



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

PROJECT 2023-007474-HDRB. 412 Camino Cabra. Downtown & Eastside Historic District.

DESC: Noncontributing.

Jon Dick, agent for Tom Wilmoth, owner, requests historic status review with primary façade(s) designation.

CASE NUMBER: 2023-007474--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 412 CAMINO CABRA
Santa Fe, NM 87505

CONTACTS: Applicant

Jon Dick

1512 Pacheco Street PACHECO
Santa Fe, NM 87505

Property Owner

Tom Wilmoth

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 14, 2023. The decision of the Board was to upgrade the main structure status to contributing and designate the east façade as primary.

For further information please call 505-955-6605.

Sincerely,

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.**

City of Santa Fe, New Mexico

memo

DATE: November 14, 2023
TO: Historic Districts Review Board Members
FROM: Paul Duran, Senior Planner, Historic Preservation Division

2023-007474-HDRB. 412 Camino Cabra. Downtown & Eastside Historic District. Non-contributing. Jon Dick, agent for Tom Wilmoth, owner, requests historic status review with primary façade(s) designation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Primary Façade Diagram

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be upgraded to contributing with the east façade designated as primary, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

412 Camino Cabra is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The structure was built in 1950 on a 0.147-acre lot and totaled 734 square feet. The structure was built in a modest Santa Fe vernacular style with an L-shaped form constructed out of masonry block, metal casement windows, and a wooden flat roof. A portal wraps around the northeastern façade comprised of wooden viga beams and corbels. Several

periods of alterations and remodeling have occurred after 1978 but the core of the structure remains intact.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken 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.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty 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:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) 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.

14-12 Contributing Structure:

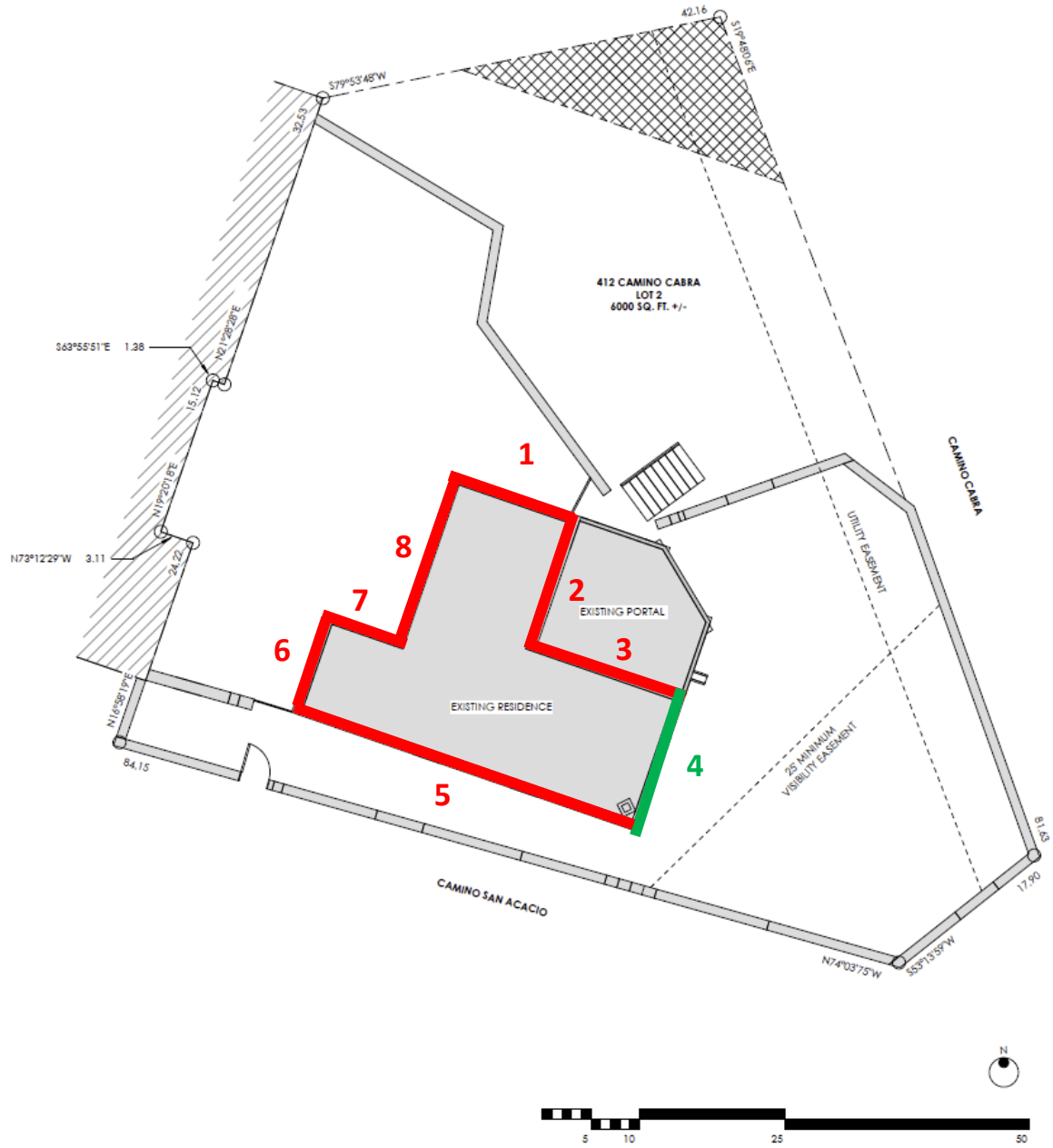
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.



① EXISTING SITE PLAN
1/8" = 1'-0"