

- e. **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. (Lani McCulley)

Staff Report:

The property at 1062 Camino San Acacio consists of two non-residential structures that have no historic status in the Downtown and Eastside Historic District. The two structures were garages and workshops associated with the residences across the street. The two structures, the northern or lower building and the southern or upper building, are basic L-shaped forms built partially into the hillside.

The northern or lower building is an 853 sq. ft. adobe structure, with interior vigas. The building is stuccoed with capped parapets with a rowlocks pattern working as dentils. The roof slopes south to the gutter and is modified bitumen. The roof was recently redone along with replacing areas of the roof and installing new vigas and a concrete floor as approved under permit 2019-5288-EXTR. The garage on the east side of the north facade has swinging wood panels doors. To the west of the north façade is the only pedestrian entry to the building. The door is a stock ¼ glass unit with four raised panels. The west façade has a single four-lite non-historic in-swing casement window with a heavy concrete sill at the bottom of the window. The south elevation is partially dug into the slope and is divided evenly with two openings holding non-historic six-light casements windows and a non-historic overhang spanning the façade. The east façade is an empty wall.

The southern or upper building is a 755 sq. ft. adobe structure with a shed attachment on the east elevation. The north elevation of the building rises above grade on a mixed concrete and rubble foundation with the walls, reaching 3' above the ground and 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 is the beginning of the shed. On the west elevation there are two wide garage doors and a window giving light to the office. While the opening is historic, the windows are not original. The two four-light fixed units are separated by a 1"x 6 ½" board acting as a mullion.

The west was given a scratch coat, and an overhang extends nearly 24" over the openings. The south elevation has exposed mostly uniform 7"x 3 ½" 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.

The east façade is covered by a shed. The shed is constructed of a mix of wood materials and corrugated tin and is split into three divisions. North elevation of shed It sits on a rubble stone wall and reveals various wood surfaces, it has a south end has an opening framed by large rough beams.

Its structure sits 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 ½" x 9 ½" 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'x4's. Based on the known use of the property, there is a high likelihood that the shed once enclosed animals.

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

The applicant requests a status review with primary façade designation if applicable of each of the two structures.

Staff Recommendation:

Staff recommends the historic status of the northern or lower structure be upgraded to a contributing structure with the north façade (N1 and N3) as the primary façade citing the adobe structure, original brick coping, and the historic doors; and the historic status of the southern or upper structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Member Bienvenu confirmed that buildings are not stasured.

Applicant Presentation:

Gabriel Browne, 1012 Marquez Place, Santa Fe, was sworn. He did not agree with staff's recommendations. He wants to develop the open part of the property for his family. They are hoping to get non-contributing status for both structures. Preserving the structures would be a hardship. There's never been water service on the property. They would like to add on to the west.

Member Guida said the structure contributes to the streetscape and holds a lot of history. The Board is not reviewing a design proposal this evening, however, in the future, he thinks the Board would be receptive to granting an exception to a design that considers the history of the building.

Member Bienvenu said having both of those two very rustic non-residential buildings on a single lot being designated as contributing would run counter to a lot of

our other goals such as having residences for people to live in. He thought the staff's proposal is a compromise point of view.

Member Biedscheid confirmed that N6 is a recommendation from management. This is an extremely small house. Three facades is overboard. The two facades that are recommended might be overkill.

Public Hearing:

Mr. Eddy, previously sworn, said these buildings have contributed to the historicity of San Acacio. Contributing is definitely appropriate for these buildings.

Board Discussion/Action

Motion: In Case 2023-007358-HDRB, 1062 Camino San Acacio, Member Guida moved to status the north structure as contributing with facades N1 and N3 as primary and to status the south building as non-contributing per staff's recommendation. Member Mather seconded the motion.

Vote: The motion passed by (6-0) roll call vote with Members Mather, Valdo Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

To view the entire recording of this presentation, **see** the YouTube video at: <https://www.youtube.com/watch?v=KhNABSaUHRk&t=2806s> (3:24:26 – 3:49:03)

9. DISCUSSION ITEMS

Ms. Lamboy said the RFP has been issued for the General Plan.

10. MATTERS FROM THE BOARD

Member Guida said he voted no on the Findings of Fact and Conclusions of Law because they were approved as a slate and he some concerns about the Grant Avenue case.

Member Biedscheid said she had concerns about the Findings of Fact and Conclusions of Law for the San Francisco Street case.

Attorney Ruybalid said the discussion was informative and he is happy to explain anything the Board has a question on.

11. NEXT MEETING: Tuesday, November 14, 2023

**City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law**

Case # 2023-7358-HDRB

Address – 1062 Camino San Acacio

Agent’s Name – Praxis Design Build

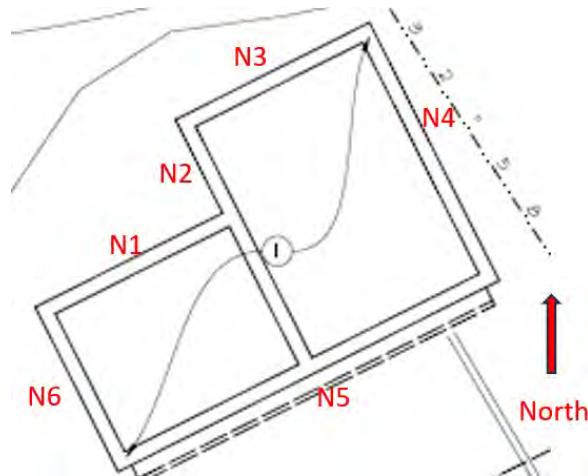
Owner/Applicant’s Name – Gabriel and Mariam Browne

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 24, 2023.

BACKGROUND

The property at 1062 Camino San Acacio consists of two non-residential structures that have no historic status in the Downtown and Eastside Historic District. The two structures – a lower, northern building and an upper, southern building – are basic L-shaped forms built partially into the hillside, which served as garages and workshops for residences across the street. There are no previous cases about this property on file with the Historic Preservation Division. The Applicant requests a status review with primary façade designation, if applicable, of each of the two structures.

The north building is an 853-square-foot adobe, with interior vigas, stuccoed with capped parapets in a rowlock pattern working as dentils. The modified bitumen roof slopes south to the gutter, and recently was redone, with an area of it replaced. New vigas and a concrete floor were installed, as approved under permit 2019-5288-EXTR. The garage on the easternmost end of the north facade has swinging wood panel doors. To the west of the north facade is the only pedestrian entry to the building. The west face has a non-historic, single, four-lite in-swing casement window with a heavy concrete sill at the bottom. The south elevation is partially imbedded in the slope and is divided evenly, with two openings holding non-historic, six-lite casement windows and a non-historic overhang spanning the facade. The east facade is an empty wall. The façades designation of the northern building is shown in this diagram:



The south building is a 755-square-foot adobe structure with a shed attachment on the east elevation. The north elevation rests on a mixed concrete and rubble foundation with the foundation walls rising 3 feet above grade, and adobe walls covered with a gray scratch coat on top. The walls are mounted with a coping made of clay tile blocks and bricks. On the west elevation are two wide garage doors and a window. While the opening is historic, the window is not original. The west has a scratch coat, and an overhang extending nearly 24” over the wall. The south elevation has exposed, mostly uniform, mud brick 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. Rolled asphalt roofing wraps down over the façade roof.

The east façade is covered by a shed 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. Its structure sits 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 beams. The lower north section is erected over a rubble stone wall and has a single gate, sheltered by an overhang. Based on the known use of the property, there is a high likelihood the shed once housed animals.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the north structure be upgraded to contributing with the north façades (N1 and N3) as primary; and the historic status of the south structure maintained as non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “noncontributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “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.”

8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. Under SFCC Section 14-12.1, the definition of a “noncontributing structure” is 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.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the north structure meets the definition of a “contributing structure,” as recommended by Staff, based on the architectural features, original door openings, original brick coping, adobe construction and historic integrity.
11. The Board finds that the north-facing elevations are the primary façades of the north structure, for their adobe construction, original brick coping and historic doors, which are features that define the character of the structure’s architecture.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the south structure meets the definition of a “non-contributing structure,” as recommended by Staff. The Board finds that the historic integrity of the south structure has been eroded by multiple alterations over a long period.
13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board designates the historic status of the northern structure as contributing.
4. The Board designates the following elevations of the north structure as its primary façades: north-facing facades N1 and N3.
5. The Board designates the historic status of the southern structure as non-contributing.

IT IS SO ORDERED ON THIS 12th DAY of DECEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Geralyn Cardenas
Interim City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date



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

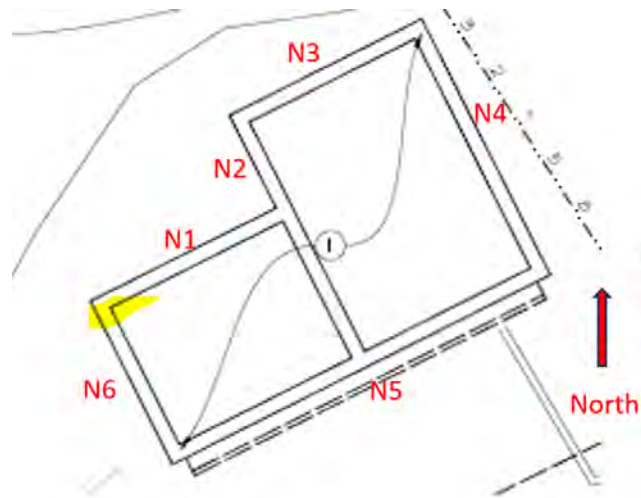
BOARD ACTION

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.**



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-007358--HDRB

Project Description: 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.

Project Location(s): 1062 CAMINO SAN ACACIO
Santa Fe, NM 87505

Contacts:

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

gabriel@praxisdesignbuild.com

Property Owner: GABRIEL BROWNE

GABRIEL@PRAXISDESIGN

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: Non-Contributing: True Contributing: Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South:

Publicly Visible Facade-West: Yes

Historic District Inventory Number: Dated 11.27.2021

Year of Construction: pre 1948

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: October 24, 2023
TO: Historic Districts Review Board Members
FROM: Lani McCulley Senior Planner, Historic Preservation Division

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.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: [HCPI 2022]

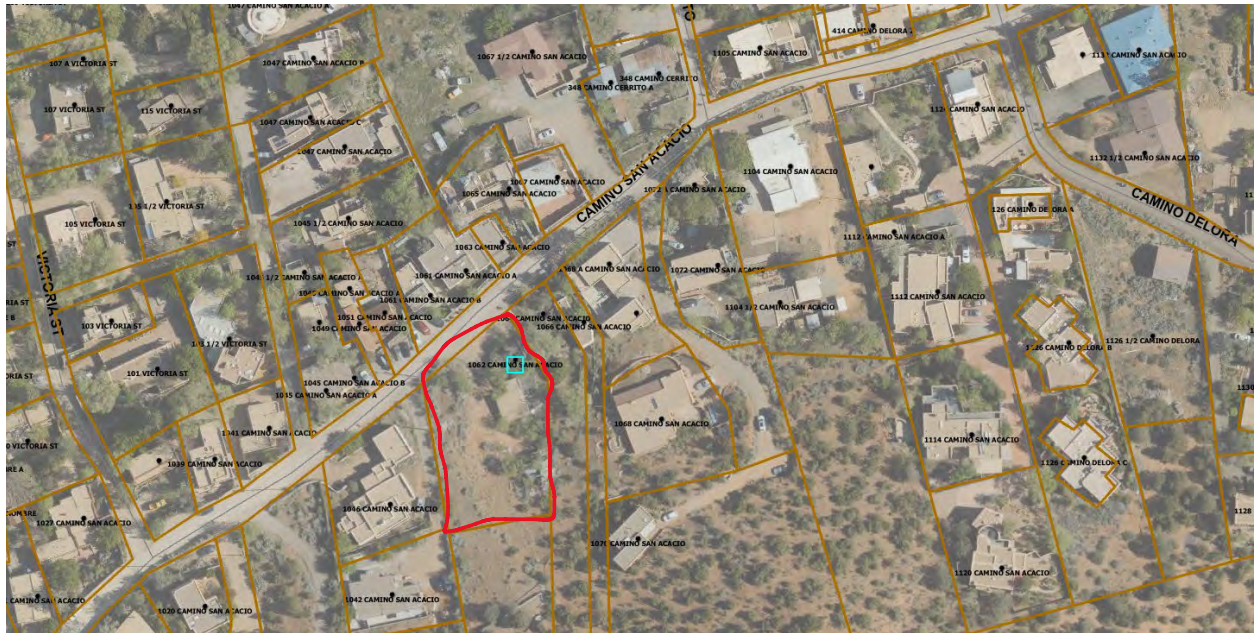
STAFF RECOMMENDATION:

Staff recommends the historic status of the northern or lower structure be upgraded to a contributing structure with the north façade (N1 and N3) as the primary façade citing the adobe structure, original brick coping, and the historic doors; and the historic status of the southern or upper structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The property at 1062 Camino San Acacio consists of two non-residential structures that have no historic status in the Downtown and Eastside Historic District. The two structures were garages and workshops associated with the residences across the street. The two structures, the

northern or lower building and the southern or upper building, are basic L-shaped forms built partially into the hillside.



The northern or lower building is an 853 sq. ft. adobe structure, with interior vigas. The building is stuccoed with capped parapets with a rowlocks pattern working as dentils. The roof slopes south to the gutter and is modified bitumen. The roof was recently redone along with replacing areas of the roof and installing new vigas and a concrete floor as approved under permit 2019-5288-EXTR. The garage on the east side of the north facade has swinging wood panels doors. To the west of the north façade is the only pedestrian entry to the building. The door is a stock ¼ glass unit with four raised panels. The west façade has a single four-lite non-historic in-swing casement window with a heavy concrete sill at the bottom of the window. The south elevation is partially dug into the slope and is divided evenly with two openings holding non-historic six-light casements windows and a non-historic overhang spanning the façade. The east façade is an empty wall.



The southern or upper building is a 755 sq. ft. adobe structure with a shed attachment on the east elevation. The north elevation of the building rises above grade on a mixed concrete and rubble foundation with the walls, reaching 3' above the ground and 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 is the beginning of the shed. On the west elevation there are two wide garage doors and a window giving light to the office. While the opening is historic, the windows are not original. The two four-light fixed units are separated by a 1"x 6 1/2" board acting as a mullion. The west was given a scratch coat, and an overhang extends nearly 24" over the openings. The south elevation 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.

The east façade is covered by a shed. The shed is constructed of a mix of wood materials and corrugated tin and is split into three divisions. North elevation of shed It sits on a rubble stone wall and reveals various wood surfaces, it has a south end has an opening framed by large rough beams. Its structure sits 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'x4's. Based on the known use of the property, there is a high likelihood that the shed once enclosed animals.

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

The applicant requests a status review with primary façade designation if applicable of each of the two structures.

Figure 1 Façade Map for Northern or lower building:

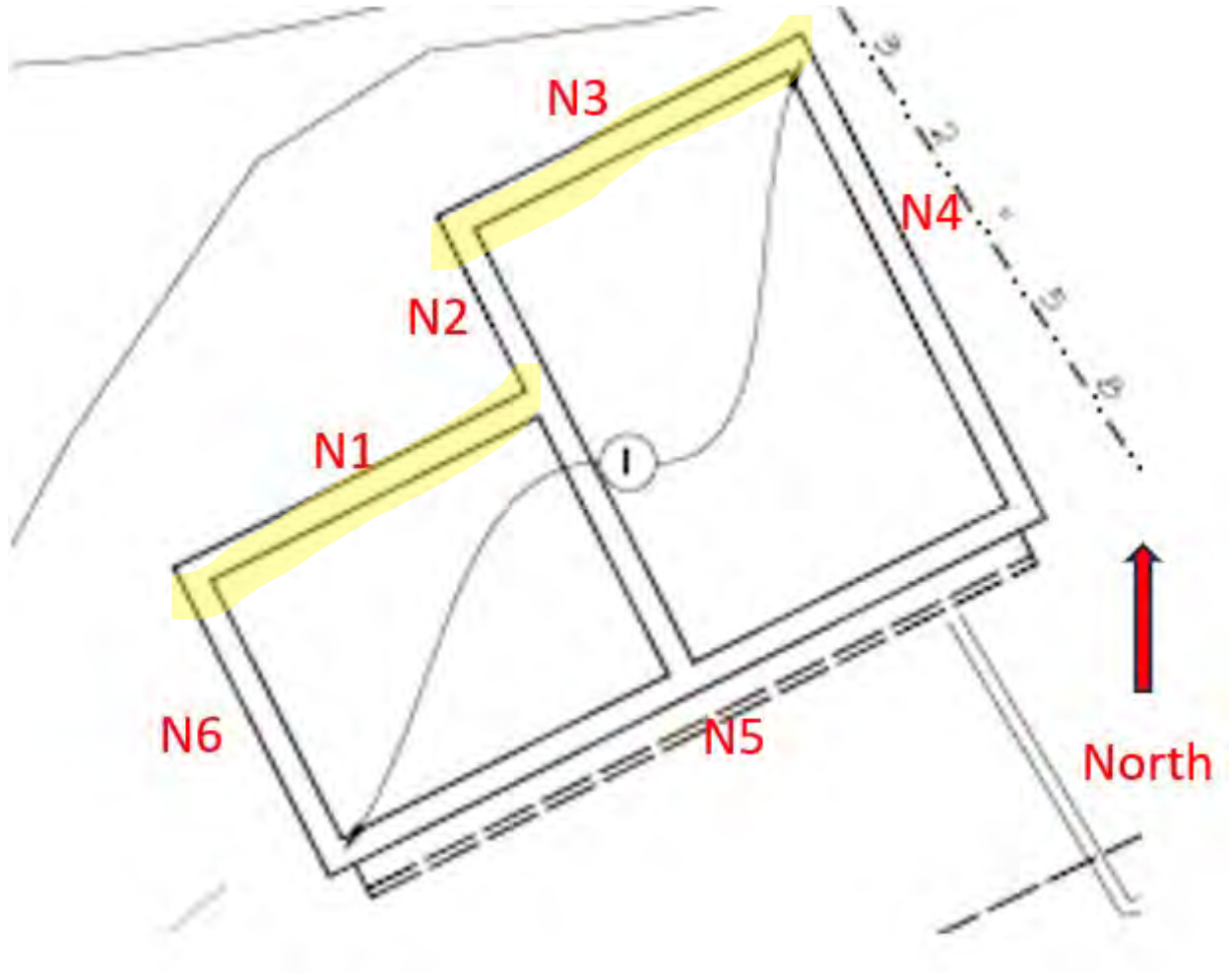
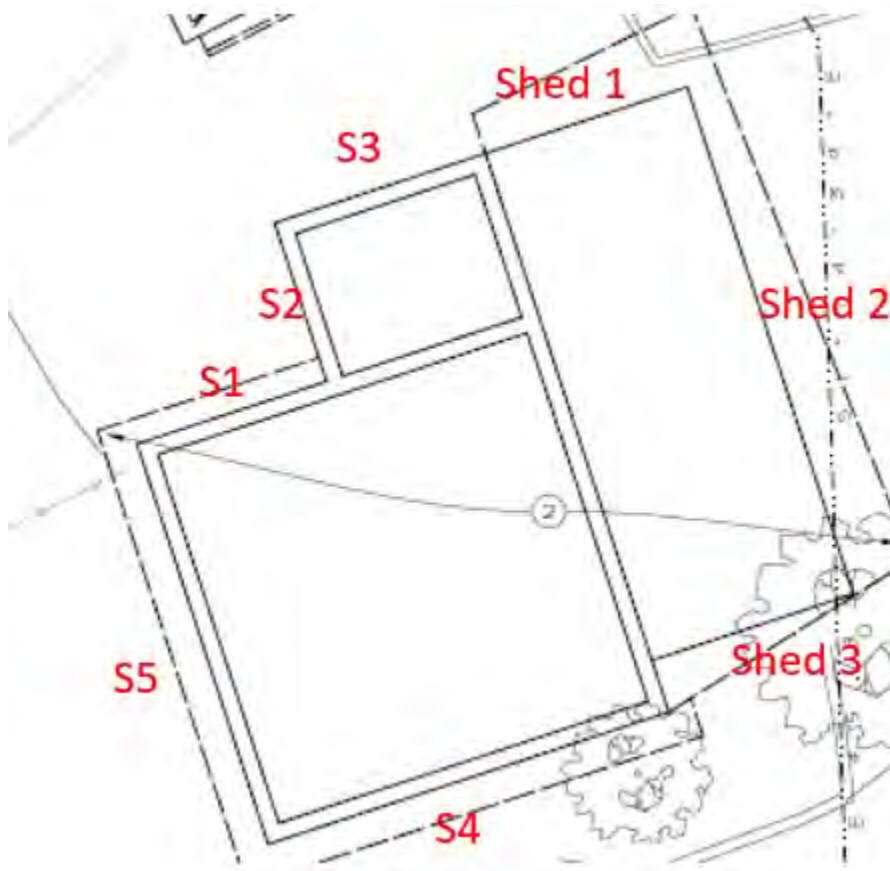


Figure 2 Façade Map for Southern or upper building, which is recommended for a non-contributing status:



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.

14-5.2(E) Downtown and Eastside Design Standards

(1) 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. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, 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, often 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 façade 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 rule as to flat roofs shall not be construed 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 aerials, 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 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 façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) 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 façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (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 façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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 façade 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. Façade surfaces under portales may be of contrasting or complimentary 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.

Lani McCulley, Senior Planner
Historic Preservation Division
Be email: ljmcculley@santafenm.gov
200 Lincoln Avenue
Santa Fe, NM 87501



Regarding: 1062 Camino San Acacio

September 20, 2023

Lani & Historic Design Review Board Members,

Please accept this letter along with attached historic application, drawings and Historic Cultural Properties Inventory by John Murphy as a complete submittal for a historic status review of the two existing structures on the property at 1062 Camino San Acacio.

I request that the two existing structures maintain their current status of “non-contributing.” Because these are not residential structures and workshops are not really an appropriate long-term use in this neighborhood, maintaining the current “non-contributing” status will allow the flexibility necessary to successfully redevelop this property into another beautiful, historically appropriate, home in the Downtown and East Side Historic District. The intention is to build a new single-family home and to maintain some of the existing buildings as a casita or as part of the new home.

This property has never been used residentially before. It has never had water or sewer service, and there is no plumbing in the existing buildings. The property was purchased out of foreclosure in 2019. The roof of the front building had collapsed. The spaces were open to the sky. The walls were badly eroding, and the entire structure was moving toward collapse. A permit was pulled to prop up the roof of both structures and water proof them enough to avoid the impending collapse.

The front building is the better built of the two, though in 2020 most of the vigas were replaced along with the entire ceiling deck, roof cavity framing, roof deck and roofing. To properly flash the new roof to the existing brick parapet copings, a disproportionately tall parapet cap was required because the original masonry parapet coping was so far out of level. Unfortunately, the parapet copings do not overhang the stucco below enough to provide a proper flashing detail, so water infiltration has been, and will continue to be a problem at this detail. While the rubble foundations and adobe have been preserved and are still serviceable, the foundations are weak and actively leaking from retained soils behind the structure. The walls are short, so the vigas are only 7'-0" off the floor in office space. This is lower than allowed by code. The windows and the pedestrian door are stock lumber store items, not historic. The handcrafted garage doors are not very secure, and will not keep out rodents, wind or precipitation, and require a lot of maintenance to keep them from rotting away.

Applying a “contributing” status to this very small building would create a hardship in several ways. These buildings were never intended or used as residential structures. The space with the garage doors would not serve as a garage for any vehicle larger than a Volkswagen bug. The small spaces will not function as residential spaces without significant alteration to the

building. At only 466 gross sq. ft. and 366 sq. ft. of net usable space, the addition of bathing and cooking facilities within the envelope leaves little room for sleeping and living. Because of the proximity of the property line an addition to the East is not possible. An addition to the South would be prohibited if the other building were preserved because the city requires 10' between detached structures and there is only 12' between the existing buildings. Additions to the North or West would be prohibited if the building had a "contributing" status designation and front were deemed primary. Being required to maintain the garage doors as an element of the primary façade makes living in that space impractical and wouldn't allow for light, air and/or egress from any wall except the back, south wall. That will result in a deep dark, unattractive space. For all of these reasons, a status change to "contributing" to this small building will make it more difficult and less likely to be successfully renovated into an attractive space.

The rear building has even less historic integrity than the front building. The small office room has traditional rubble and cement foundations, floors, walls and ceilings. It has only one window made of store-bought barn sash windows in a traditional opening. This window cannot serve as a legal means of egress in its current configuration. The parapet coping on this part of the structure is a mix of reclaimed brick and pen tile. The pen tile is not traditional and will not last where left exposed to freeze-thaw cycles. The brick is reclaimed. The masonry is poorly done and sloping which is not traditional. The coping also doesn't overhang the exterior plaster enough to create a water-resistant detail. The pile of roofing cement on top of the coping is unsightly and the only thing holding the coping together.

The shed portion of the rear structure is a mess and needs to be demolished. It encroaches fairly significantly into the neighbor's property. It has no foundations, is poorly built, and will eventually just rot into the ground. There is nothing of cultural or architectural value worth preserving in this portion of the structure, though perhaps some of the beautiful weathered materials could be reused.

The garage/shop portion of the rear building is built of rough-sawn and re-sawn 2x lumber joists, not traditional vigas or larger beams. The only window in this portion of the building is a larger rough opening infilled with lumber-store barn sash windows. The large barn doors are not secure, airtight or water tight and it would be impossible to make them so.

If the rear building were to be deemed "contributing", it would be a hardship to maintain because a furniture shop is not really an appropriate use for this neighborhood, and the spaces do not lend themselves to residential use.


I hope you will agree that these buildings are not worthy of a "contributing" designation and you will grant me the flexibility I need to design a beautiful complex on this property. Thank you for your time and assistance with this matter.

Sincerely,



Gabriel Browne,
Architect

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)
 Historic Preservation Division, New Mexico Department of Cultural Affairs
January 20, 2022

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D <u> </u>
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: 4. County: Santa Fe Parcel # 99309930
5. Property Type: <input checked="" type="checkbox"/> Buildings: <input type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: November 27, 2021		
7. Previous Survey Date(s): <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No: per email from City HPD		
8. Name of Project: HDRB status review		
9. Lat/Long: 35.6767743, -105.9198448		
10. Photo Information: John Murphey, photographer. View of north and west elevations, facing southeast. November 27, 2021.		
11. Brief Description of the Property: <p>Stacked neatly at the bottom of a hill, on the south side of Camino San Acacio, are two anonymous buildings. Without context, it is difficult to understand their history and use. The plain buildings look like they could be small homes, but that was never their purpose. Historically they were associated with houses across the street and worked as garages and workshops.</p> <p><i>Continued on Page 5.</i></p>		
12. Who uses the property? Storage		
13. Construction Date: Date: pre-1948 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: 1948 aerial photograph		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com

For: Gabriel Browne

18. Owner (if known) and other knowledgeable people:

Owner: Gabriel & Mariam Browne

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: Unknown None Low Moderate High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
If yes: State National
If 'no' or unknown, do you think this property is eligible for listing? No Yes
Why? See Evaluation of Historical Status.

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? Unknown No Yes
If yes: Significant Contributing Non-contributing: Lower and Upper Buildings No Status:

Per City of Santa Fe official designation map.

If 'yes', what is the name of the district? State National City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM 1 before completing FORM 2
 HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria A B C D

1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. Date of Survey: November 27, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input checked="" type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input checked="" type="checkbox"/> Other: Corrugated metal	7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input checked="" type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:
--	---

10. Windows <input type="checkbox"/> N/A Lower and Upper Buildings combined <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Wood</td> <td>4</td> <td>1</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>6</td> <td>2</td> </tr> <tr> <td>Fixed</td> <td>Wood</td> <td>4</td> <td>2</td> </tr> <tr> <td>Sash</td> <td>Wood</td> <td>4/4</td> <td>2</td> </tr> </tbody> </table>	Operation	Material	Glazing	Number	Casement	Wood	4	1	Casement	Wood	6	2	Fixed	Wood	4	2	Sash	Wood	4/4	2	11. Doors <input type="checkbox"/> N/A Lower and Upper Buildings combined <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>1/4 Light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Double</td> <td>Garage</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	1/4 Light	Wood	1	Double	Garage	Wood	1
Operation	Material	Glazing	Number																														
Casement	Wood	4	1																														
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Sash	Wood	4/4	2																														
Type	Style	Material	Number																														
Single-Leaf	1/4 Light	Wood	1																														
Double	Garage	Wood	1																														

12. Chimneys N/A	13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
---------------------	--

14. Other Significant Features N/A

15. Modifications: No known modifications

#1 Date: Post-1966; development of shed addition to Upper Building; aerial photograph

#2 Date: Unknown; change of windows, both buildings; material and visual evidence.

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: Vernacular

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
 407 Galisteo Street, Suite 236
 Santa Fe, NM 87501
 (505) 827-6320

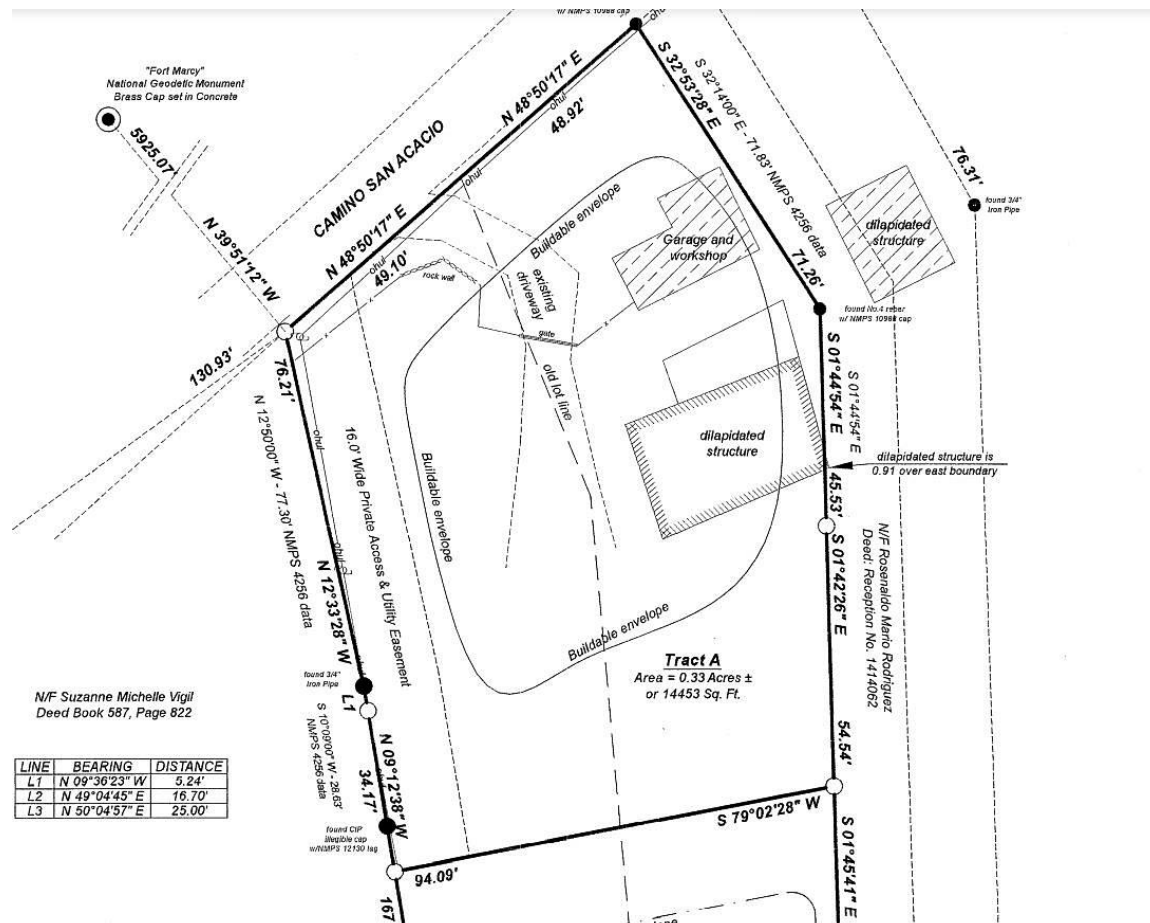
Historic Preservation Division
 Land Use Department
 City of Santa Fe
 200 Lincoln Avenue
 Santa Fe, NM 87504
 (505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19. Site Plan: Portion of 2019 survey, courtesy LSC Survey, LLC.



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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		4. County: Santa Fe			
		5. November 27, 2021			

Architectural Description Continued

Once part of a much larger parcel, the lot on which these buildings sit was recently reduced to its current size and given an address: 1062 Camino San Acacio.

Surrounding the property is land formerly owned by the same two families, now mostly separated and sold off. A piece to the south holds a family *capilla* crowning a ridge (Photo 2). Immediately to the east is the foundation of a knocked-down building and an old apricot tree.

The two structures, the Lower Building and the Upper Building, are basic L-shaped forms built partially into the hillside. Facing directly onto Camino San Acacio, the Lower Building is the better preserved of the two.

Lower Building

Built of adobe, with interior vigas, this roughly 853-square-foot structure has two rooms: a garage and a small office.

North

The garage has an 8' opening holding swinging wood panel doors (Photo 4). The doors, made of 5"-wide boards, are painted white. The paint shows an older green coat. The panels swing out on 12" metal "T" hinges of unknown vintage. Rounding the round corner to the west is the only pedestrian entry to the building, holding a stock ¼ glass unit with four raised panels.

West

A single opening penetrates the west elevation (Photo 5). It contains a four-light, non-historic in-swing casement. A heavy concrete sill runs at the bottom of the window.

South

The long south elevation is partially dug into the slope (Photo 6). It is divided evenly with two openings holding recent six-light casements. A non-historic overhang spans the façade (Photo 6). Sticking out 13½", it supports a metal gutter.

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East

The mountain-side of the building is a blank wall revealing stucco patching (Photo 7).

Construction Details

The building’s public side is covered with slathered stucco. The thick textured overlapping strokes and the color suggest a re-stucco. Its parapets are capped with a brick coping in a pattern of rowlocks working as dentils. A metal cap, used to prevent water intrusion, obscures the top of the coping. The roof slopes to the south, dumping into the gutter. It is made of modified bitumen.

The building has recently been repaired under a permit. This work encompassed replacing two areas where the roof had failed and installing new vigas and a concrete floor.

Upper Building

The larger of the two, the Upper Building, sits on a shelf excavated into the hillside. At roughly 755-square-feet, it has an office and a garage (similar to its companion building). The garage doubles as a workshop. Its east elevation is covered by a crude shed made of disparate recycled wood elements.

North

The north elevation rises above grade on a mixed concrete and rubble foundation. The walls, reaching 3’ above the ground, show their formwork (Photo 8). Above are adobe walls covered with a gray scratch coat. A crude coping made of clay tile blocks and bricks surmount the walls.

Attached to the east side is the beginning of the shed. It sits on a rubble stone wall and reveals various wood surfaces (Photo 9). It has a single gate, sheltered by an overhang of 2’x4’s.

West

Two wide garage doors define the west elevation (Photo 10). The façade starts at the north at a setback with a window giving light to the office. While the opening is historic,

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the windows are not original. The two four-light fixed units are separated by a 1”x 6 ½” board acting as a mullion. Like the north side, this portion was given a scratch coat.

The double garage doors are similar. Each has two panels holding 5” v-groove boards. They open with the same type of hinges as found on the Lower Building. An overhang extends nearly 24” over the openings.

South

The south elevation shows the building’s construction material – mud brick (Photo 11). The mostly uniform 7”x 3 ½” x 16” earthen bricks are laid in a typical pattern and adhered with mud mortar. The rustic façade is broken with a grouping of sash windows. These newer units are fitted into an opening with the same type of board mullion found on the north side. A shallow overhang tops the wall. Rolled asphalt roofing is tacked across the feature.

Shed

Appended to the Upper Building’s east side is a crude, mixed material storage area that may have once served as animal pens. The almost amorphous structure has three divisions, discernable only by changes in roof slope (Photo 12). It is made mostly of fragments of recycled lumber and corrugated tin.

The south end has an opening framed by large rough beams. Its structure sits on a mixed concrete and rubble foundation. Its roof is partially collapsed (Photo 13).

The middle section has an east-sloping shed roof with openings that resemble animal pens. It has been recently reinforced by new 3 ½” x 9 ½” beams (Photo 14).

The lower north section has a roof sloping in the same direction and erected over a rubble stone wall (Photo 9).

Based on the known use of the property, there is a high likelihood that the shed once enclosed animals. Aerial photographs show the area where the structure now stands divided into open-roof pens (Figure 4).

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Historical Overview

Camino San Acacio Context

As a narrow shelf above Canyon Road, Camino San Acacio — originally San Acacio Road — developed slowly in the early 20th century and was considered the south edge of settlement (Figure 1).

The origin of the toponym is unclear. While not recognized in Spain, Saint Acacius was an early Christian martyr who became a subject of veneration in New Mexico. Unlike other patron saints, San Acacio is depicted in crucifixion. His name is affixed to a small colonial village in Costilla County, Colorado, originally part of New Mexico.

The rural neighborhood in Santa Fe which holds Camino San Acacio took on the name Talaya Hill. It meandered along a ridge above *Acequia de Los Lopez*, or Ditch No. 7. *Acequia de Los Lopez*, one of over a dozen ditches in Santa Fe, stretched for about two miles irrigating plots of corn, alfalfa, wheat, oats, beans — and small orchards planted with apples or apricots.¹

Families built their homes on the tiny ridge, forming a row of houses known as a *cordillera* in regional archaic Spanish (Figure 1). The south side of the road, composed of a slope of Talaya Hill, served as uplands. Here, goats and sheep wandered the hillside.² The top of the hill was crowned by Talaya Hill Reservoir, a basin built in the 1890s to collect rainwater for fire suppression and to supplement the city’s drinking water.

The first city directory listing for the road in 1932 reveals a fully populated neighborhood with mostly occupant-owned houses. These houses were given odd numbered addresses, indicating they sat on the north side of the road. The neighborhood had a small private chapel, St. Ignacio, later renamed St. Agnes.³

¹ State Engineer’s Office, “Report: Santa Fe Hydrographic Survey,” Santa Fe: State Engineer’s Office, March 13, 1919, no pagination.

² Walter Drew, telephone conversation with John Murphey, November 29, 2021.

³ Hudspeth Directory Company, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company), 360 and 464. In the late 1950s, the church at 1050 Camino San Acacio listed as a “private chapel” is the capilla located on a different portion of the property and historically maintained by the Maes family.

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Like many Hispanic neighborhoods, the properties evolved into family compounds, with multiple buildings holding an extended-family household of parents, children, grandchildren, cousins, uncles, aunts — and in some cases, adopted children, widows, and boarders.

Rodriguez-Maes Property

The land is assumed is to be tied to Manuel Rodriguez, who owned a large tract straddling Acequia de Los Lopez as depicted on the White’s map of 1897 (Figure 1). Particular to this study is Manuel’s son Felix Rodriguez and his family. Together they owned two homes on the north side of San Acacio (1061 and 1063), which directly associate with the subject buildings.

The two homes in the early 1930s were owned by Felix Rodriguez, and his son, Jose Rodriguez. Felix, who died in 1931 at age 71, was living with his four daughters, three of whom were employed as servants.⁴ His son, Jose, lived next door with his wife, Rosarita, and their four children. Jose worked as a shepherd, making the seasonal trek into the mountains with his herd.

After Felix’s death, his daughter Lucia married Luis H. Maes. Born around 1905, Luis (sometimes Louis) grew up in Lamy, where his father worked at a coke oven. After marriage, Felix and Lucia (often Louisiana) took over the home on San Acacio Road, raising a family. During the Great Depression, Luis and Jose worked for the New Deal Works Progress Administration like many men on their block.⁵

While most of the eastside was on municipal water and sewerage by the late 1940s, San Acacio didn’t get service until late 1950s. In the early 1960s, the informal road embraced its first Anglos, including an architect associated with Alexander Girard, who purchased and remodeled a neighboring home..

The land on the south side of the road holding the building remained intact as a large parcel (Figure 3) at this time. Over subsequent years it would be whittled down and subdivided.

⁴ United States Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 13B; Enumeration District: 0003; FHL microfilm: 2341134.

⁵ Ibid., 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 11A; Enumeration District: 25-5B.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Use of Buildings

In 1968, Walter Drew, a Wesleyan-educated contractor, moved onto a neighboring property and refurbished a shed to become his office. Drew made a quick acquaintance with Jose Rodriguez and his brother-in-law, Luis Maes. At the time of this report, Drew had helpful recollections on how the buildings were used through the early 1970s.⁶

Much older, and now widowed, Rodriguez had never learned to drive. He puttered around the hillside property, tending his sheep and goats. The old shepherd had a folk-artist sensibility. He incorporated broken consumer goods into projects, including in the property's retaining walls (no longer part of the subject parcel). He had taken up weaving and kept his loom in one of the buildings. Rodriguez died in 1976.

A few years younger, his brother-in-law Luis Maes — who had worked for many years as a custodian — remained at his home across the street. He tinkered with his 1932 Ford pickup, which he kept in the upper building. Luis Maes died in 1994.

Since Maes' death, the block has experienced change, with the breakup of family land and the resulting infill of luxury homes on the south side. Many of the older homes on the south side have passed out of family ownership.

The parcel holding the study buildings remained in family ownership until recently. It was used for time as a woodwork shop.

⁶ Drew, telephone conversation with John Murphey.

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Evaluation of Historical Status

Both buildings appear to be old, being visible, at least in gross footprint, on a 1948 aerial photograph. The structures are of modest design and do not communicate their primary association as ancillary buildings associated with homes across the street. The Upper Building suffers advanced deterioration, and its integrity is further damaged by an ad-hoc, incoherent shed covering its east elevation.

Conclusion

The recommendation is to maintain Non-Contributing Structure status for both buildings.

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Illustrations



Figure 1: Area context.
Subject buildings circled
October 25, 1948, aerial photograph.
Courtesy EDAC, University of New Mexico.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM 1 before completing FORM 2		Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
HCPI No. _____	District No. _____	NRHP <u> </u> SRCP <u> </u>
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

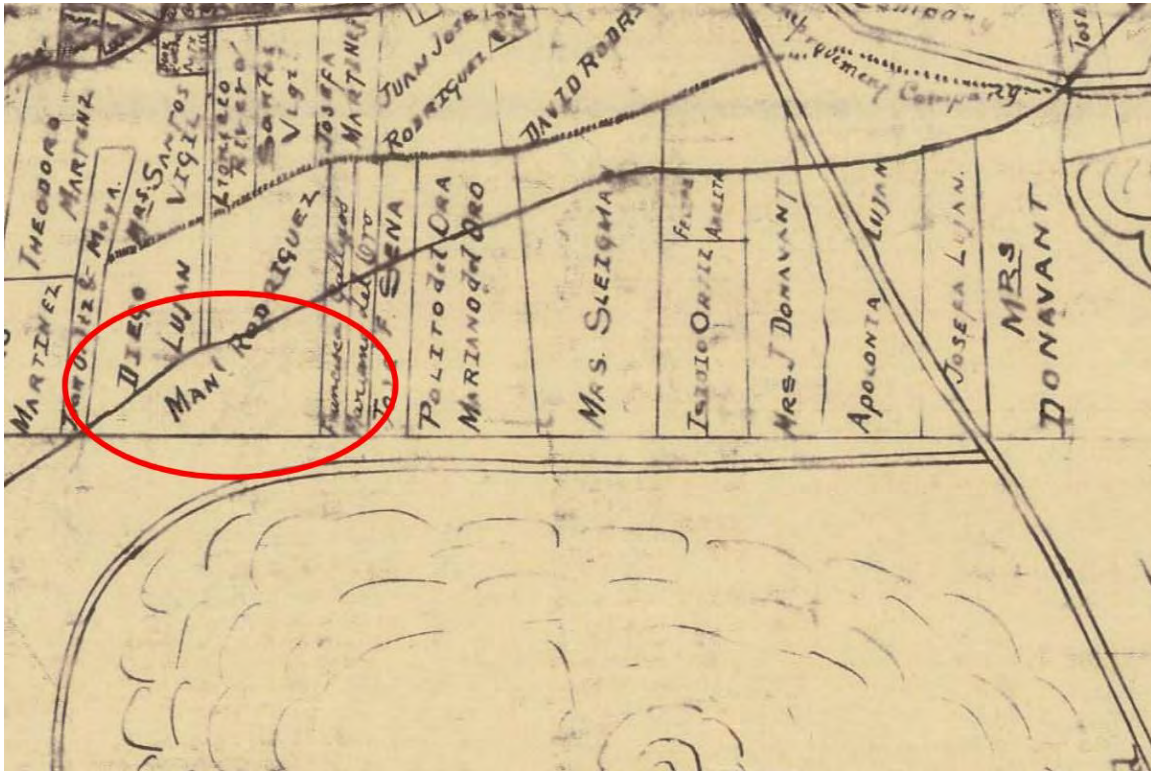


Figure 2: Manuel Rodriguez land circled.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits,"
1897-98.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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5. November 27, 2021	



Figure 3: 1957 parcel map superimposed over contemporary aerial. Subject buildings circled.
 “Scanlon-Erwin & Associates, “Block and Parcel Map of Santa Fe,”1957.

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		5. November 27, 2021		



Figure 4: Subject buildings.
May 2, 1966, aerial photograph.
Courtesy New Mexico Department of Transportation.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. November 27, 2021	

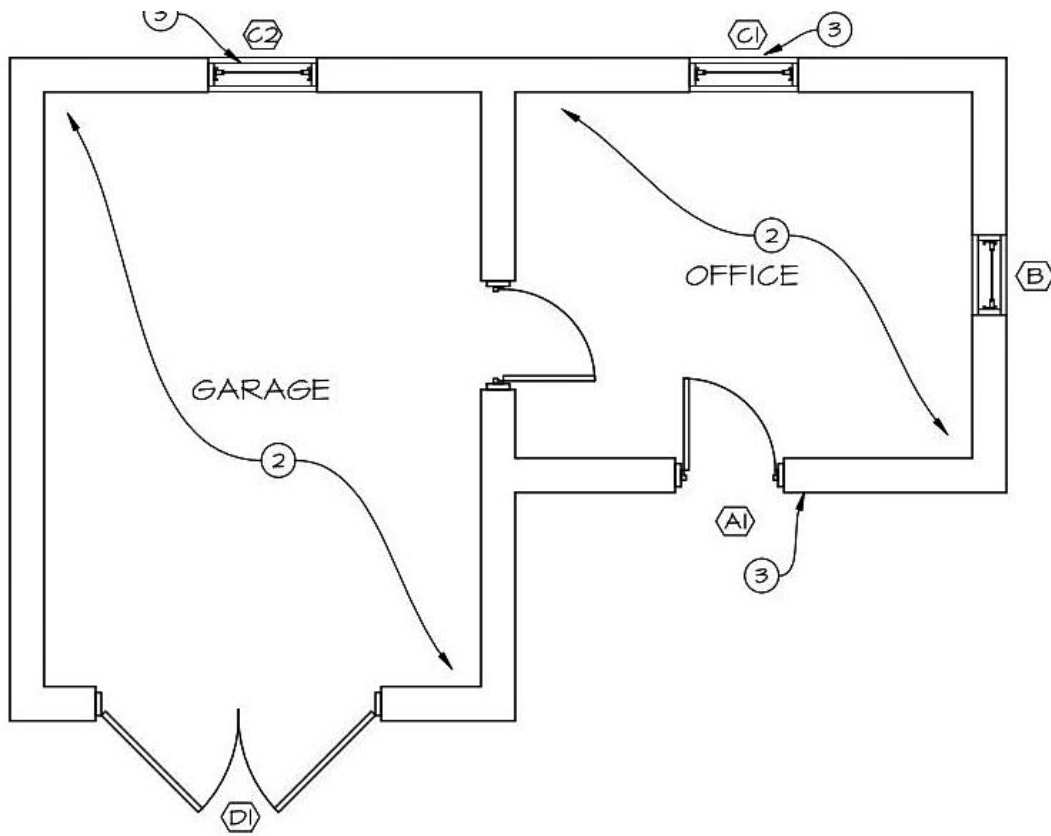


Figure 5: Lower Building footprint.
Courtesy Praxis Architects Inc.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. November 27, 2021			

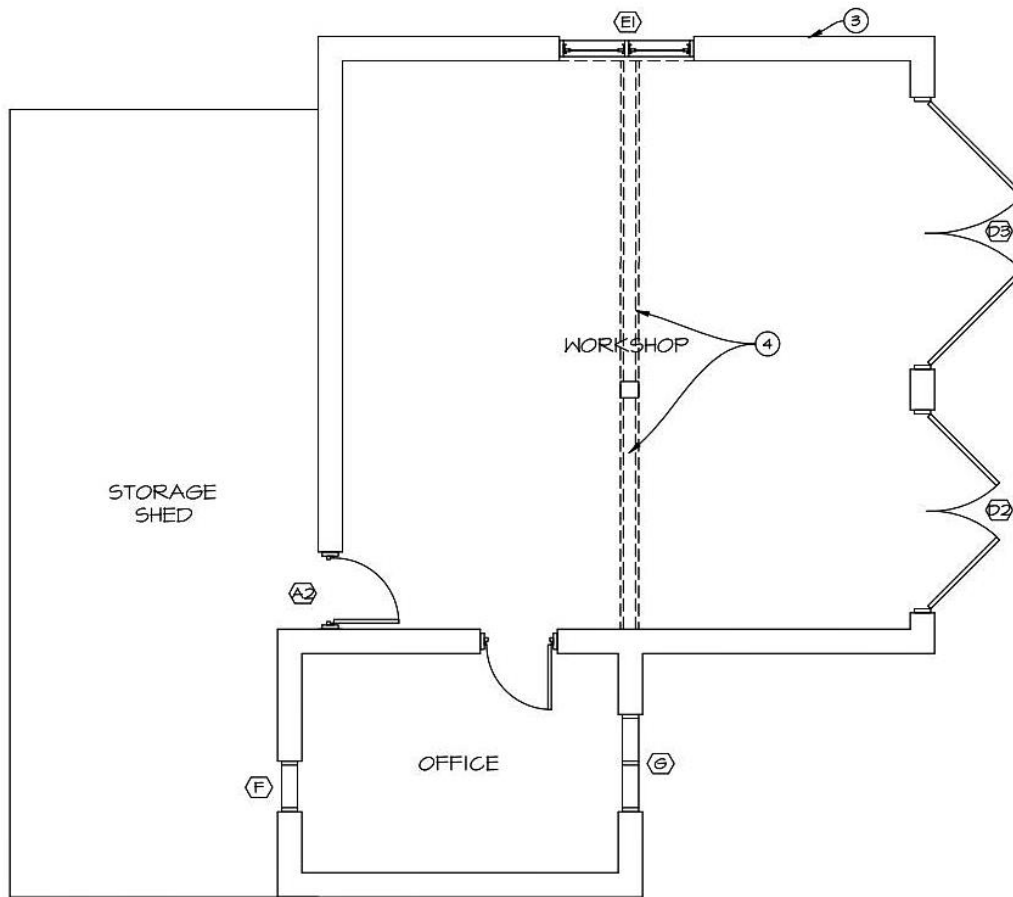


Figure 6: Upper Building footprint.
 Courtesy Praxis Architects Inc.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe		
		5. November 27, 2021		

Survey Photographs

(All images taken by John Murphey, November 27, 2021, unless otherwise noted)



**Photo 1: View of property from Camino San Acacio.
Camera facing southeast.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. November 27, 2021		



**Photo 2: Deteriorating structure and capilla on separate property.
Camera facing southeast.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. November 27, 2021		



**Photo 3: View of Upper Building from south edge of property.
Camera facing northeast.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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				5. November 27, 2021	



**Photo 4: Lower Building, north elevation.
Camera facing south.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. November 27, 2021		



**Photo 5: Lower Building, west and south elevations.
Camera facing northeast.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe		
		5. November 27, 2021		



**Photo 6: Lower Building, south elevation.
Camera facing northwest.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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**Photo 7: Lower Building, north elevation.
Camera facing northwest.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. November 27, 2021		



**Photo 8: Upper Building, partial north elevation.
Camera facing southeast.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. November 27, 2021		



**Photo 9: Upper Building, north elevation, shed portion.
Camera facing southeast.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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		5. November 27, 2021	



**Photo 10: Upper Building, west elevation.
Camera facing east.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. November 27, 2021		



**Photo 11: Upper Building, south elevation.
Camera facing northeast.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. November 27, 2021		



**Photo 12: Shed, east elevation.
Camera facing northwest.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe		
		5. November 27, 2021		



**Photo 13: Shed, south portion at right.
Camera facing northwest.**

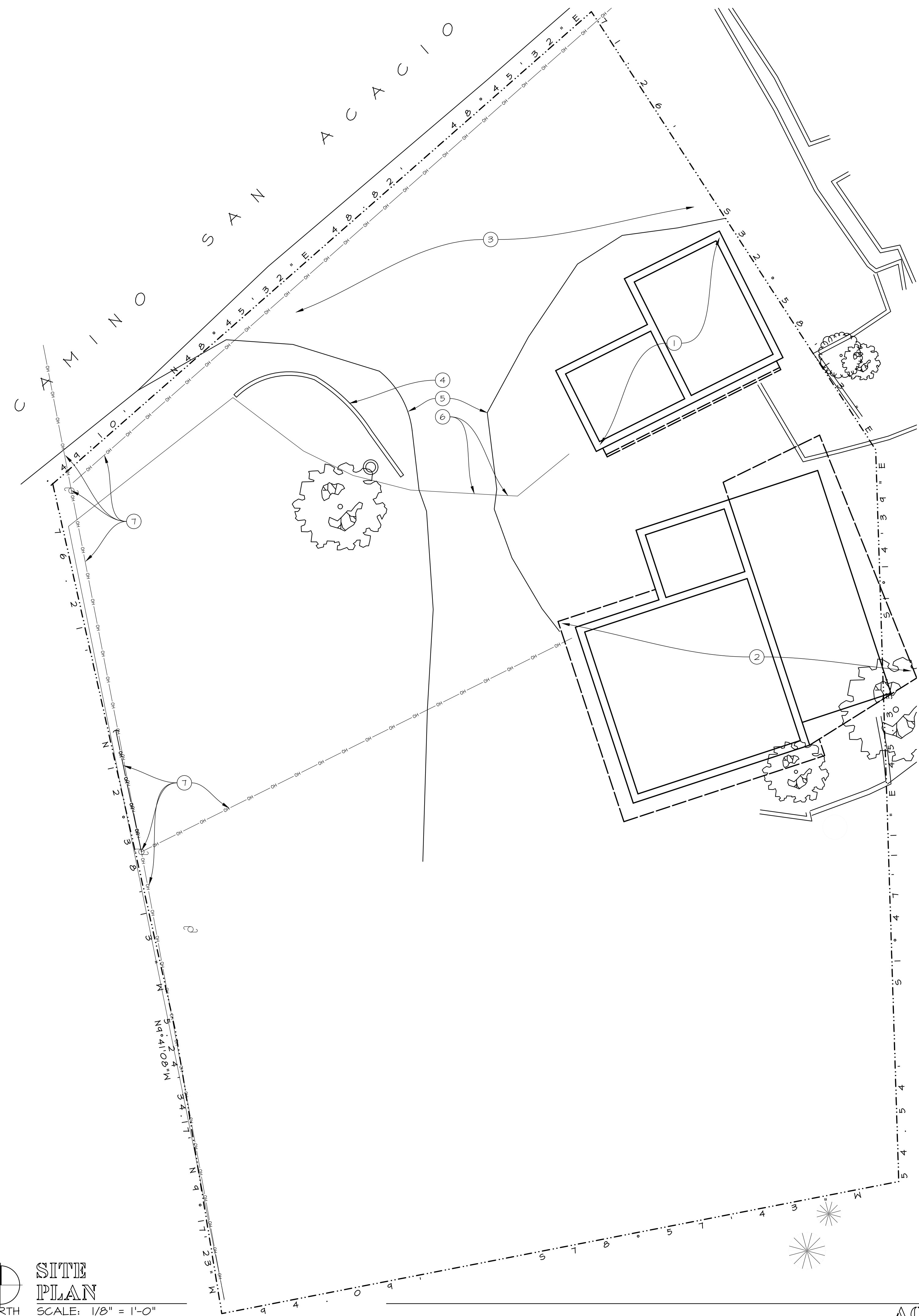
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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		5. November 27, 2021		



Photo 14: Shed, middle portion.
Camera facing south.



KEYED NOTES

- 1. EXISTING FRONT GARAGE STRUCTURE
- 2. EXISTING REAR STOP AND SHED STRUCTURE
- 3. EXISTING OFF-STREET PARKING AREA
- 4. EXISTING LOW STONE RETAINING WALL
- 5. EXISTING DRIVEWAY
- 6. EXISTING GATES
- 7. EXISTING POWER POLES & OVERHEAD POWER LINES


SITE PLAN
 SCALE: 1/8" = 1'-0"

PRAXIS
ARCHITECTS INC

SANTA INEZ STABILIZATION
 1062 CAMINO SAN ACACIO
 JOB NUMBER: 112

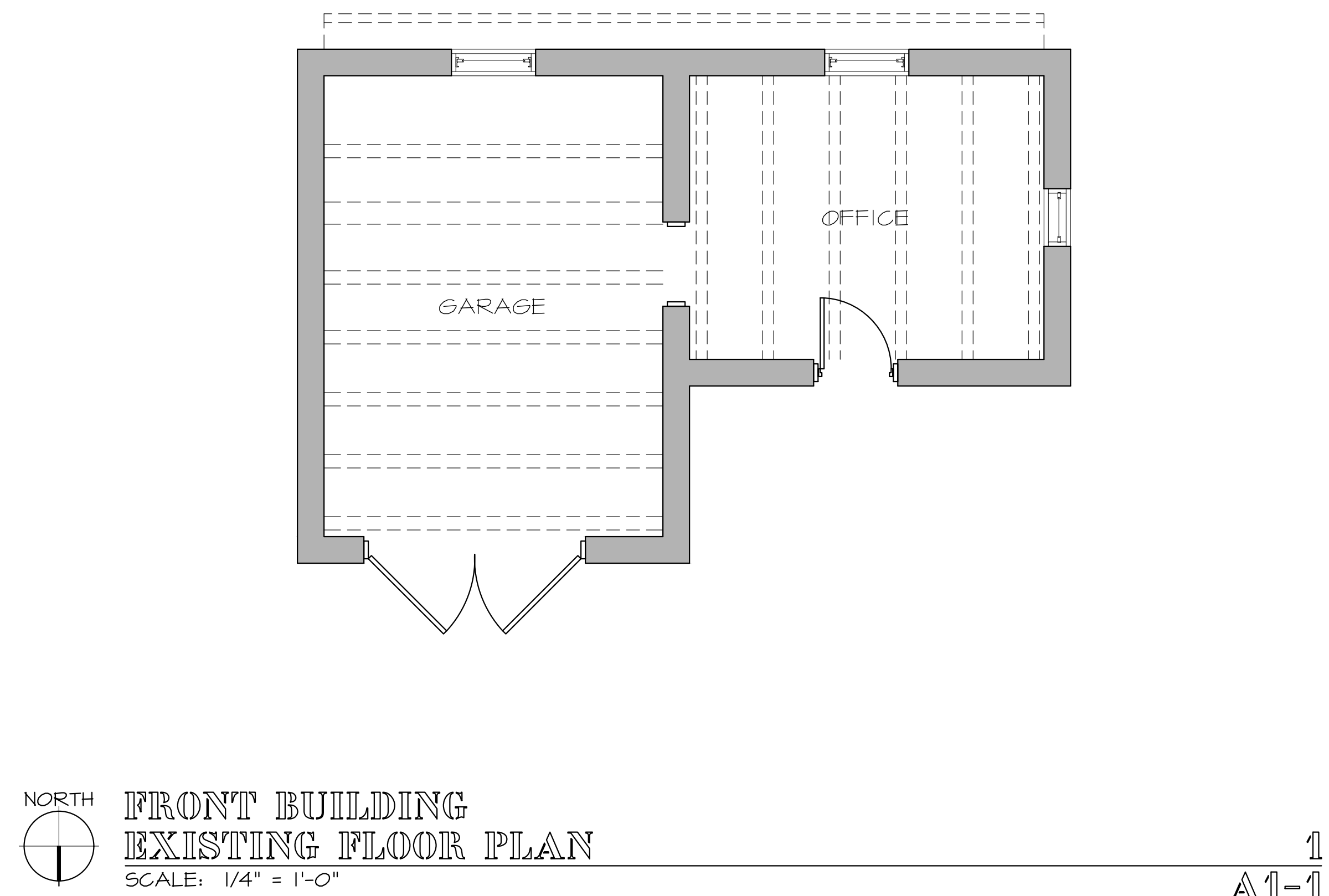
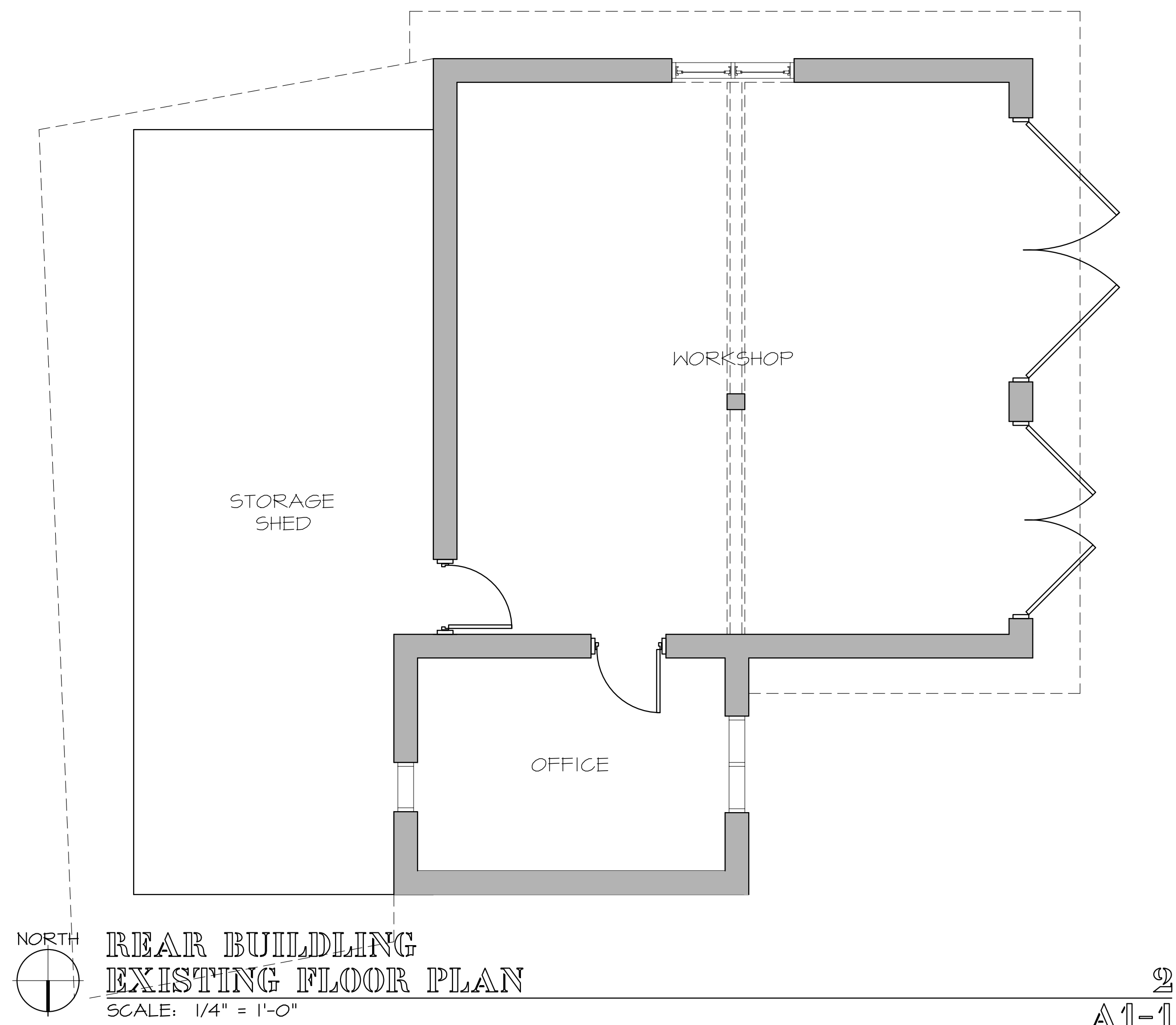


SITE PLAN

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REVISION: HISTORIC 1	DATE: 4/14/2025

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AO-1



PRAXIS
ARCHITECTS INC

SANTA INEZ
STABILIZATION
1062 CAMINO
SAN ACACIO
JOB NUMBER: 112



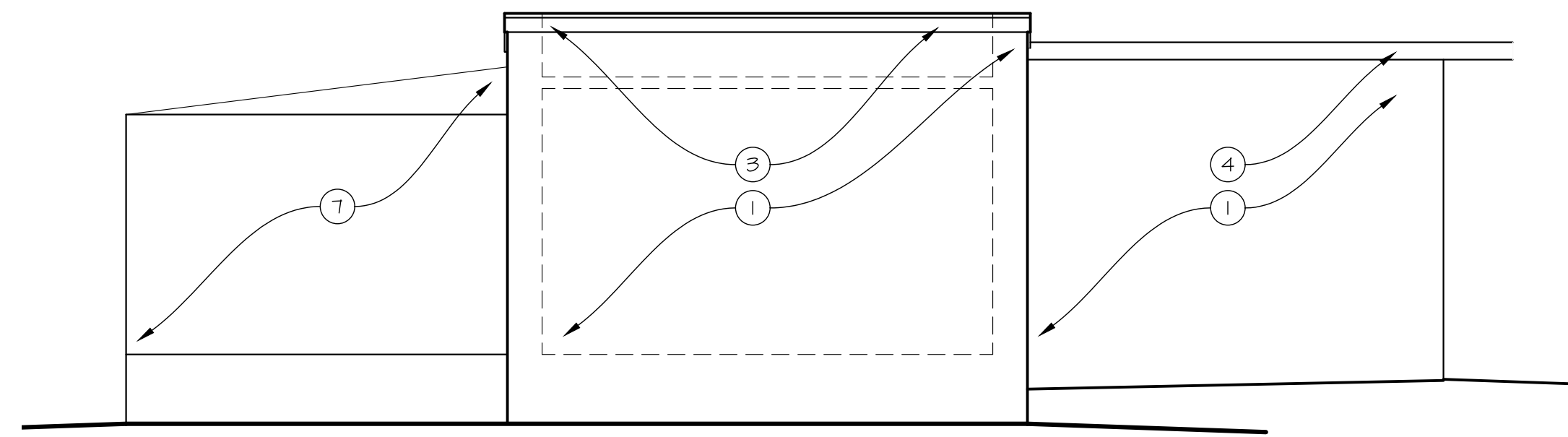
FLOOR
PLANS

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REVISION: HISTORIC 1	DATE: 9/14/2023

A1-1

KEYED NOTES

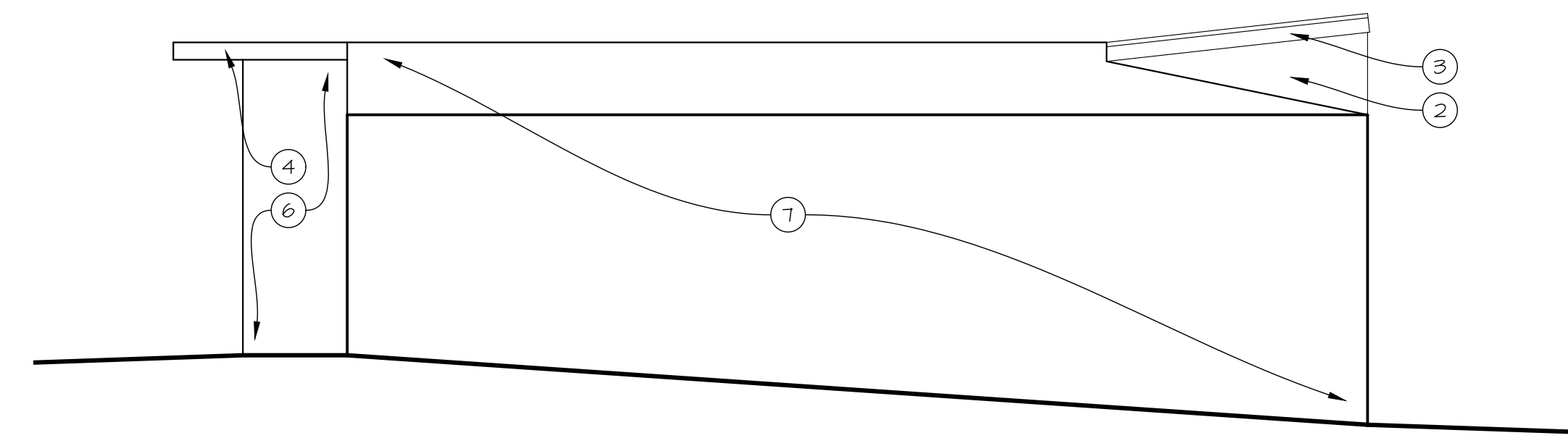
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2. BARN SASH FIXED WINDOWS - NOT HISTORIC
3. PENN TILE AND BRICK COPING
4. TAR PAPER ROOF OVERHANG
5. HAND-MADE PAINTED PINE GARAGE DOORS
6. UN-PLASTERED ADOBE WALL
7. WOODEN SHED WITH CORRUGATED METAL ROOF



EXISTING REAR BUILDING NORTH
ELEVATION

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

8
A2-2



EXISTING REAR BUILDING EAST
ELEVATION

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

7
A2-2



EXISTING REAR BUILDING NORTH
FACADE PHOTOGRAPH

NOT TO SCALE

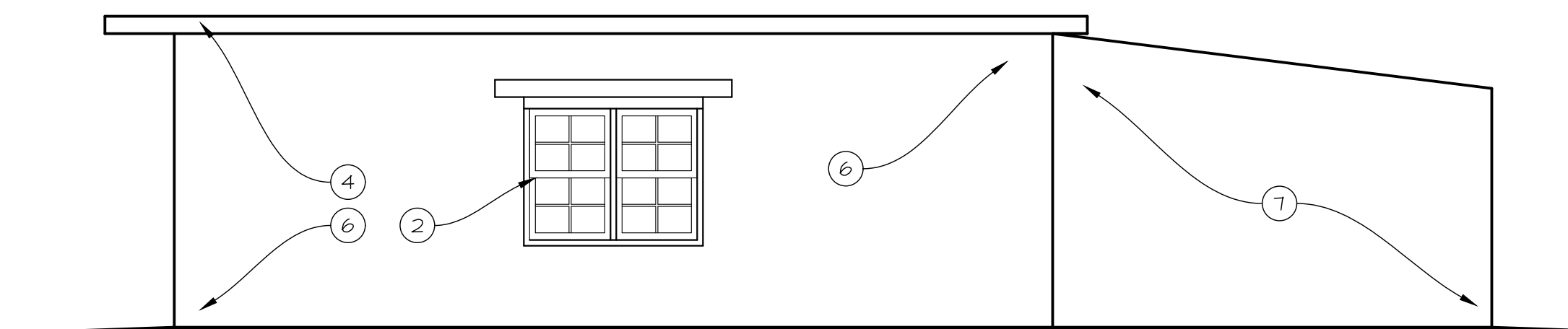
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A2-2



EXISTING REAR BUILDING EAST
FACADE PHOTOGRAPH

NOT TO SCALE

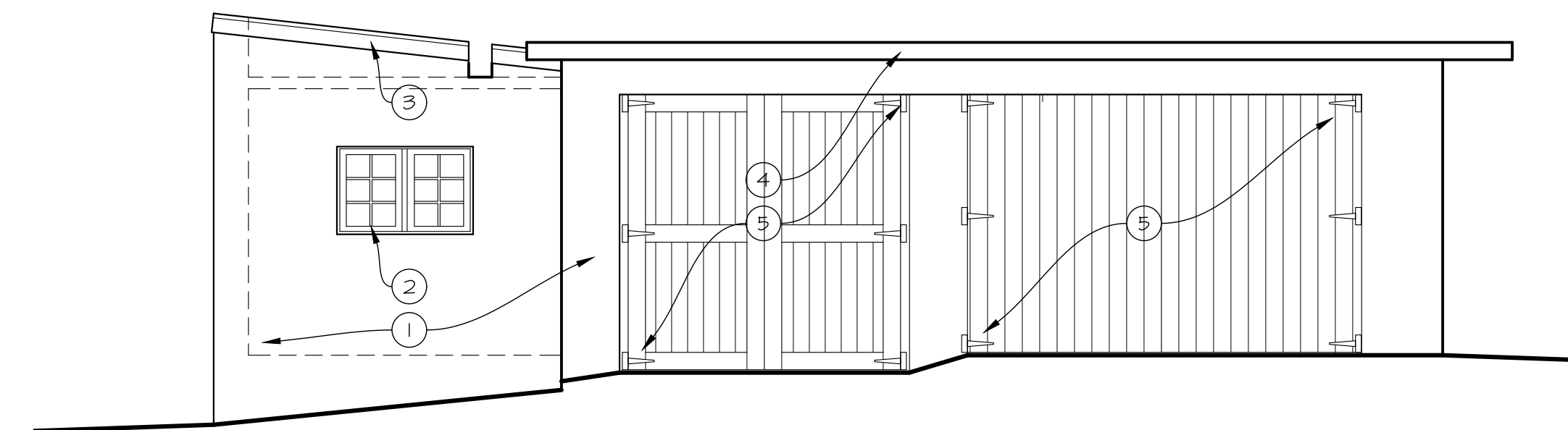
5
A2-2



EXISTING REAR BUILDING SOUTH
BUILDING ELEVATION

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

4
A2-2



EXISTING FRONT BUILDING WEST
ELEVATION

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

3
A2-2



EXISTING REAR BUILDING SOUTH
FACADE PHOTOGRAPH

NOT TO SCALE

2
A2-2



EXISTING REAR BUILDING WEST
FACADE PHOTOGRAPH

NOT TO SCALE

1
A2-2

PRAXIS
ARCHITECTS

SANTA INEZ
STABILIZATION
1062 CAMINO
SAN ACACIO
JOB NUMBER: 112

STATE OF NEW MEXICO
L.A. GABRIEL
BROWNE
No. 3302
REGISTERED ARCHITECT

REAR BUILDING
ELEVATIONS AND PHOTOS

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HISTORIC 1

FILE NAME:
INS-A2-1
DATE:
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