEW MEXICO

*Alvarez*  
 5/21/18  
 A1



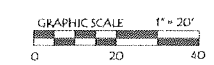
**PROPOSED COYOTE FENCE AND GATE ELEVATION**

1/4" = 1'-0"



**SITE DATA**

TOTAL EXISTING SQ. FT.=9863 SQ. FT.  
 EXISTING RENOVATED=907 SQ. FT.  
 NEW PORTAL=435 SQ. FT.  
 EXISTING UNITS AND DAY CARE=8955 SQ. FT.  
 1.42 ACRES OR 61,867 SQ. FT.  
 NEW LOT COVERAGE=17%

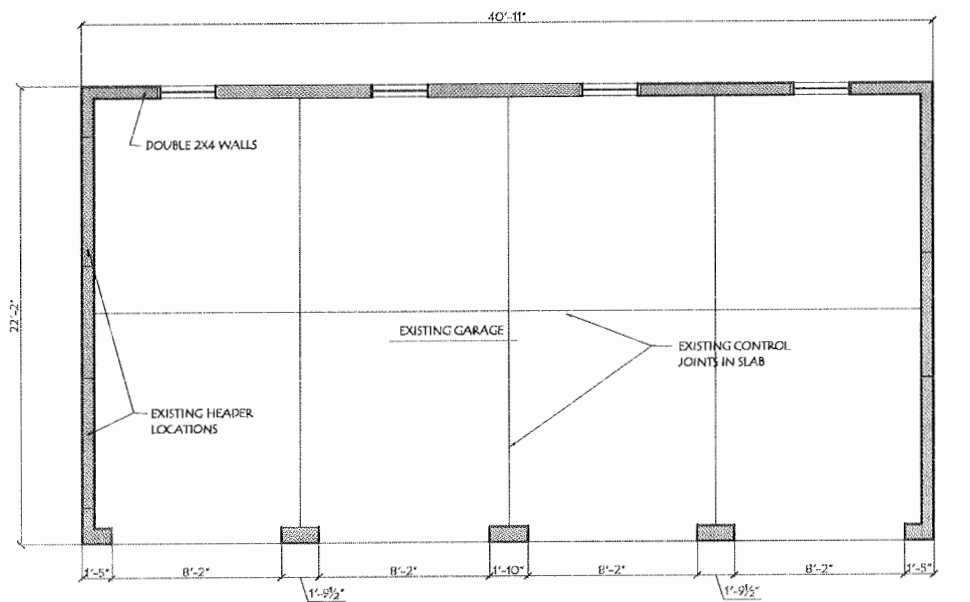


**PROPOSED SITE PLAN**  
 1" = 20'-0"

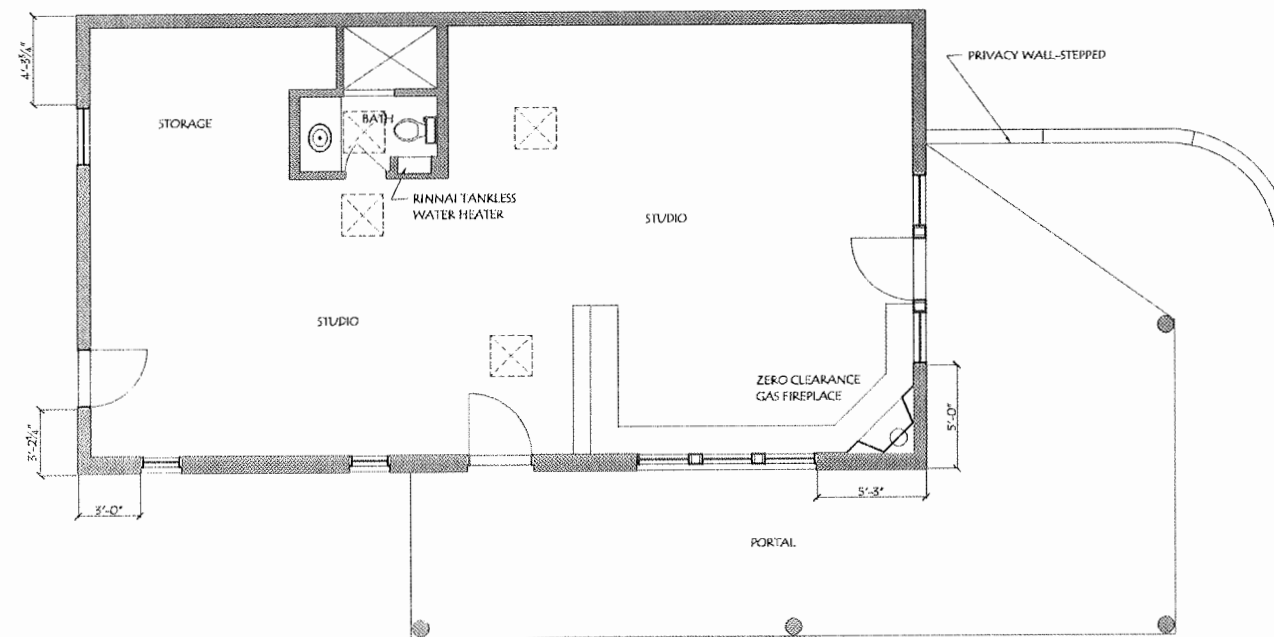


EXISTING ROWELL GARAGE  
 1341 UPPER CANYON ROAD  
 SANTA FE, NEW MEXICO

*[Handwritten signature]*  
**A2**



EXISTING FLOOR PLAN 908 SQ. FT.  
1/4" = 1'-0"

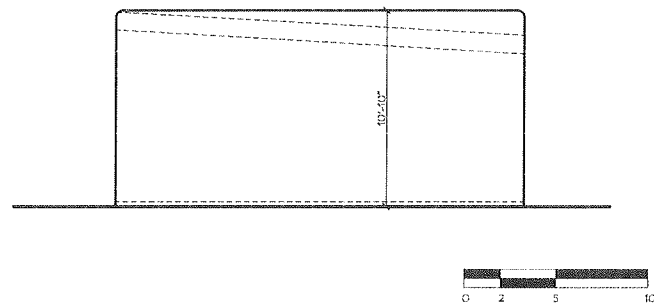


PROPOSED FLOOR PLAN EXISTING= 907 SQ. FT. NEW PORTAL=485 SQ. FT.  
1/4" = 1'-0"

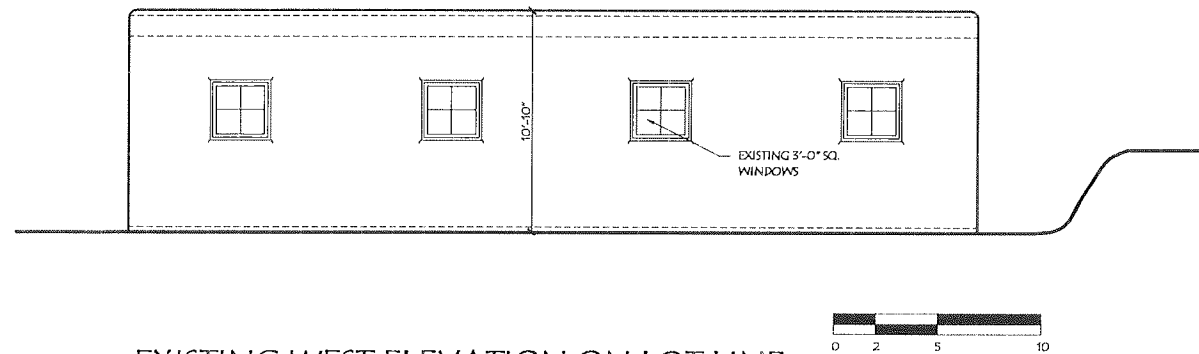


EXISTING ROWELL GARAGE  
1341 UPPER CANYON ROAD  
SANTA FE, NEW MEXICO

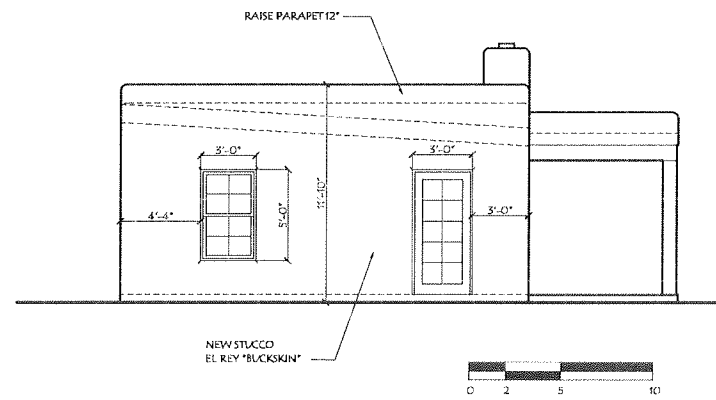
*by*  
A3



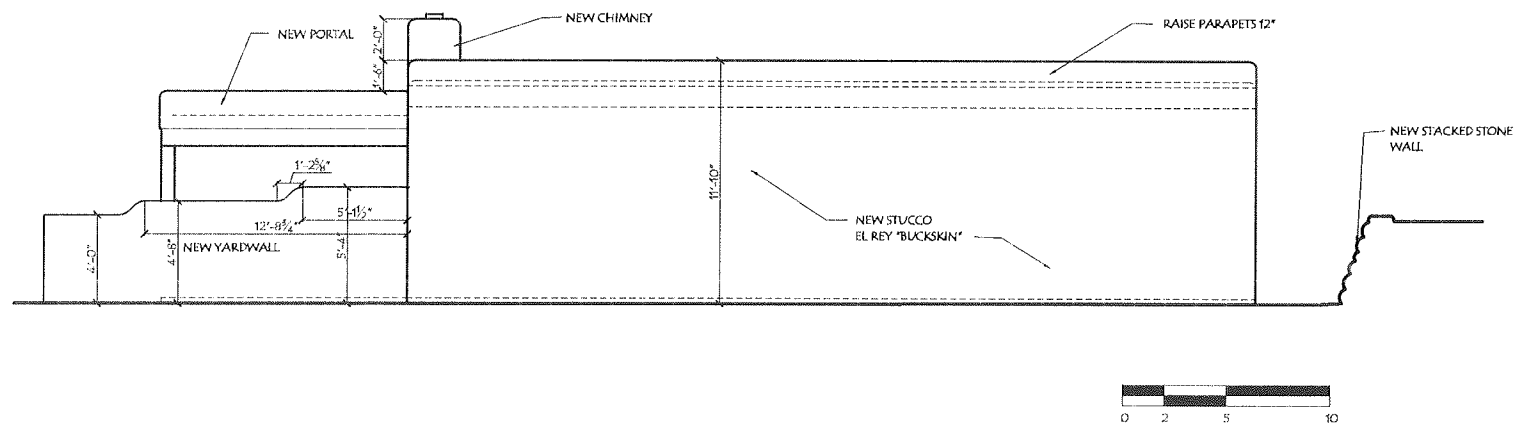
EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



EXISTING WEST ELEVATION ON LOT LINE  
1/4" = 1'-0"



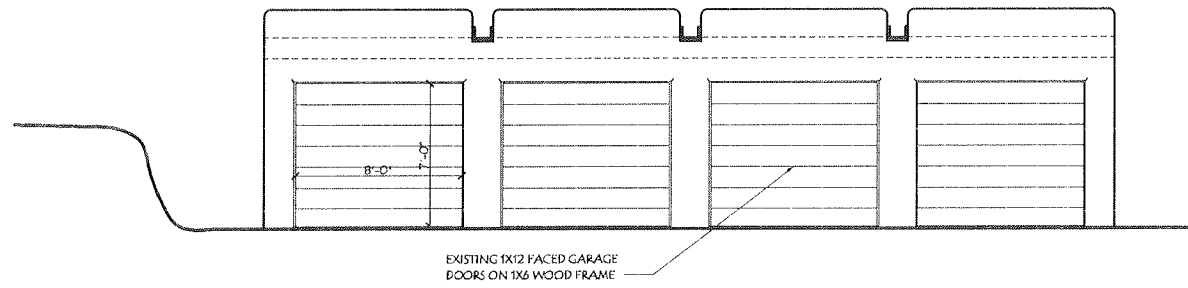
PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



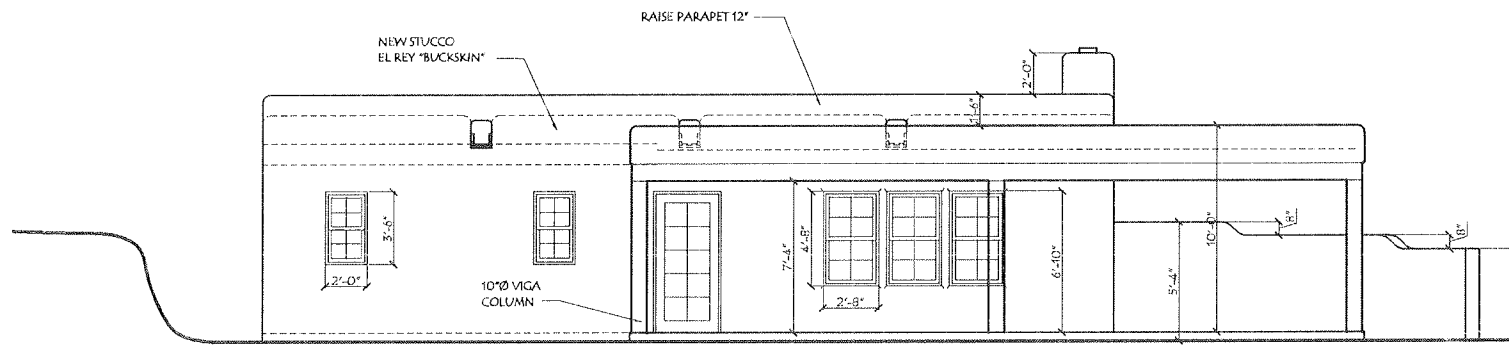
PROPOSED WEST ELEVATION ON LOT LINE  
1/4" = 1'-0"

EXISTING ROWELL GARAGE  
1341 UPPER CANYON ROAD  
SANTA FE, NEW MEXICO

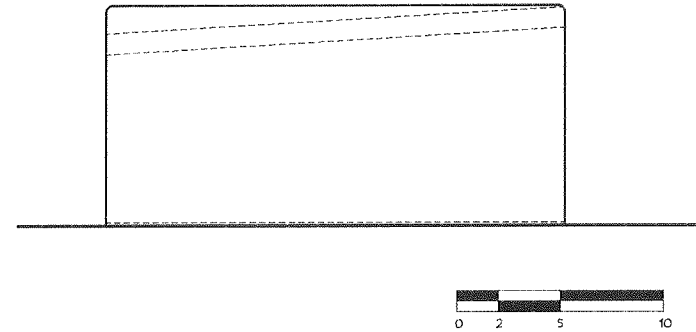
*[Handwritten signature]*  
A4



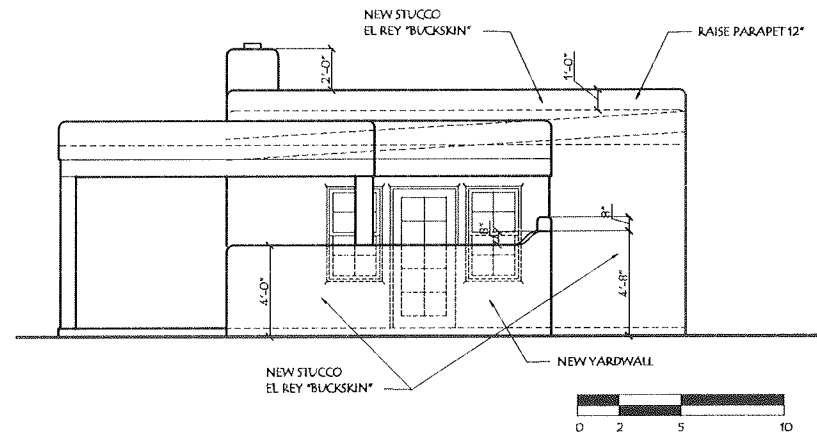
EXISTING EAST ELEVATION  
1/4"=1'-0"



PROPOSED EAST ELEVATION  
1/4"=1'-0"



EXISTING NORTH ELEVATION  
1/4"=1'-0"



PROPOSED NORTH ELEVATION  
1/4"=1'-0"

EXISTING ROWELL GARAGE  
1341 UPPER CANYON ROAD  
SANTA FE, NEW MEXICO

A5



# City of Santa Fe

Land Use Department | Historic Preservation Division

## Administrative Approval

***THIS IS NOT A CONSTRUCTION PERMIT***

***DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB***

**Date:** July 17, 2023

**To:** Building Permit Division

**From:**

A handwritten signature in black ink, appearing to read "Lani McCulley".

Lani McCulley

*Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.*

**Project Address:** 1341 CANYON RD, Santa Fe, NM 87501

**Case Number:** 2023-006570--ADMIN

**Contact Name:** Patrick D McDowell

**Phone Number:** 505-629-6673

**Email:** patrick@mcdowellfinehomes.com

**Approved Scope of Work:** *Extension of H-18-032B from expiration date of June 12, 2021 to June 12, 2022 as requested under documents provided in 2021. With the second extension as requested in 2022 which is the second of H-18-032B from June 12, 2022 to June 12, 2023. This is the final extension with the date extension from June 12, 2023 to June 13, 2024.*

**Proposed Changes:** *Per H-18-032B, applicant proposes to construct a 435 sq. ft. portal on a non-contributing, residential structure, increase the height to 11' 10" where the maximum allowable height is 15'3", and construct yardwalls and fences to 6' high.*

*Designated non-contributing under H-18-032.*

**Conditions of Approval:** *Permit shall be filed for no later than June 12, 2024.*

**FURTHER ACTIONS REQUIRED:** PERMIT or PERMIT REVISION  
ROUTE TO HISTORIC DIVISION  
INTERIM HISTORIC INSPECTION  
FINAL HISTORIC INSPECTION