



CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

Applicant Information (to be completed by the Applicant)

Date: 6/9/2025 Location of Project: 1020 Camino San Acacio

Applicant

Name: Conron & Woods Architects

Phone: 505-983-6948 Email: office@conronandwoods.com

Property Owner

Name: Zelma Long & Philip Freese

Phone: Z: 707-479-2386 P: 707-583-4256 Email: ZELMALONG@ME.COM / PFWINE@CS.COM

Proposed Work:

Garage & Site Improvement (stairs)

At a minimum these materials will be required in addition to this application form:

- Proposal letter stating the details of the scope of work.
- Site plan or map of the project area with the location of the work noted on the map.
- Photos of the current condition of the areas of work.
- Scaled floor plan and elevations if appropriate to your project.

Provide all information digitally to mgsargent@santafenm.gov . See the HPD webpage for detailed instruction. <https://www.santafenm.gov/land-use/historic-preservation/hpd-procedures>

Examples of Maintenance and Repair Requests:

Re-roof	*Solar	Concrete	Stucco and Paint
Skylights	Brick Coping	Hardscaping	*Windows and Doors
Canales	*Fences, Walls, and Gates	Exterior Lights	Mechanical Equipment

*May require HDRB approval.

Examples of HDRB Requests:

Demolition, Status Review, Removal of Historic Material, Additional Square Footage**,
Remodel**, Window and Door Replacement**

**District dependent

Project Details Section (to be completed by Applicant)

Projects may require HDRB approval. Please submit this application form in addition to the list of materials and requirements for HDRB approval, which can be found at <https://www.santafenm.gov/land-use/historic-preservation/hdrb-hearings-and-cases> .

New Construction

Remodel

Sq. Ft. of project: 740

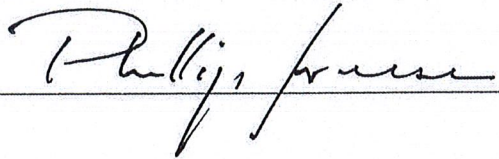
Sq. Ft. of project: _____

Construction Cost: \$425,000.00

AFIDAVIT AUTHORIZING AGENT/APPLICANT

As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.

Print Name PHILLIP FREESE

Signature 

1020 Camino San Acacio



Preliminary Zoning Review Worksheet City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address: 1020 Camino San Acacio	
Date Submitted: 6/5/2025		Proposed Construction Description: New Construction Garage	
Property Owner of Record: Philip K. Freese & Zelma R. Long		TOTAL ROOF AREA: 740 sq. ft.	
Applicant/Agent Name: Henry Avila			
Contact Person Phone Number: (505) 983- 6948			
Zoning District: _____		Lot Coverage : <u>37 %</u> <input type="checkbox"/> Open Space Required: _____	
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* _____ <input checked="" type="checkbox"/> Other: <u>Downtown & Eastside HD</u> _____		Setbacks: Proposed Front: <u>7'</u> Minimum: <u>7'</u> 2 nd Front? _____ Proposed Rear: <u>76'</u> Minimum: <u>15'</u> Proposed Sides: L <u>5'</u> R <u>17'</u> Minimum: <u>5'</u>	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Height: Proposed <u>14'-6"</u> Maximum Height: <u>24'</u> or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: Proposed _____ Accessible _____ Minimum: _____	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____			
Terrain: <input type="checkbox"/> 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.

Henry Avila _____ [OWNER APPLICANT AGENT]
PRINT NAME

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 [Signature] DATE 6-5-2025

To Be Completed By City Staff:		2025-010761-PAR	
Additional Agency Review if Applicable:			
<input checked="" type="checkbox"/> Escarpment Approval by <u>STV</u>	Date: <u>7/10/25</u>		
<input type="checkbox"/> Flood Plain Approval by _____	Date: <u>1/1</u>		
<input type="checkbox"/> Traffic Engineering Approval by _____	Date: <u>1/1</u>		
Notes: <u>Shall comply w/ C 14-56 and C 14-82.</u>			
Zoning Approval:			
<input type="checkbox"/> Preliminary Approval <input checked="" type="checkbox"/> with conditions <input type="checkbox"/> Rejected			
Comments/Conditions: _____			
REVIEWER: <u>Rachael Hamman</u>		DATE: <u>07/02/2025</u>	
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.			



June 9, 2025

Historic Districts Review Board
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505-0909

Re: HDRB Application
Proposed Garage and Site Improvement at 1020 Camino San Acacio

To the Historic Districts Review Board:

With this submission, we are proposing the construction of a new garage and exterior steps at 1020 Camino San Acacio. The property is located at the intersection of Camino San Acacio and Victoria Street, approximately three hundred feet east of Camino Don Miguel, in the Downtown and Eastside historic district. The existing residence was built in 1992.

PROPOSED PROJECT

- The proposed new 740 square foot garage will have a footprint of approximately 44'-0" by 16'-0".
- It will consist of two interior spaces, vehicle storage in the eastern portion, with a wine storage room at the west. At the eastern side, the roof will be approximately 14'-6" in height from finished grade. At the western side, the roof will step down to 9'-6" above grade.
- The lot is 6,098 square feet. The home is 1,500 sf. With the new garage, lot coverage will be 37%.

SITE

- The proposed garage will be built in front of the existing house.
- The property has an existing grade change of approximately 12 feet from the front door to the street. The new garage will be situated at approximately 9'-0" below the front door threshold, in an area currently used for parking.
- A set of new exterior stairs will be constructed next to the garage leading up to the entry terrace by the front door.

CONSTRUCTION

- The garage's construction will be reinforced CMU walls with a parapet and stucco finish.
- The stucco finish will have bullnose corners, radius to be determined.
- The foundation construction will include helical piers.
- Three fixed, divided lite windows, with painted wood trim, will be placed on the north wall, facing the street. An ornamental painted wood grille will be placed on the western portion of the building facing the street.

- The garage entry will consist of a combination folding carriage door and person door. These will incorporate glazing and be painted wood.
- A small roof overhang will extend over this entry.
- Exterior lighting will consist of a pair of lantern style lights mounted at either side of the garage doors. These lights will be Night Sky compliant and will have a dark bronze finish.
- Stucco color will be El Rey "Ceramic Beige."
- Paint color at trim will be Sherwin Williams "Pure White" SW7005.

Please also see photographs and other accompanying documents following this letter.

We trust that this description and the accompanying documentation provide a satisfactory picture of the project. If any additional information is required, let us know.

Thank you for your consideration.

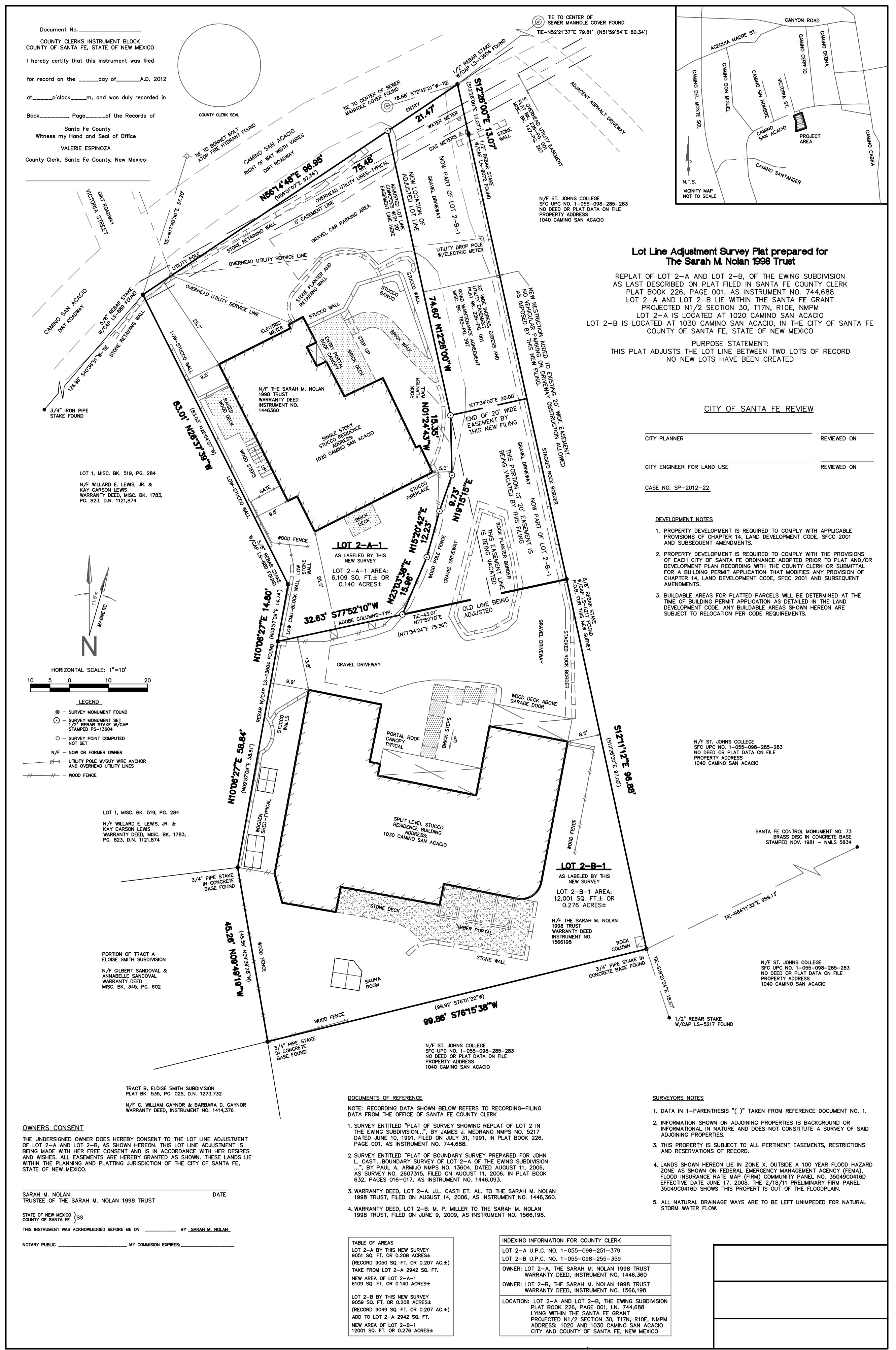
Sincerely,



Henry Avila
Project Manager
Conron & Woods Architects

PLAN DRAWINGS
PROPOSED GARAGE AT 1020 CAMINO SAN ACACIO

- Survey showing existing site conditions.
- Site Plan – Existing/Demo
- Site Plan – New
- Floor Plan
- Exterior Elevations
- Building Sections



SURVEY - (FOR REFERENCE ONLY)
 Long - Freese Residence - 1020 Camino San Acacio
 Santa Fe, New Mexico

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

#	DATE	REVISION

PROJECT 23AA05
 DRAWN
 CHECKED
 DATE 10/03/2024

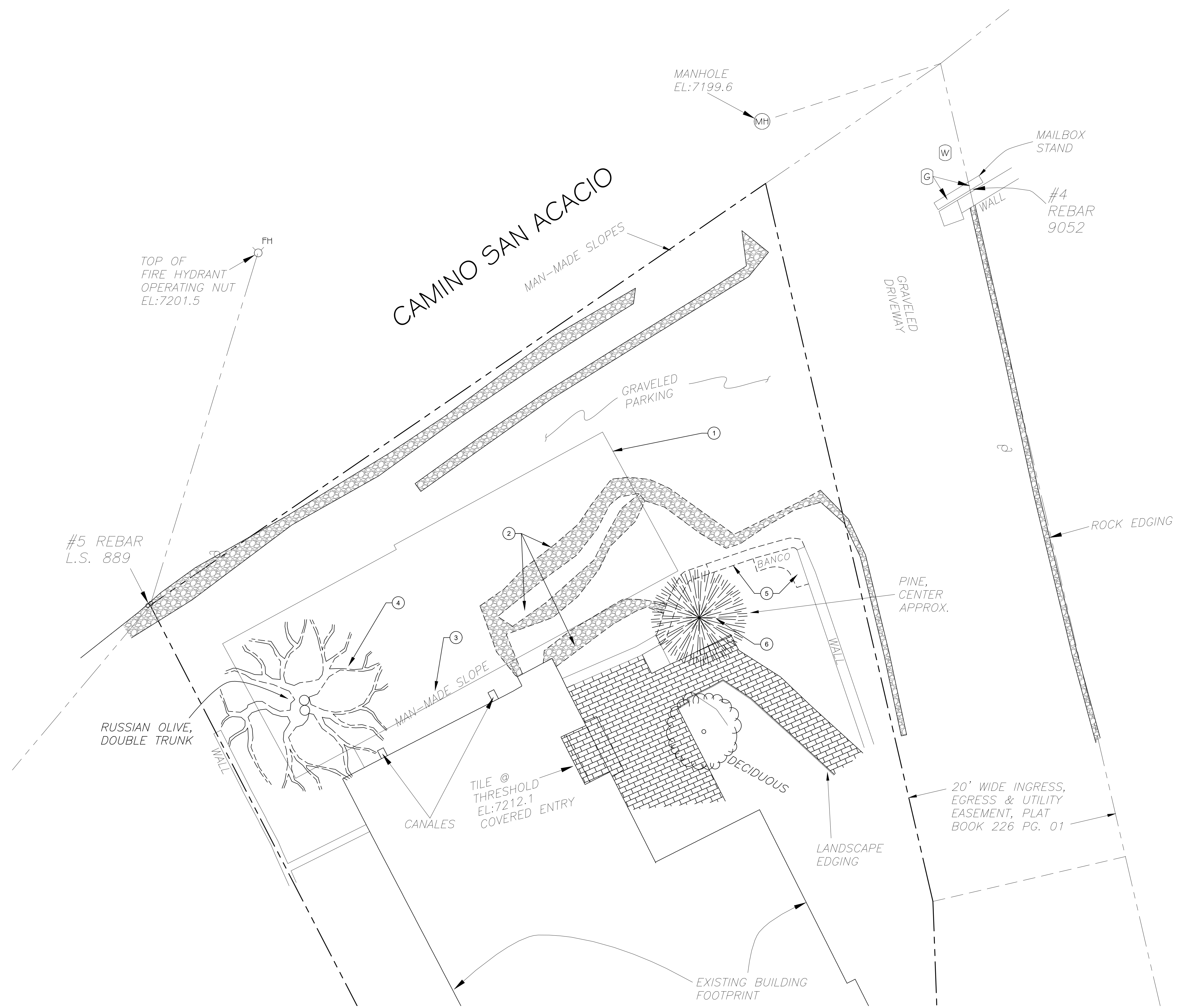
SHEET
C-101

SHEET NOTES

- DRAWING COMPILED FROM SITE VISIT AND INFORMATION PROVIDED BY OTHERS.
- CHECK ALL SHEETS FOR ADDITIONAL INFORMATION. BEFORE STARTING WORK.
- CONTACT ARCHITECT FOR ANY CLARIFICATIONS.
- NOTES SHALL BE CONSIDERED TYPICAL FOR ALL ITEMS IDENTIFIED AND SHALL APPLY TO ALL SAME AND SIMILAR CONDITIONS. ALL LOCATIONS MAY NOT BE NOTED.
- FIELD VERIFY ALL DIMENSIONS. ANYONE SCALING FROM THESE PLANS SHALL BEAR ALL RESPONSIBILITY FOR THEIR OWN ACCURACY.

KEYED NOTES

1. FOOTPRINT OF NEW BUILDING. AREA TO BE LEVELED FOR NEW WORK.
2. REMOVE ALL ROCKS, GRAVEL, VEGETATION, ETC, OF EXISTING RETAINING "BARRIER WALL" FOR NEW WORK.
3. REMOVE DIRT SLOPES.
4. REMOVE TREE.
5. REMOVE WALL AND BANCO.
6. PROTECT EXISTING PINE TREE TO REMAIN.



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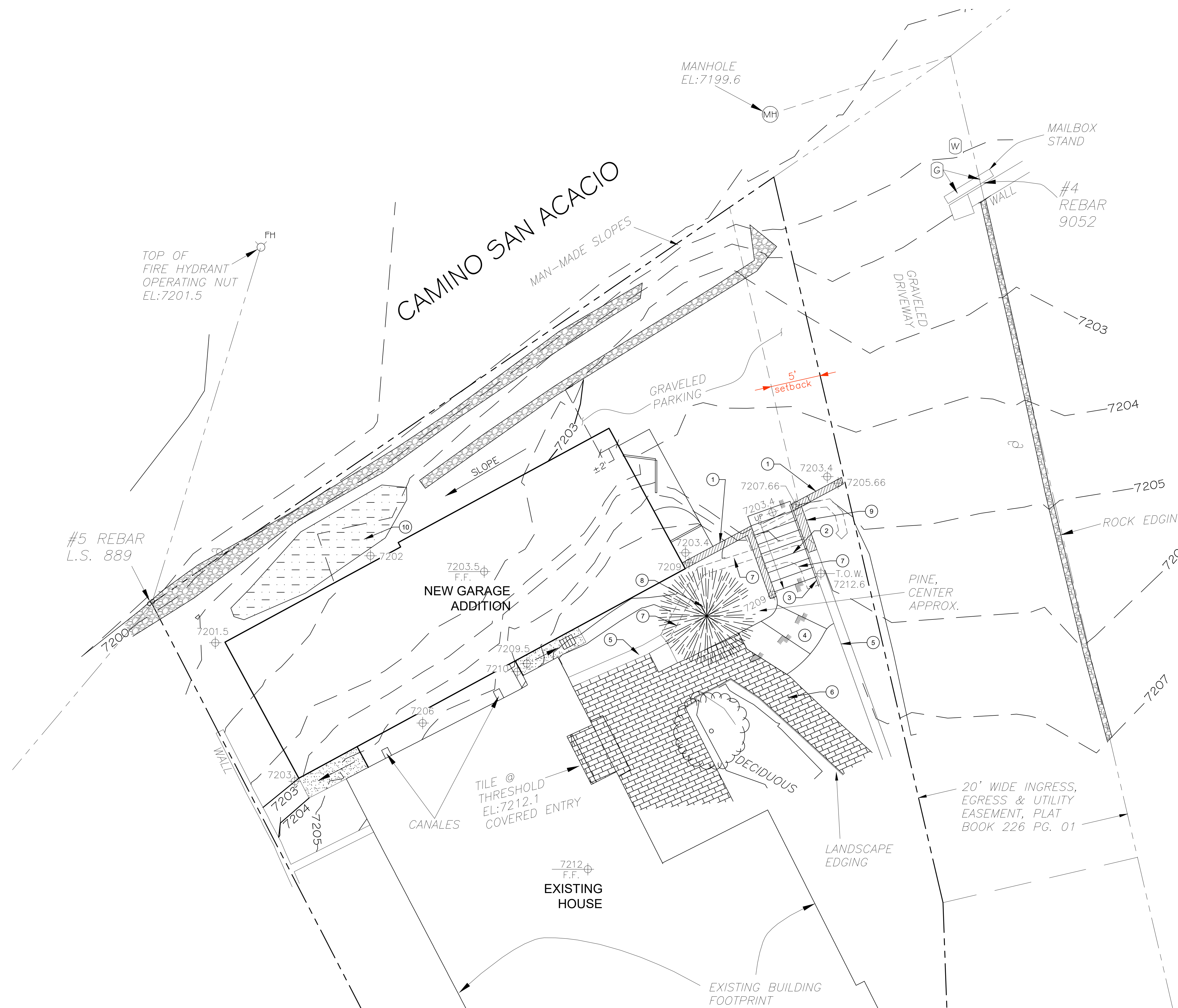
PROJECT	23AA05
DRAWN	JY
CHECKED	RLW
DATE	10/03/2024

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KEYED NOTES

1. NEW STEPPED CONCRETE RETAINING WALL W/ STUCCO FINISH.
2. NEW BRICK STEPS (8) RISERS, (8) 12" TREADS.
3. NEW METAL HANDRAIL.
4. NEW BRICK STEPS.
5. EXISTING WALL.
6. EXISTING BRICK WALK.
7. REMOVED WALL AND BANCO, TYP.
8. EXISTING TREE TO REMAIN.
9. SLOPE NEW WALL TO MATCH STEPS UNTIL IT MEETS EXISTING WALL.
10. NEW RETENTION POND.



AI SITE PLAN - NEW
SCALE: 1:5



ARCHITECTURAL SITE PLAN - NEW
Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

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CHECKED RLW
DATE 10/03/2024

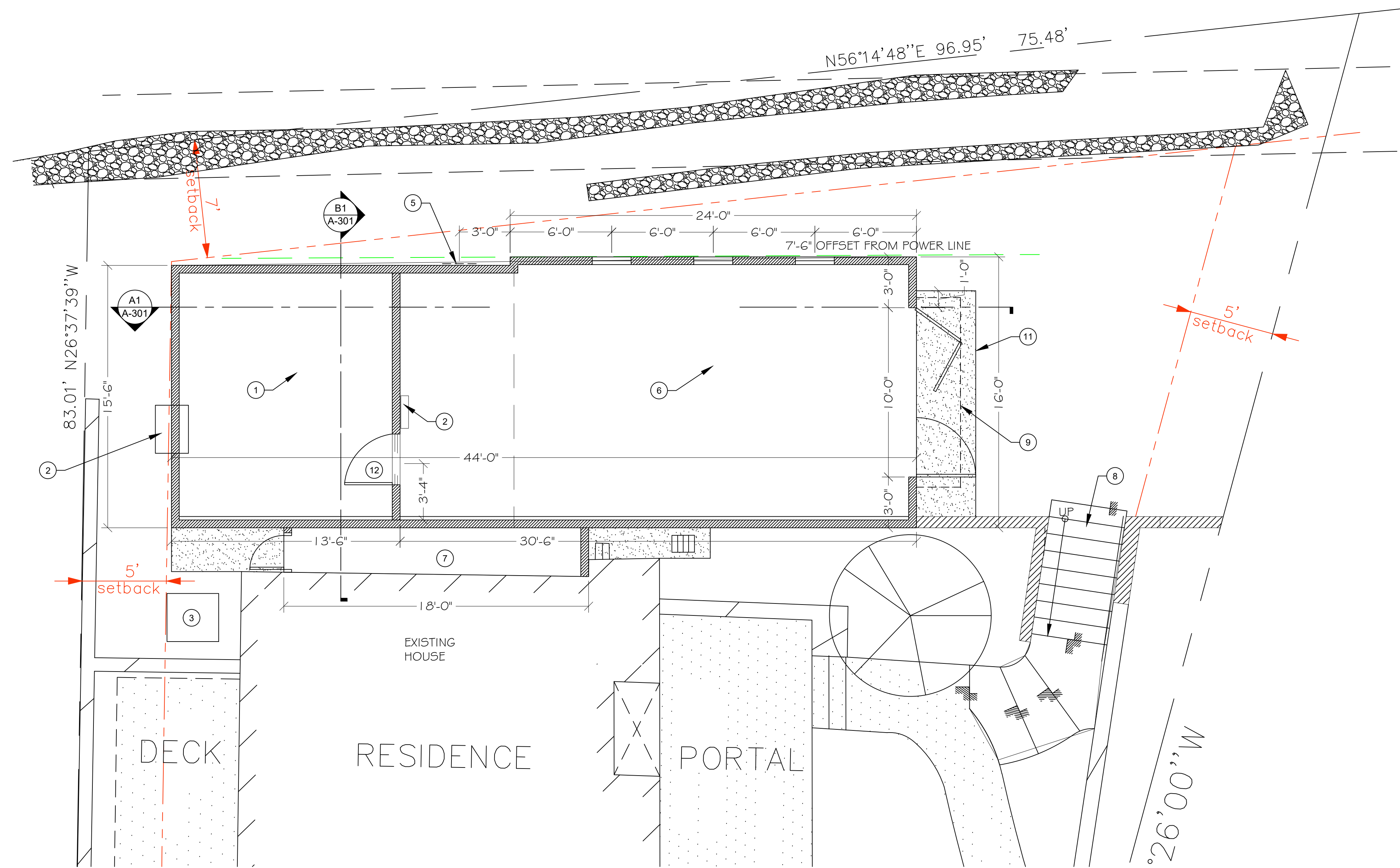
SHEET
AS-101

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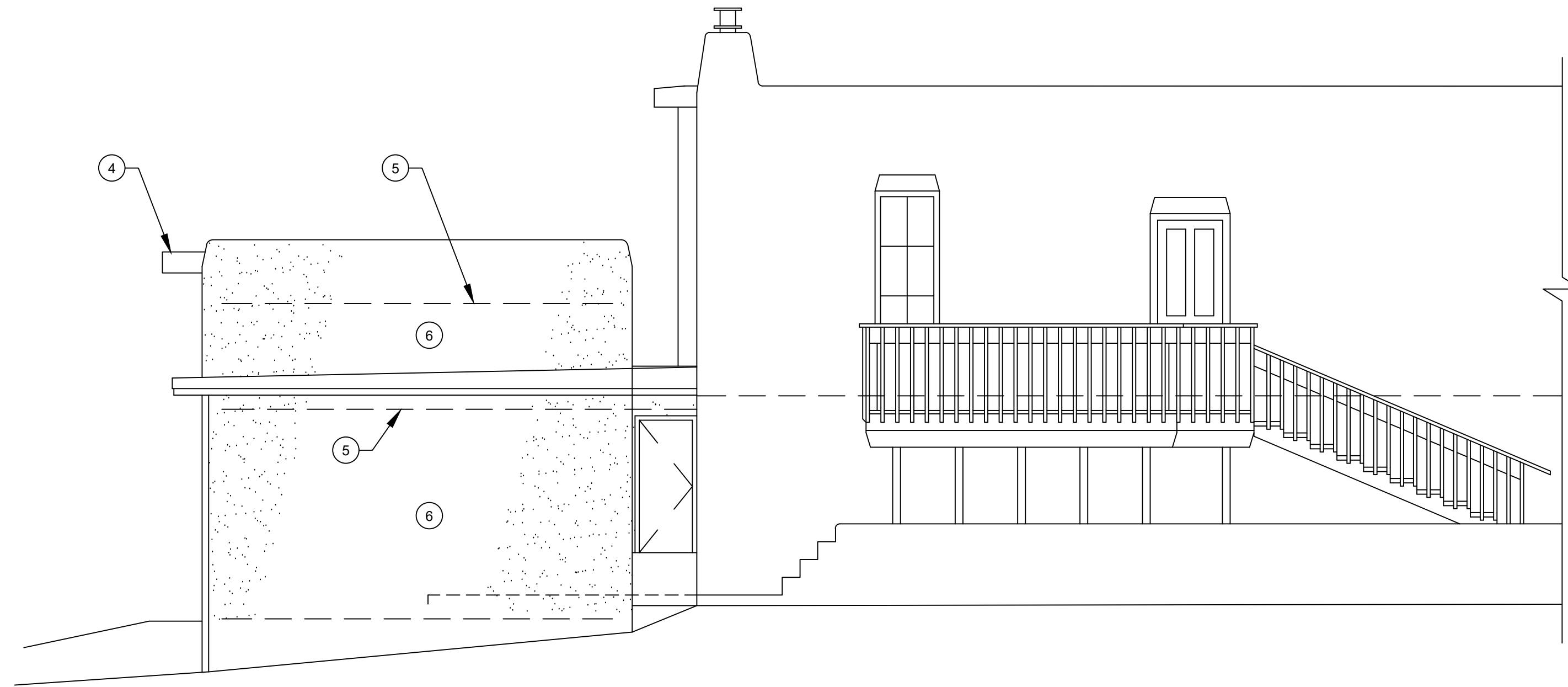
1. STORAGE ROOM.
2. WALL MOUNTED MINI SPLIT COOLING UNIT.
3. POSSIBLE CONDENSER UNIT LOCATION FOR COOLING SYSTEM.
4. NOT USED.
5. WOOD GRILLE. NO WINDOW.
6. VEHICLE AREA.
7. STAIRS. SEE SHEET AS-101 FOR ADDITIONAL INFORMATION.
8. ROOF OVERHANG OVER GARAGE DOORS.
9. NOT USED.
10. CONCRETE APRON 3'-6" WIDE X ±13'-4" LONG.
11. 36" MAN DOOR.



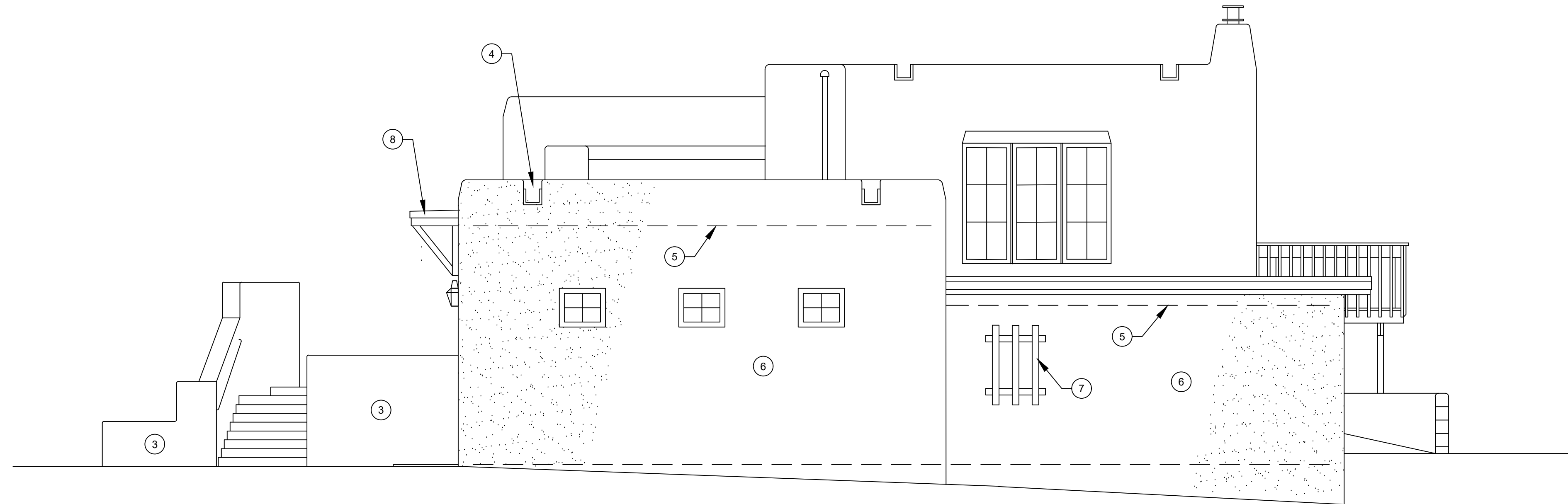
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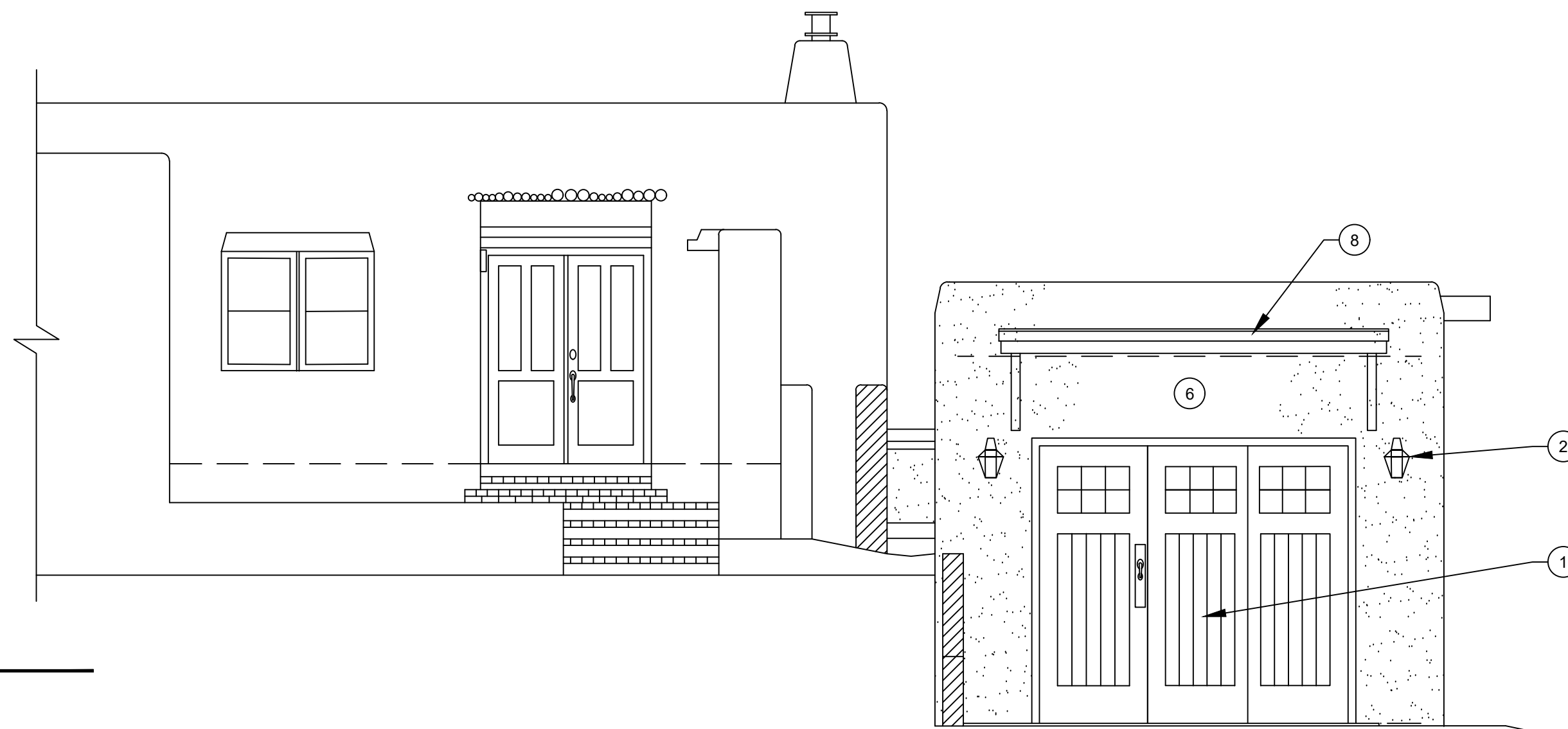
PROJECT	23AA05
DRAWN	LC, JY
CHECKED	RLW
DATE	10/03/2024



C1 WEST ELEVATION
SCALE: 1/4"=1'-0"



B1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



A1 EAST ELEVATION
SCALE: 1/4"=1'-0"

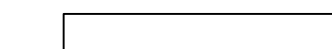
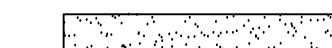
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KEYED NOTES

1. SWINGING CARRIAGE DOORS AND MAN DOOR.
2. WALL SCONCE LIGHT.
3. STEPPED CONCRETE RETAINING WALL.
4. CANALES, TYP.
5. CEILING LINE, TYP.
6. 3-COAT STUCCO FINISH.
7. WOOD GRILLE, NO WINDOW.
8. ROOF OVERHANG WITH SUPPORTS

LEGEND

-  EXISTING STRUCTURE
-  NEW CONSTRUCTION

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PROJECT 23AA05
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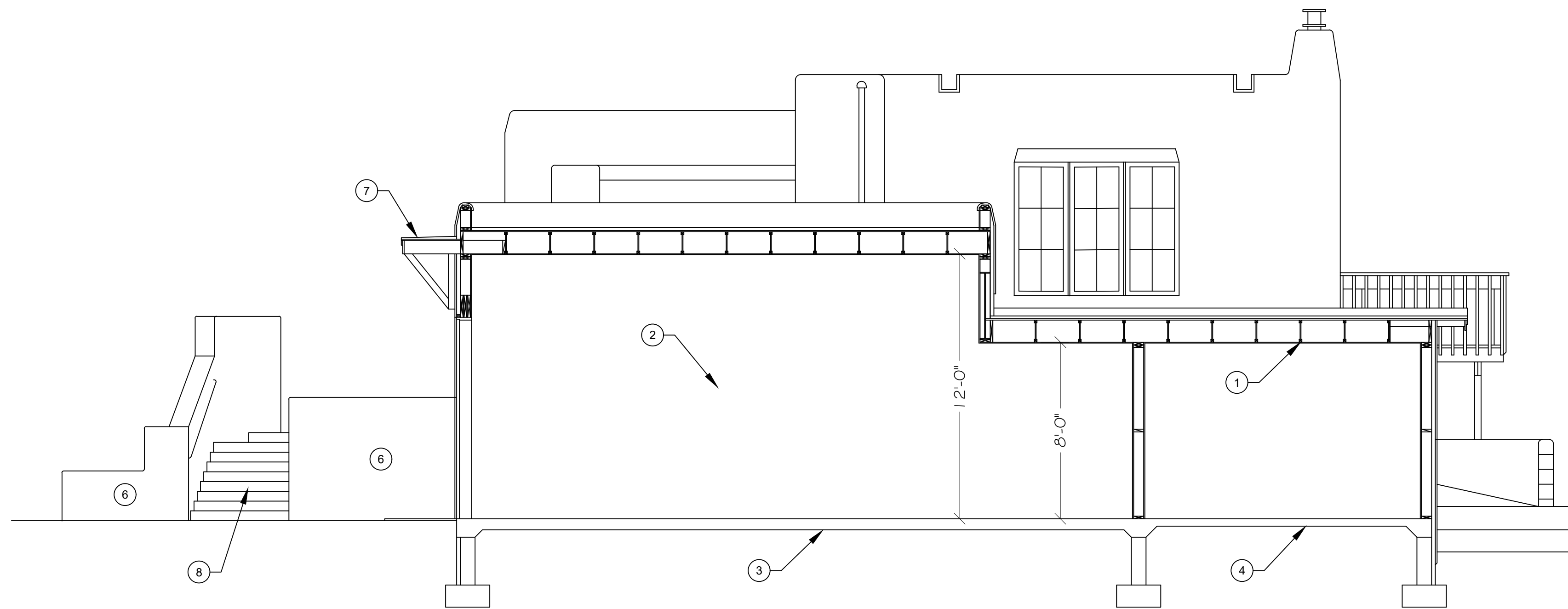
SHEET
A-201

SHEET NOTES

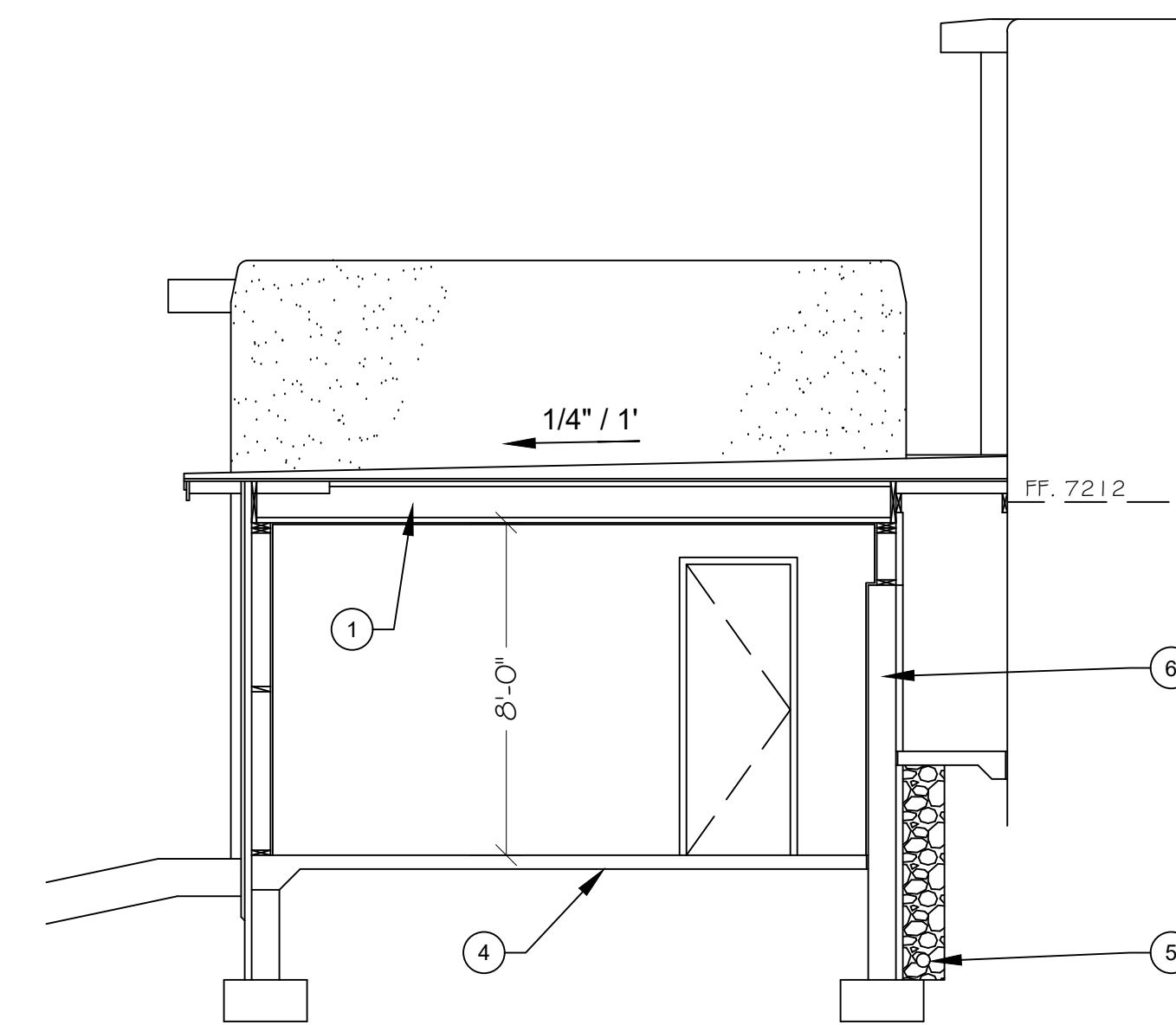
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KEYED NOTES

1. 12" TJI JOIST AT 2'-0" O.C. TYP.
2. VEHICLE STORAGE.
3. 6" CONCRETE SLAB AT GARAGE.
4. 4" CONCRETE SLAB AT STORAGE ROOM.
5. GRAVEL OVER PERFORATED PVC PIPE FOR DRAINAGE TO DAYLIGHT.
6. 8" CONCRETE RETAINING WALL.
7. ROOF OVERHANG WITH SUPPORTS.
8. STAIRS.



A1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



A4 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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CONSTRUCTION**

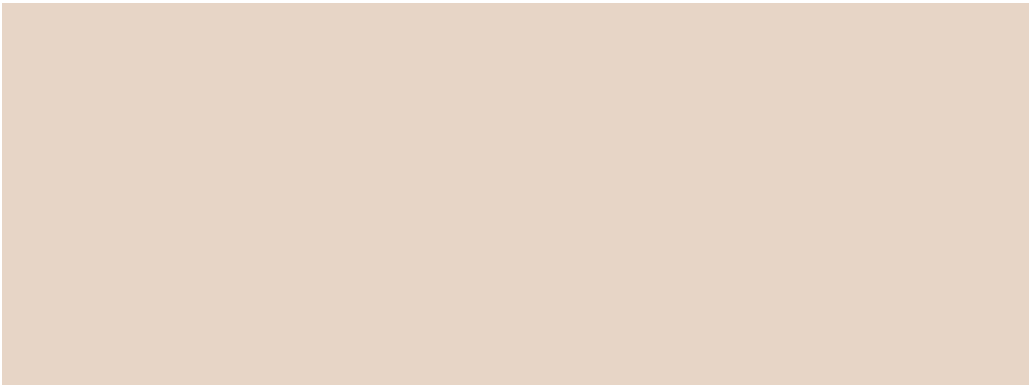
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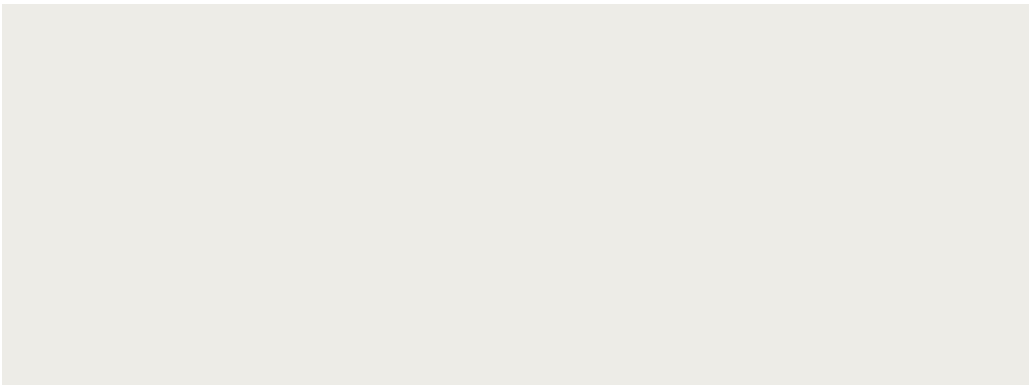
SHEET
A-301

EXTERIOR FINISHES
PROPOSED GARAGE AT 1020 CAMINO SAN ACACIO

- Stucco color will be El Rey cementitious “Ceramic Beige.”



- Paint color at trim will be Sherwin Williams “Pure White” SW 7005.





1020 CAMINO SAN ACACIO - THIS PAIR OF IMAGES SHOWS THE NORTH SIDE OF THE PROPERTY, VIEWED FROM THE STREET, SHOWING EXISTING HOUSE.



1020 CAMINO SAN ACACIO - THE VIEW FROM THE NORTHEAST CORNER OF THE PROPERTY. THE LEFT IMAGE LOOKS ALONG THE EAST SIDE OF THE HOUSE. THE RIGHT IMAGE LOOKS ALONG THE NORTH SIDE OF THE HOUSE, WHERE THE PROPOSED GARAGE WOULD BE.



1020 CAMINO SAN ACACIO - VIEW OF NORTH SIDE OF PROPERTY,
SHOWING THE APPROXIMATE LOCATION OF THE PROPOSED GARAGE.