

City of Santa Fe, New Mexico

memo

DATE: April 28, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director *MM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2026-012133-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District, non-contributing, Gabriel Brown, agent/owner, proposes to demolish a 755 sq. ft. accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: [previous case documents]

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [structural engineer report, city
inspector letter, demolition criteria]

STAFF RECOMMENDATION:

Staff recommends approval of the demolition as it complies with 14.2.1(G)(3) and 14.4.6(D)(1)(I) Demolition of Historic Structures.

Sample motions:

- a. In case 2026-012133-HDRB, for 1062 Camino San Acacio, approve/deny the demolition of the southern accessory structure.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:

Camino San Acacio was once a rural neighborhood with family-built homes on the tiny ridge of the hill to the north of the street. The family homes evolved into family compounds with multiple buildings holding extended family members. Several of the properties have since been separated so that each residence is on its own lot, though there is still a compound feel to the area. The area on the southern part of the street was previously farmland that was separated from the homes and sold off for the construction of single-family residences. Because the homes were family-built, they are an eclectic mix of vernacular, Spanish Pueblo Revival, and Territorial Revival styles. There is a mix of flat and pitched roof homes, with some built up to the street and others set back. The street is lined with latilla and board fences, concrete masonry, and stone yard walls of various heights. The street is not paved and has no sidewalks or walking areas, but is frequented by pedestrians.

Site Description:

The property at 1062 Camino San Acacio consists of two non-residential structures in the Downtown and Eastside Historic District. The two structures are garages and workshops associated with the residences across the street. The northernmost structure has been designated as contributing, and the southernmost structure has been designated as non-contributing. Both structures are L-shaped forms built partially into the hillside.



Figure 1: Property Location

The northern structure is an 853 sq. ft. adobe garage, with interior vigas. It is stuccoed with capped parapets and a rowlock pattern working as dentils. This structure is not a part of this request.



Figure 2: Structures on the Property

The southern structure is 755 sq. ft., constructed of adobe with a shed attached to the east elevation. This southern structure is non-contributing to the Downtown and Eastside Historic District and is the focus of this demolition request.

The north elevation (see Figure 4) rises above grade on a mixed concrete and rubble foundation, with adobe walls covered with a gray scratch coat on top. The walls are mounted with a coping made of clay tile blocks and bricks. Attached to the east side (see Figure 6) is the beginning of the shed. On the west elevation (see Figure 3), there are two wide garage doors and a window giving light to the interior. While the size of the opening is original, the window has been replaced. The two four-light fixed units are separated by a 1"x 6 1/2" board acting as a mullion. The west elevation was given a scratch coat, and an overhang extends nearly 24" over the openings. The south elevation (see Figure 5) has exposed mostly uniform 7"x 3 1/2" x 16" mud brick construction material laid in a typical pattern and adhered with mud mortar. There is a grouping of newer sash windows fitted into openings with a board mullion. A shallow overhang tops the wall. Rolled asphalt roofing wraps down over the façade roof.

A shed covers the east façade and is constructed of a mix of wood materials and corrugated tin, and is split into three divisions. The north elevation of the shed sits on a rubble stone wall and reveals various wood surfaces. It has a south end that has an opening framed by large rough beams. Its structure rests on a mixed concrete-and-rubble foundation. Its roof is partially collapsed. The middle section has an east-sloping shed roof with openings that resemble animal pens. It has been recently reinforced by new 3 1/2" x 9 1/2" beams. The lower north section has a roof sloping in the same direction and erected over a rubble stone wall and has a single gate, sheltered by an overhang of 2' x 4's. Based on the known use of the property, there is a high likelihood that the shed once enclosed animals.



Figure 3: Southern Building West Elevation



Figure 4: Southern Building North Elevation



Figure 5: Southern Building South Elevation



Figure 6: Upper Building East Elevation

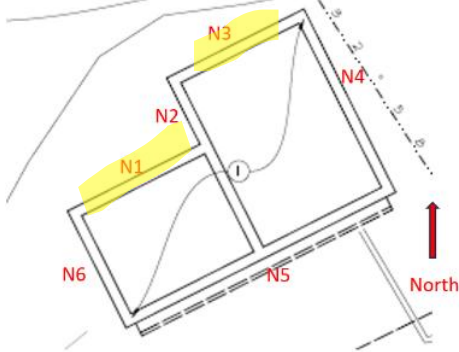
PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:

Case 2023-007358-HDRB was a status review for the two accessory structures on the property. The northern garage structure was designated as contributing to the north-facing facades (N3 and N1) as the primary. The southern accessory structure was designated as non-contributing.



ADMINISTRATIVE:

There are no previous administrative cases on file with the Historic Preservation Division.

APPLICANT’S REQUEST:

The applicant requests:

- 1) Demolition of the southern non-contributing accessory structure.

DEMOLITION CRITERIA AND RESPONSES:

Per Section 14.2-1(G)(3)(IV): Demolition Criteria for determining if a demolition in a Historic District should be approved or denied

- (a) Whether the structure is of historical importance.

Applicant Response: At its meeting on Oct 24, 2023, this structure was deemed by the HDRB to be non-contributing. While parts of the structure are built with traditional materials and techniques such as adobe and vigas, the additions and modifications to the building have ruined some and obscured other traditional stylistic elements. The overall appearance of the shop is of slipshod work done in modern times, not respecting traditional techniques, forms, or the decorative motifs of the Santa Fe Styles.

Staff Response: Staff finds that this criterion has been met. The accessory structure is no longer associated with the residence it once belonged to. The Historic Districts Review Board reviewed the building for status in 2024 and found that it did not contribute to the district or the streetscape.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front, and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The closest part of the existing structure is set back from the right of way about 60' and behind the front, northern shop and garage structure. Because of its location so far from the street and behind another structure, the building is not part of a unique street section or block front. In fact, this property's frontage along San Acacio is notably less dense and has a sort of rural feel as opposed to the fairly small setbacks and high density typical.

Staff Response: Staff finds that this criterion has been met. The accessory structure is no longer associated with the residence it once belonged to. The Historic Districts Review Board reviewed the building for status in 2024 and found that it did not contribute to the district or the streetscape. The lot that the structure is on has no residence at this time, but one is under consideration, though it will not match the existing footprint of the accessory structure.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: This small structure of about 1200 sq. ft. was never a home. It never had running water or proper electrical wiring; the walls were built as quick, cheap, temporary sheds and a corral for goats. These were later converted to a small wood shop. What stands today is an agglomeration in four parts, each with a different history, structural system, and each in varying states of decay.

- The small room, roughly 11'X15' on the north side of the structure, is in the best condition, though its roof, cement plaster, and copings are all leaking. The coping over this section has been covered with roofing tar, and was made with a jumble of different types of bricks and penn-tiles. This section has a double window opening on the West facade, but had no window in that opening for many years before I purchased the property.
- The slightly larger shop space on the southwest is a post & beam structure with large garage doors on the west. In this area, the roof is shot, the south bearing adobe wall has inadequate or no foundation, has no protective plaster, and an inadequate overhang, so the adobe is badly eroded and is melting from the bottom. The four large garage doors comprise the full width of the west façade of this mass; this is not in keeping with any of the historic Santa Fe Styles.
- The northeastern portion of the structure was built as a goat pen. Someone later added a lien-to-roof without proper support and with reused material, which is full of holes. The fences that make up the east and north walls of the structure have been reinforced with reused pallets and other discarded wood. This portion of the building is collapsing as the wooden posts that support the roof rot off at the ground.
- The southeastern corner of the structure is encroaching on the neighbor's property, and the roof and some of the adobe walls in this area have collapsed. This corner of the structure is a pile of rubble.

Staff Response: Staff finds that this criterion has been met. The accessory structure and associated shed are in disrepair and are not structurally sound. The structural engineer's report outlines the issues with the structure and includes reduced structural capacity of the framework and load-bearing walls, diminished structural integrity, and the absence of required support materials such

as a bond beam. The report summarizes that “Overall, the structure is in poor condition. The structural deficiencies outlined herein make this structure a hazard and danger to occupy.”

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance in order to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

- I. Continue the existence and preservation of historic areas and buildings;
- II. Continued construction of buildings in Santa Fe's historic styles; and
- III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

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

3. Review by Historic Districts Review Board Required

- I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.
- II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

G. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent

Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

I. Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- a. With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns.

Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open slightly ogive, over gateways in freestanding walls.

- b. All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.
- c. Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- d. The rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents, and arials shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- e. True old Santa Fe style buildings are made of adobe with a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
- f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

II. Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- a. No building shall be over two stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks, or other design elements;
- b. The combined door and window area in any publicly visible facade shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three (3) feet from the corner of the facade;
- c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- d. No less than eighty percent of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- e. The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complementary colors. Windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles, except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic, and
- f. Flat roofs shall have not more than thirty (30) inches overhang.