

Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87501



Regarding: 1062 Camino San Acacio Rear Building Demolition

March 23, 2026

Ms. McCulley & Historic Design Review Members:

Please accept this letter and accompanying photos taken at the time the property was purchased as an application for a demolition permit for the rear, southern shop building at 1062 Camino San Acacio. This property is in the Downtown and Eastside Historic District. For your reference, I am attaching the action letter regarding this property from the HDRB Status hearing on Oct 24, 2023.

Demolition Criteria:

- (a) whether the structure is of historic importance:
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 obscure the traditional stylistic elements. The overall appearance of the shop is of slipshod work done in modern times not respecting traditional forms, decorative elements or techniques typical of the Santa Fe Styles.
- (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:
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.

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

This small structure of about 1200 sq. ft. was never a home. It never had running water or electricity to speak of, the walls were built as quick, cheap temporary shelter for goats, then 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, roughly 100 sq. ft. room on the Northwest side of the structure is in the best shape, though its roof, cement plaster and copings are all leaking. This section has a double window opening, but had no window in that opening for many years before I purchased the property.
- The slightly larger shop space in 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 foundation, and has never had adequate overhangs. This southern adobe has thinned and is melting from the bottom.
- The northwestern portion of the structure seems to have been built as a goat pen, grew a lean-to roof somewhere along the line, the was reinforced with old pallets. This portion is collapsing as the wooden posts which support the roof rot.
- The southeastern portion of the structure is encroaching on the neighbor's property, the roof and some of the adobe walls in this area have collapsed. This corner of the structure has been reduced to trash and a few salvageable adobes.

I hope and expect that you will agree that this structure is not worth savings and that you will grant permission to demolish it.

Thank you for your time and assistance with this matter.

Sincerely,



Gabriel Browne,
Owner & Architect



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

PROJECT DESC: 2023-007358-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District. Non-contributing. Praxis Design Build, agent for Gabriel and Mariam Browne, owners, requests a historic status review with primary facade(s) designation, if applicable, for two non-residential structures.

CASE NUMBER: 2023-007358--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 1062 CAMINO SAN ACACIO
Santa Fe, NM 87505

CONTACTS: Applicant	GABRIEL BROWNE	1012 MARQUEZ PL STE 310B SANTA FE, NM 87505
Property Owner	GABRIEL BROWNE	

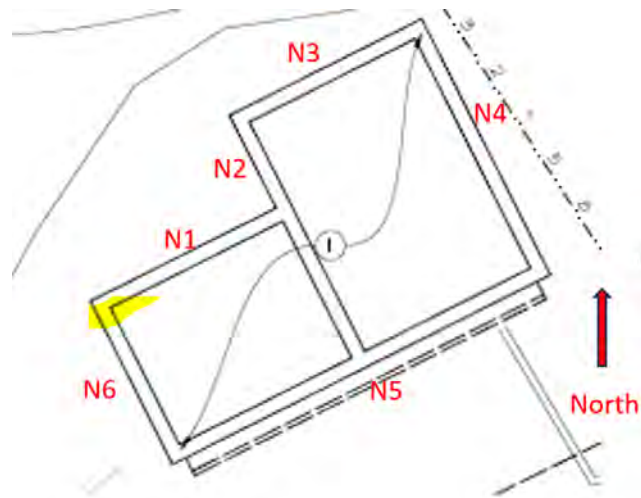
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 24, 2023. The decision of the Board was to designate the northern or lower structure as contributing with the north facing facades (N1 and N3) as primary and to designate the southern or upper structure as non-contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley



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.**



Luchini Trujillo Structural Engineers, Inc.

April 13, 2026

Praxis Design Build
c/o Gabriel Brown
1012 Marquez Pl Unit 310B
Santa Fe, NM 87505

Re: Rear southern structure @ 1062 Camino San Acacio, Santa Fe, NM

Dear Gabriel,

This letter is to acknowledge that I conducted a site visit on April 04, 2026. The purpose of this site visit was to provide a general opinion regarding the structural integrity based on visible conditions.



City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 4/21/2026

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, *B.P.*
Building Official, Division Manger
Inspections

ITEM & ISSUE

1062 Camino San Acacio

BACKGROUND & SUMMARY

An inspection was completed on 4/09/2026, at the above-mentioned address.

The building is a single-story, detached garage and storage, walls are adobe with roof is constructed of wood framing members. The entire structure has severe signs of deterioration due to roof covering and unsealed penetrations water is entering into the exterior adobe walls.

Storage area has severe structural hazardous conditions, supporting members are unstable along with the perimeter of the structure open to the elements.

The overall condition of the structure is in poor and in disrepair.

Should you have any questions pertaining to this matter, please feel free to contact, 955-6503.

Thank you,



Existing Conditions

The structure is a single-story, detached garage and storage building. Several structural deficiencies were observed during the site visit, as summarized below.

Observations

1. Roof Framing

The roof framing was exposed throughout the building and consists of 2x6 rough-sawn lumber at 24" on-center and timber viga framing with varying diameters at 30" on-center, spanning between load bearing adobe walls.

Significant surface staining was observed on the framing members and plank decking, likely due to prolonged moisture intrusion resulting from failure of the roof covering.

Timber viga framing was observed to be in direct contact with adobe walls and exhibited visible decay, resulting in loss of section and reduced structural capacity.





2. Bearing Walls and Lateral Bracing

Structural walls were partially exposed due to deterioration of exterior and interior finishes. Exterior and load-bearing walls consisted of approximately 10" wide adobe block. No wood or concrete bond beam was observed at the top of the adobe walls.

The exterior adobe walls have been exposed to weather due to the absence of protective finishes such as stucco, resulting in erosion and loss of structural section. Several load-bearing adobe walls show evidence of moisture exposure and deterioration due to the failure of the roof covering.

The south exterior load bearing adobe wall partially retains soil. The lower courses of adobe at this location likely have diminished structural integrity due to prolonged moisture exposure and erosion due to the failure of waterproofing finishes and direct contact with retained earth.

The absence of a continuous concrete or wood bond beam makes the buildings' construction fall outside of the prescriptive design methods to resist lateral forces from wind and seismic events.



Analysis and Recommendations

This office was retained to provide an opinion regarding the structure's ability to support current code required loads, either in its existing condition or through rehabilitation. Overall, the structure is in poor condition. The structural deficiencies outlined herein make this structure a hazard and danger to occupy.

This structure is under the jurisdiction of the City of Santa Fe Land Use Department which currently enforces the 2021 New Mexico Administrative Building Code. A review of the



2021 International Residential Building Code (IRC, as amended) and the 2021 International Existing Building Code (IEBC, as amended) was completed.

Under the IRC, Section J501.4, structural elements found to be unsound or dangerous are required to be repaired or replaced in compliance with current code provisions. Replacement of all roof framing, installation of bond beams and reconstruction of deteriorated adobe walls would constitute an 'extensive alteration', as defined by Section AJ501.3 and would require compliance with reconstruction provisions of the code.

Under the IEBC, Chapter 5, replacement of roof framing and adobe walls affecting more than 30 percent of the building area constitutes a substantial alteration. At this level of alteration, Section 907.4.2 would require that the lateral load-resisting system comply with the 2021 International Building Code (IBC) requirements (though some reductions to horizontal forces are allowed in this alteration section).

Feasibility of Executing Code Compliance

Based on the observed conditions, code compliance would require significant structural intervention, including:

- Replacement of roof framing
- Reconstruction or replacement of deteriorated adobe walls
- Installation of new concrete bond beams at all load-bearing adobe walls
- Verification of competent adobe suitable for supporting new bond beams

Adobe damaged by moisture intrusion is likely not suitable for installation on a new bond beam. The extent of reconstruction required cannot be fully determined until finishes are removed and concealed conditions are exposed. Existing foundation systems could not be observed at the time of the site visit.

Based on the site-specific spectral acceleration values and utilizing a site classification of D, it was determined that this structure is in a Seismic Design Category D. The existing walls are unreinforced adobe masonry; these types of walls are not allowed to act as a lateral force resisting system in this seismic design category as they are non-ductile. In addition, the walls cannot resist out of plane forces due to wind pressure on the walls (based on current code standards).

Summary and Conclusion

It is my opinion an effort to restore or repair this structure is not feasible. Replacement of all horizontal framing, vertical load bearing walls, and the installation of a bond beam would require so much removal of the existing structure that the undertaking can no longer be considered a restoration, but a replacement. That is, no portions of the existing structure can remain in place if this building is to be occupied and meet building code requirements.

1. Replacement of the roof framing
2. Significant repair or replacement of adobe walls due to moisture intrusion and direct contact with earth in the retaining conditions
3. Installation of continuous bond beams at all adobe walls in
4. Evaluation and potentially the installation of a foundation system



Given the extent of observed deficiencies and the level of reconstruction required to meet current code standards, repair of the existing structure is likely to be complex and costly. If cost, effort, and construction timeline are primary considerations, demolition of the existing structure and replacement with new construction is likely to be both simpler and more economical than attempting to rehabilitate the building.

Closure

The conclusions and opinions stated are based on our understanding of the facts and evidence stated herein. No warranties, expressed or implied, are intended to be made. Should additional facts or evidence become available pertaining to this project, we reserve the right to review that information and revise opinions when appropriate.

Recommendations provided herein are conceptual in scope and are for use in planning and estimating costs only. The services of a licensed professional experienced in this industry should be acquired to engineer and design the exact structural requirements. Other methods for these repairs may also be available and appropriate.

Please note that Luchini Trujillo Structural Engineers, Inc. has provided structural consultation for only those items described in this letter and assumes no responsibility for the structural adequacy of any other members or systems in this project.

Please contact me if you have any questions or require additional information.

Respectfully,

Jeremy J. Starr, P.E.

Reviewed by,

Eric D. Trujillo, P.E.





2024/25 EagleView Pictometry - Santa



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