

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: July 9, 2026

For HPD Office use only:								
HCPI No.	District No.	NRHP	SRCP	Criteria	A	B	C	D
1. Name of property: Vicente and Petrita Brito House		2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe		3. Local Reference Number: Santa Fe ID: H-778				
				4. County: Santa Fe Parcel # 10309760				
5. Property Type: ☒ Buildings: 2 ☒ Structures: 4 ☐ Site ☐ Object								
6. Date of Survey: May 29, 2026								
7. Previous Survey Date(s): ☒ Yes: October 30, 1984, Michael Belshaw ☐ No:								
8. Name of Project: HDRB Status Evaluation								
9. Lat/Long: 35.6783874,-105.9209711								
10. Photo Information: Jim Rodman, photographer. Photo 1: View of east (front) elevation. Camera facing west. May 19, 2026.								
11. Brief Description of the Property: Located at the corner of Camino Delora and Cristo Rey Street, the former Vicente and Petrita Brito House faces east toward the Sangre de Cristo Mountains (Photo 1). The house likely originated in the late 1930s as a modest two-room dwelling. Over time, several additions were constructed to the rear, all of which appear to be adobe. Following its departure from family ownership in the early 2000s, the vernacular dwelling underwent a substantial renovation, transforming it into a residence more closely resembling a Santa Fe Style house of the 1920s. The property also includes a guesthouse (casita), constructed in the early 2000s, along with several walls and fences, most of which date from the same period. The primary house is designated Non-contributing and the guesthouse has no status. <i>Continued on Page 5.</i>								
12. Who uses the property? Residence								
13. Construction Date: Date: Before 1948, likely with earliest construction in the late 1930s. ☐ Known ☒ Estimated Source: newspaper account, aerial photographs, and city directories								
14. Setting: ☐ Suburban ☐ Rural ☐ Village ☐ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public								
15. Relationship to Surroundings: ☒ Similar ☐ Dissimilar Comments: N/A								

HCPI Base Form (FORM 1)

(Continued from other side)

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



Source: Office of the Santa Fe County Assessor
parcel lines may not be accurate



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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Jim Rodman

For: Current owner, via Martinez
Architecture Studio PC

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

Current owner: Mary Connally Hardin
and Daniel R. Cullen

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: primary house ☒ No Status: guesthouse (casita)
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: _____

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																							
6. Visible Construction Material: ☒ Adobe ☐ Brick ☐ Composition ☐ Concrete: Block ☐ Concrete: Cast Stone ☐ Concrete: Poured ☐ Earth Plaster ☐ Masonry: Simulated ☐ Metal: Corrugated ☐ Metal: Structural Siding ☐ Metal: V-Crimp ☐ Stone: Random Ashlar ☐ Stone: Random Coursed ☐ Stone: River Rock ☐ Stone: Rusticated ☐ Stone: Tabular ☒ Stucco: ☐ Tile: Clay ☐ Vinyl Siding ☐ Wood: Board and Batten ☐ Wood: Horizontal Siding ☐ Wood: Jacal ☐ Wood: Log ☐ Wood: Shingle ☐ Wood: Tongue and Groove ☒ Other: Plywood, shed 7. Number of Stories: ☐ N/A Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: _____ 8. Foundation: ☐ N/A ☒ Not visible ☐ None ☐ At Grade ☐ Raised: Materials: ☒ Concrete: ☐ Stone Other: Notes		9. Roof: ☐ N/A Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed Other: Pitch: ☐ None ☐ Low ☐ Medium ☐ Steep Features: ☐ Eave: ☒ Parapets Materials: ☒ Asphalt ☐ Earth ☐ Composition shingle ☐ Metal: Pressed ☐ Composition Roll ☐ Metal: Corrugated ☐ Metal: Standing Seam ☐ Metal: V- Crimp: Red Panel ☐ Tile: Terra Cotta ☐ Wood: Shingle Other:																																					
10. Window Types Primary House and Guesthouse (Casita) <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <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>2-10-light</td> <td>5</td> </tr> <tr> <td>French Window</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Vinyl</td> <td>1-1, w/grid insert</td> <td>5</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement	Wood	2-10-light	5	French Window				Sliding	Aluminum	1-1	1	Sliding	Vinyl	1-1, w/grid insert	5	11. Door Types Primary House and Guesthouse (Casita) <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>10-light</td> <td>Wood</td> <td>4</td> </tr> <tr> <td>Double</td> <td>French</td> <td>Wood</td> <td>6</td> </tr> <tr> <td></td> <td>2-10-light</td> <td></td> <td></td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	10-light	Wood	4	Double	French	Wood	6		2-10-light		
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Note: Based on visibility and access during survey		12. Chimneys ☒ 4; at corners; three primary house; one guesthouse (casita)																																					
13. Porches ☒ N/A Type: ☐ Entry ☐ Partial-Width ☐ Full-Width ☐ Wrap																																							
14. Other Significant Features N/A																																							
15. Modifications: ☒ ☐ No known modifications <u>#1 Date: 1948-1978; multiple rear additions; aerial photographs.</u> <u>#2 Date: 2000-2003; change of windows and doors, including opening dimensions and inserting new window openings; addition to former one-car garage; 1984 HBI photograph, aerial photographs; material evidence.</u> <u>#3 Date: 2000-2003+; construction of front wall, side fences and gates; aerial photographs; material evidence.</u>																																							

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style

___ Not Applicable

- | | | | | |
|--|---|--|---|--|
| ☐ Art Deco/Streamline Moderne | ☐ Gothic Revival | ☐ Mission Revival | ☐ Pueblo | ☒ Spanish-Pueblo Revival |
| ☐ Bungalow/Craftsman | ☐ International | ☐ Neo-Classical | ☐ Queen Anne | ☐ Territorial |
| ☐ Colonial Revival | ☐ Italianate | ☐ Northern NM | ☐ Ranch | ☐ Territorial Revival |
| ☐ Folk Victorian | ☐ Mediterranean | ☐ Prairie | ☐ Spanish-Colonial | ☐ Tudor Revival |

Notes:

☒ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
<https://www.santafenm.gov/land-use/historic-preservation>

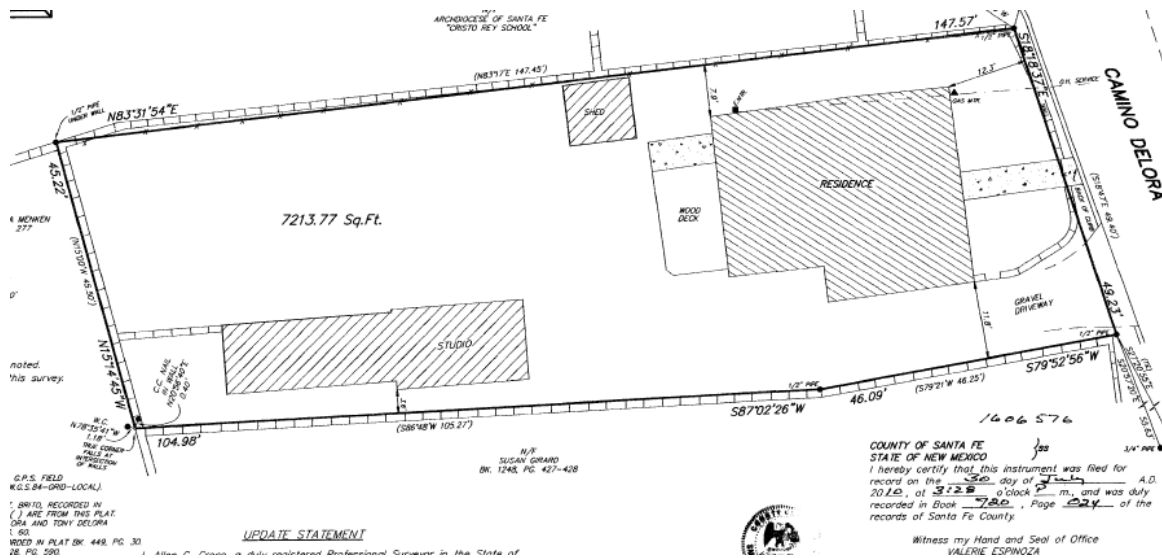
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion of 2012 survey plat map. Courtesy of XYZ Surveying and Drafting.



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Architectural Description Continued

Setting

The house and its casita occupy the west side of Camino Delora, midway between Canyon Road and Camino San Acacio (Photo 2). Much of the view to the east is occupied by the Cristo Rey Parish complex. Immediately northwest stands the former Cristo Rey Parish School, designed by Leo Wolgamood and Alfred Millington; to the northeast are the parish hall and the rear elevation of John Gaw Meem's Cristo Rey Church. Immediately across Camino Delora is a rare feature within the district: an undeveloped lot.

The subject property occupies a roughly rectangular parcel of approximately 0.15 acres. The primary house stands near the front of the lot with the casita located behind it. The grounds surrounding both buildings are extensively landscaped. At the rear of the property is a mature Siberian elm, while a non-historic plywood shed stands along the north property line (Photo 14). Most of the site's walls and fencing are non-historic. Of interest is a tall concrete-and-stone wall separating the subject property from the adjoining parcel to the south. Based on a recent survey plat, this wall appears to belong to the southern property.

East Elevation

The house faces Camino Delora with a substantially altered composition. As documented in the 1984 Historic Building Inventory survey, the façade consisted of a centered entry flanked by closely spaced rectangular window openings (Fig. 1). During the early-2000s renovation, Steve Marlens, the owner and an historic house renovator, retained this basic symmetrical arrangement but relocated the window openings farther from the entrance while narrowing them and extending them to floor level (Photo 3). In place of the original windows, he installed paired ten-light wood French windows,¹ a motif repeated on other elevations of both the primary house and the casita. Each opening is finished with a metal threshold and exposed wood header, a detail recalling

¹ Although often referred to as French doors, the architectural term *French window* more precisely describes full-height, narrow glazed casements that extend to the floor and provide direct access to exterior spaces. The use of French windows is uncommon in Santa Fe residential architecture.

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early Pueblo Revival work by John Gaw Meem, including the Meadors-Staples House (1925).

South Elevation

The south elevation faces a tall stone wall that originally separated the property from an adjoining parcel later acquired by artist and designer Alexander Girard. As documented in the 1984 Historic Building Inventory survey, this short elevation was originally devoid of fenestration. During the early-2000s renovation, Marlens introduced a ten-light wood French window with a lowered threshold, providing direct access to a brick-paved patio (Photo 4).

West of the original façade, the elevation steps back to an addition constructed between 1960 and 1966, based on aerial photographic evidence (Figs. 3 & 4). Like the original portion of the house, the addition was remodeled with a French window; however, this opening retains a higher sill above grade (Photo 5).

West Elevation

The west elevation opens onto the patio and backyard. Comparison with a 1978 aerial photograph indicates that the fenestration was simplified and repositioned to a more centralized arrangement (Fig. 6). Today, the elevation consists of a single ten-light wood door to the left (north) and a paired ten-light wood French window to the right (south) that originally gave access to a wooden deck (Photo 6). The brick-faced steps leading to the door postdate Marlens' renovation.

North Elevation

The north elevation overlooks the former Cristo Rey Parochial School and presents a minimal amount of fenestration (Photo 7). Comparison with a 1978 aerial photograph indicates that the west end of the elevation formerly included a projecting, lower-roofed section (Fig. 6). As discussed above, this projection has since been removed or simplified, creating a more uniform west end of the house. The remaining two window openings, based on their depth within the wall, appear to be older. Both contain non-historic sliding vinyl windows (Photo 8).

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Interior

The interior was not inspected. Based on real estate photographs, the house appears to retain exposed vigas while incorporating Meem-inspired corner fireplaces and custom wood cabinetry associated with the early-2000s renovation. The house contains approximately 974 square feet of living area and includes three bedrooms and one bathroom.

Footprint Evolution

The house likely originated as the two-room section fronting Camino Delora. By 1948, the first year the dwelling appears in an aerial photograph, a small addition had been constructed at the northwest corner, creating a roughly L-shaped plan (Fig. 2). This footprint remained largely unchanged through 1960, although a porch appears to have extended across part of the west elevation (Fig. 3).

Between 1960 and 1966, the west porch was enclosed and an irregular addition was constructed at the rear, partially filling the earlier ell and creating a more complex footprint (Fig. 4). By 1978, the latest historic aerial photograph available, another small addition had been constructed at the northwest corner (Fig. 5). Either before or during the 2000s renovation, it was removed or absorbed into a reconfigured rear elevation, producing the building's present footprint (Fig. 6).

Casita

The casita is a long, approximately 583-square-foot secondary dwelling situated behind the primary house. Incorporated into its east end is a one-car garage that had been constructed by 1948. The remainder of the building represents new construction associated with Steve Marlens' early-2000s renovation of the property.

Marlens retained the original garage opening, fitting it with wood French doors (Photo 9). The north elevation, which provides the principal exposure, is articulated with a series of ten-light wood French windows and French doors that admit most of the natural light into the dwelling (Photos 10 & 11). At the west end, new construction incorporates another pair of French doors opening onto a small enclosed patio (Photo

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12). The south elevation, constrained by its proximity to the property line, contains only limited fenestration consisting primarily of sliding vinyl windows (Photo 13).

Historical Overview

Camino Delora

In July 1937, Petrita Brito, a 32-year-old woman, visited Santa Fe City Hall which was then located on Washington Avenue. She was there to obtain a permit to build a two-room house valued at \$200.² Petrita and her husband, Vicente, had been renting a house on Camino San Acacio and, apparently anticipating a growing family, sought to establish a home of their own. Based on city directories, the adobe dwelling they constructed was located at 1181 Camino Delora.

City directories indicate that Camino Delora originally extended southeast from Camino San Acacio to Camino Cabra, with a separate northern segment continuing toward Canyon Road. This northern stretch of Camino Delora, along with neighboring Camino Cerrito, appears to have been a relatively recent roadway. It likely followed the property line of an earlier agricultural field. Both streets were prone to flooding; following a heavy monsoon in 1935, Camino Delora was described as a "Niagara running into Canyon Road."³

This background is important because the location of 1181 Camino Delora, as listed in the city directories, cannot be determined with certainty. Although the address is no longer in use, houses along the southern portion of Camino Delora retain similar numbering. The strongest evidence linking the subject property to the Brito residence is the apparent renumbering of the address. By the late-1950s, 1181 Camino Delora disappears from the city directories, with the Brito property listed instead as 320 Camino Delora.⁴

² "Building Permits for July," *Santa Fe New Mexican*, August 5, 1937.

³ "Village Gossip of Old Santa Fe," *Santa Fe New Mexican*, August 24, 1935, 1.

⁴ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1957* (El Paso: Hudspeth Directory Company, 1957), 320.

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The Britos

Petrita was born in Santa Fe in 1905 but soon moved with her family to Lamy. Her father, Roque Tudesque, was a native New Mexican of Italian ancestry who worked as a boilermaker.⁵ In November 1924, at age nineteen, she married Vicente Brito, a Santa Fe native five years her senior.⁶ The couple rented a small house in Lamy for five dollars a month while Vicente worked as a section hand for the Atchison, Topeka & Santa Fe Railway.⁷ By the mid-1930s they had relocated to Santa Fe, residing in a house on Camino San Acacio.

No deed has been located documenting how the Britos acquired the land on which they built their home, either at the earlier 1181 Camino Delora address or the subject parcel. Whether no deed was recorded or the record has since been lost is unknown. Nevertheless, city directories and other documentary sources establish that the Britos were living at the present residence by the 1950s. Vicente initially found work through the Works Progress Administration, helping to build Carlos Gilbert Elementary School.⁸ By the 1950s he was employed as a private gardener.

The 1950 census is the first to record the Britos as a full family. Their home address is not identified other than being located on Camino Delora. The household is headed by Vicente, still working as a private gardener. Petrita managed the household and took care of three children: Francisco (Frank), 10, and Crucita, 9.⁹ Frank would later acquire an ownership interest in the property, though again, no deed has been located. As the decade progressed, Crucita married and left Santa Fe. She lived first in Las Vegas, then Socorro, and finally Albuquerque.¹⁰ Frank, on the other hand, stayed at home, and

⁵ "Petrita Brito," *Santa Fe New Mexican*, Feb. 15, 1989, 4; U.S. Census Bureau, Year: 1920; Census Place: Lamy, Santa Fe, New Mexico; Roll: T625_1080; Page: 3A; Enumeration District: 134.

⁶ Santa Fe County Marriage Index, Book 8, Page 3690.

⁷ U.S. Census Bureau, Year: 1930; Census Place: Lamy, Santa Fe, New Mexico; Page: 3A; Enumeration District: 0025; FHL microfilm: 23411.

⁸ National Archives at St. Louis; St. Louis, Missouri; WW II Draft Registration Cards for New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 16.

⁹ U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 20; Enumeration District: 26-5.

¹⁰ "Gurule, Crucita Brito," *Albuquerque Journal*, Oct. 28, 2005, B-8.

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apparently never married. Vicente moved into better employment, working as an assistant draftsman for the Breese Burner Company, the innovative home heater manufacture started by James L. Breese, the bon vivant pilot and inventor.

By 1959, at age nineteen, Frank had joined the First National Bank of Santa Fe, where he remained for nearly two decades before entering state employment.¹¹ Public records indicate that he continued to reside at 320 Camino Delora with his parents. At some point he also acquired a joint ownership interest in the property, although the deed establishing that interest has not been located.

In 1965, following preparation of a survey plat for the property (Fig. 8), title was conveyed through a straw transaction in which Vicente and Petrita Brito temporarily transferred the property to Lyle E. Teutsch, Jr., a Santa Fe realtor, who immediately reconveyed it to the Britos as joint tenants.¹²

The transaction appears to have reconfigured the form of ownership while incorporating the updated legal description established by the survey. This conveyance represents the earliest deed located during the present research.

Later Changes

Vicente Brito died in 1980 at the age of 78. Petrita followed nine years later, passing away in 1989 at age 83. Both are buried beneath a modest gray marble marker in Rosario Cemetery.

Frank Brito continued to reside in his childhood home until his death in 1999 at age 60. Ownership then passed to his sister, Crucita Gurule, who retained the property only briefly before placing it on the market in 2000. The real estate listing described the dwelling as a "cute fixer-upper with lots of potential."¹³ The asking price of \$296,900 likely reflected its condition at the time.

¹¹ "Employees Honored," *Santa Fe New Mexican*, Nov. 26, 1974, 8.

¹² Santa Fe County Instrument # 286203 and 286204A.

¹³ "Prime Eastside Location" [real estate advertisement], *Santa Fe New Mexican*, Feb. 20, 2000, I-6.

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Later that year, Crucita sold the property to Steve Marlens, a Huntington, Long Island, native. A graduate of Haverford College with a longstanding interest in historic preservation, Marlens had previously rehabilitated several historic residences on the East Coast before relocating to Santa Fe.¹⁴ Marlens approached the Historic Districts Review Board for “rehabilitation” project to renovate the house, and construct yard walls and gates (Case # H-00-129). The case was postponed at least once and finally approved in October 2000.

Over the next two years, Marlens undertook a comprehensive rehabilitation of the Camino Delora house. The project substantially altered the dwelling's vernacular appearance while employing high-quality traditional materials and craftsmanship. Numerous Pueblo Revival design elements were introduced, including paired French windows, decorative lintels, reconstructed chimneys, additional window openings, and a sculpted perimeter wall with a formal entry gate.

Collectively, these changes transformed the modest vernacular dwelling into a more fully articulated interpretation of Santa Fe's regional architectural tradition. In addition, a detached garage, constructed during the 1960s, was enlarged westward and converted into a casita.

Marketing Romance

The renovated house was placed on the market in the summer of 2003. It was advertised as a “[t]houghtful restoration of a classic adobe and guest house just steps from Canyon R[oad],” suggesting that the guest house predated the restoration.¹⁵ Curiously, the accompanying photograph depicted the newly created casita rather than the principal dwelling.

The property remained on the market for several months, prompting a larger advertisement that fall, again illustrated with a photograph of the guest house. Among its selling points was the claim that the property featured a “property wall designed by

¹⁴ Public records research and review of former restoration projects.

¹⁵ “320 Camino Delora” [real estate advertisement], *Santa Fe New Mexican*, July 27, 2003, I-15.

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the famed designer Alexander Giraid [sic]."¹⁶ The house remained unsold into the winter.

The marketing strategy then shifted to a more candid approach, describing the residence as having been renovated to "reflect the original Santa Fe of the art colony."¹⁷ The statement implicitly acknowledged that the corner fireplaces with their battered chimneys, custom wood cabinetry, decorative wrought-iron light fixtures, and other architectural details were products of the recent rehabilitation rather than original features of the house. Instead, they had been carefully introduced to evoke the romanticized Santa Fe architectural aesthetic of the 1920s and 1930s.

The property sold in 2004 and remained in the same ownership until 2020, when it was acquired by its current owner.

¹⁶ "320 Camino Delora: Classic Renovation of Eastside House and Guest House" [real estate advertisement], *Santa Fe New Mexican*, "Santa Fe Real Estate Guide," Oct. 5, 2003, 21.

¹⁷ "320 Camino Delora" [real estate advertisement], *Santa Fe New Mexican*, Dec. 14, 2003, I-15.

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1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778			
		4. County: Santa Fe			
		5. Date of Survey: May 29, 2026			

Evaluation of Historical Status

The house standing at 320 Camino Delora today is a skillful interpretation of the early Santa Fe Style. It is not, however, historic in its present appearance. To achieve a historic effect, Steve Marlens undertook extensive alterations, including relocating windows, changing the dimensions of existing openings, and introducing a recurring visual motif—the paired French window—that was almost certainly not part of the original vernacular dwelling. The casita is likewise largely a modern creation, transforming a one-car garage into a guesthouse through extensive remodeling and a substantial addition. The property's walls and fences are also of recent construction.

For these reasons, it is recommended that the primary house retain its Non-contributing status. The same recommendation applies to the guesthouse (casita), and the walls and fences enclosing the property along its east, west, and north sides. Although visually prominent, the tall concrete-and-stone wall along the south property line is not located on the subject property and is therefore excluded from this evaluation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations



Figure 1: October 30, 1984, Historic Building Inventory form photograph. East (front) and south elevations, looking northwest. Michael Belshaw.

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

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Figure 2: October 25, 1948, aerial photograph. Primary house circled.

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		5. Date of Survey: May 29, 2026			

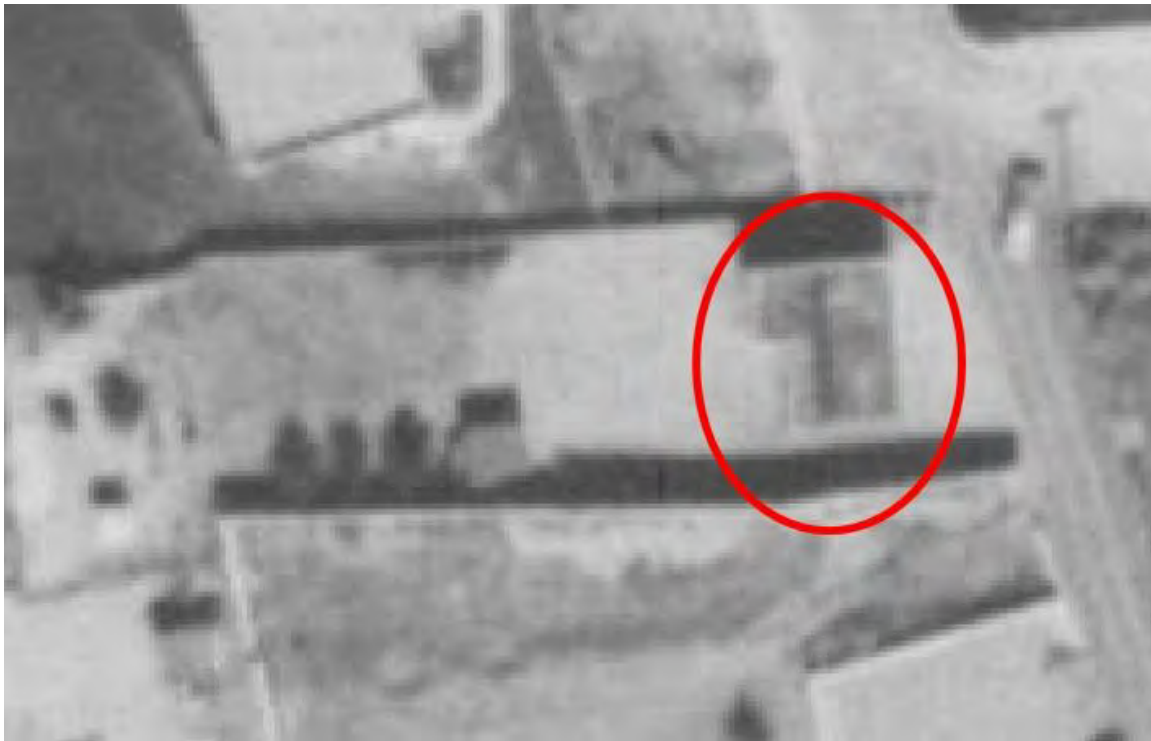


Figure 3: September 25, 1960, aerial photograph. Note presence of garage to the west.

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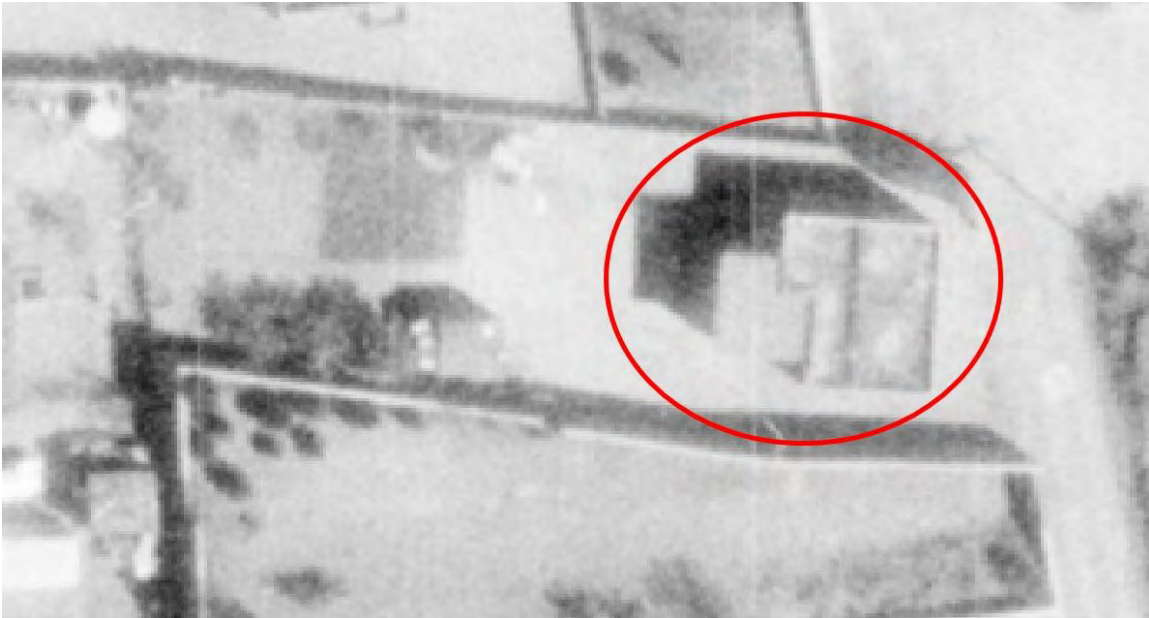


Figure 4: May 2, 1966, aerial photograph. Note new additions on the west side of the primary house.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No.	District No.	NRHP	SRCP	Criteria	A	B	C	D
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					4. County: Santa Fe			
					5. Date of Survey: May 29, 2026			



Figure 5: September 11, 1978, aerial photograph. Note addition made to the northwest corner of the primary house.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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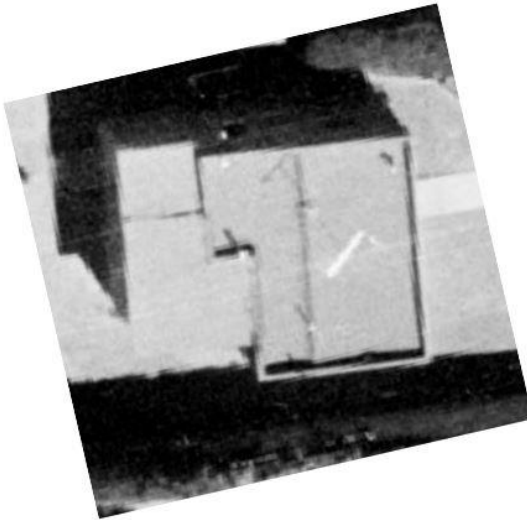


Figure 6: 1978 aerial photograph, left; 2023 satellite imagery, right.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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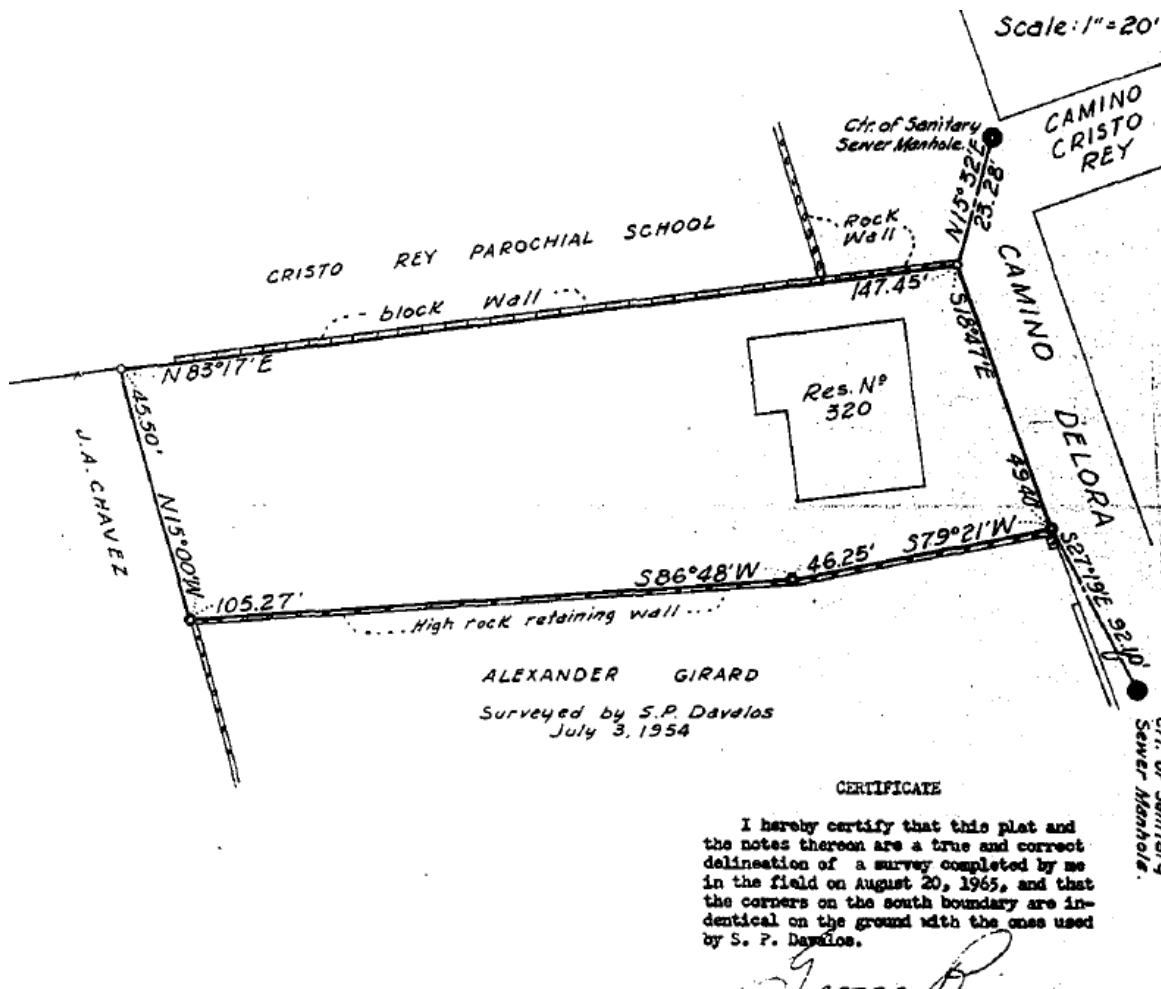


Figure 7: Portion of 1965 survey plat map. It is unclear why the garage is not shown. Courtesy of Samuel P. Davalos.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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					5. Date of Survey: May 29, 2026			

Survey Photographs

(All images taken by Jim Rodman on May 29, 2026, unless otherwise noted)



Photo 2: Setting and east and north elevations. 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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		4. County: Santa Fe			
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Photo 3: East (front) façade. 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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					4. County: Santa Fe			
					5. Date of Survey: May 29, 2026			



Photo 4: South elevation, east end. 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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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria	A _____	B _____	C _____	D _____
1. Name of property: Vicente and Petrita Brito House		2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe			3. Local Reference Number: Santa Fe ID: H-778			
					4. County: Santa Fe			
					5. Date of Survey: May 29, 2026			



Photo 5: South elevation, west end. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778						
		4. County: Santa Fe						
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Photo 6: 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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HCPI No.	District No.	NRHP	SRCP	Criteria	A	B	C	D
1. Name of property: Vicente and Petrita Brito House		2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe			3. Local Reference Number: Santa Fe ID: H-778			
					4. County: Santa Fe			
					5. Date of Survey: May 29, 2026			



Photo 7: North elevation. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: North elevation. Window detail. 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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		4. County: Santa Fe			
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Photo 9: East (front) 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. Date of Survey: May 29, 2026				



Photo 10: North elevation, east end. 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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				4. County: Santa Fe	
				5. Date of Survey: May 29, 2026	



Photo 11: North elevation, west end. 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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					4. County: Santa Fe			
					5. Date of Survey: May 29, 2026			



Photo 12: 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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				4. County: Santa Fe	
				5. Date of Survey: May 29, 2026	



Photo 13: South elevation, west end. Camera facing west.

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. Date of Survey: May 29, 2026	



Photo 14: Shed. Camera facing northeast.



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
STREET VIEW
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
EAST ELEVATION
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
NORTH ELEVATION
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
WEST ELEVATION
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO
GUEST HOUSE
320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
SOUTH ELEVATION
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
EAST ELEVATION
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
NORTH ELEVATION
MAY 11, 2026



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STUDIO PC

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**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
WEST ELEVATION
MAY 11, 2026



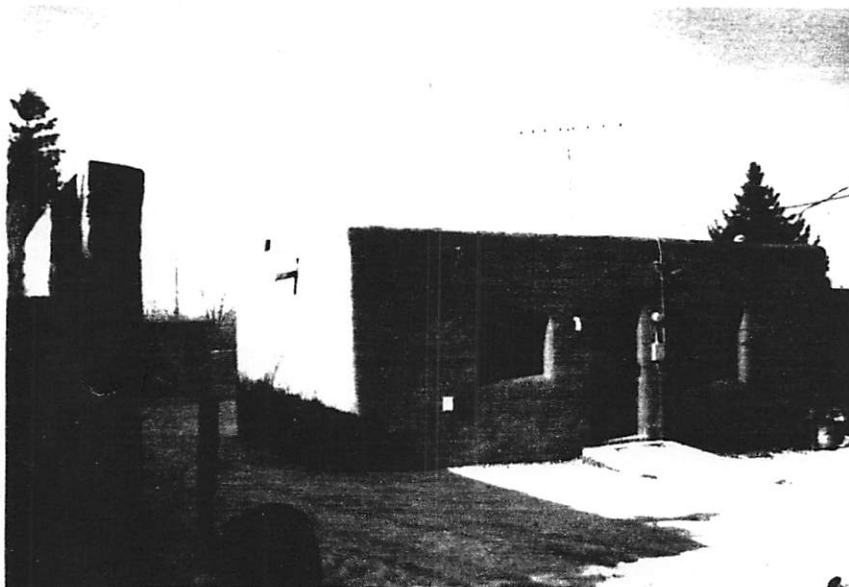
MARTINEZ
ARCHITECTURE
STUDIO PC

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505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
SOUTH ELEVATION
MAY 11, 2026

building threatened? yes	surveyed date 30-XI-84 by m b	county Santa Fe	ID no. 0516-1624	H778
field map SFHD-6-1624	number	E-W reference zone 12 13	easting	northing
location description 320 Delata		city/town Santa Fe		
		land grant/reservation		
building name		legal description		
		TNSP N S range E W sec		
file roll by m no. 22	negative nos. 7	loc. of neg. map	plan shape	



style	foundation material	date of construction P estimate actual source
	wall material/surface	use present residential other historic residential other
architectural features		condition excellent good fair deteriorating
		degree of remodeling minor moderate major
		describe:
		surroundings Res
		relationship to surroundings X similar not similar
		district potential yes no
		significance eligible of X none
		if eligible, interest
comments		why?
		associated buildings? X yes what type? Garage
		if inventoried, list ID nos.
		see back? yes



1985 aerial



2011 Aerial



2005 Aerial



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

PROJECT 2026-012839-HDRB. 320 Camino Delora. Downtown & Eastside Historic District.

DESC: Non-contributing. Martinez Architecture Studio, agent for Mary Hardin and Dan Cullen, owners, requests a historic status review with primary facade(s) designation, if applicable, for main residence, casita, and yard walls.

CASE NUMBER: 2026-012839--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 320 CAMINO DELORA
Santa Fe, NM 87505

CONTACTS: Property Owner

Mary Hardin

320 CAMINO DELORA A
Santa Fe, NM 87505

Applicant

Martinez Architecture Studio
PC

P. O. Box 925
Santa Fe, NM 87504

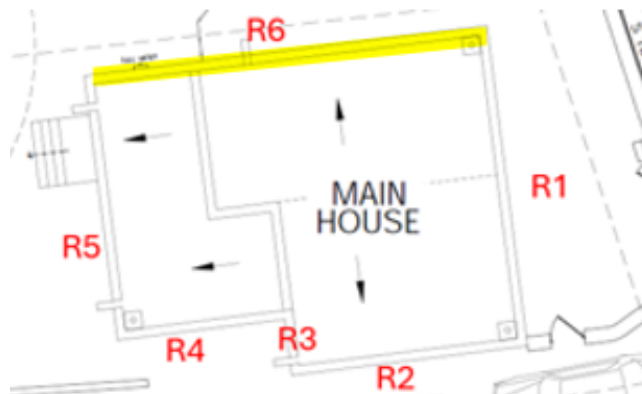
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Aug 25, 2026. The decision of the Board was to upgrade the main residence to contributing, designating the north elevation (R6) as the primary facade and to designate the accessory dwelling unit, shed, and yardwalls as non-contributing.

For further information please call 505-955-6124.

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.**



PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date	04-29-2026	Property Owner of Record				Mary Hardin & Dan Cullen	
Applicant/Agent Contact		Richard Martinez, Martinez Architecture Studio PC					
Site Address		320 Camino Delora					
Suite or Space #		Subdivision Name					
Lot #		Block #		Total Roof Area (square feet)		2,082	
Lot Coverage %	32	Lot Size (square feet)					6,477
Proposed Construction Description		Add a 341 sq.ft. heated addition, 65 sq.ft. storage and 121 sq.ft. portal to an existing 581 sq.ft. guest house.					
The following documents are required for review as applicable:		☒ Legal Lot of Record ☒ Building Plans ☒ Existing site plan w/ setbacks ☒ Proposed site plan w/ setbacks ☒ Existing & Proposed Elevations ☐ Development Plan					
Zoning District	RC5	Overlay Districts		Escarpment	Flood Plain	☒ Other	
Proposed Setbacks	Front	88'-11"	Rear	22'-6"	Left Side	16'-3" Right Side 11'-4"	
Required Setbacks	Front	7'	Rear	15'	Left Side	5' Right Side 5'	
Proposed Height	12'-9"	Max Height	13'-4"	Parking Required	3	Provided 3 Bike Parking Provided	

Historic Planning Case Manager _____

If you selected "other," please write in the name of your case manager. _____

ADDITIONAL SUBMITTALS (IF APPLICABLE)

☐ Y ☐ N	Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen				
☐ Y ☐ N	Setback Affidavit and Agreement				
☐ Y ☐ N	Site Visibility Triangle	☐ Y ☐ N	Escarpment Slope Analysis	☐ Y ☐ N	Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Richard Martinez

Owner

Applicant

☒ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

☒ Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions		
Preliminary Zoning Review completed by <i>Benjamin Pfeifer</i>		Date <i>06/24/2026</i>
Preliminary Zoning Review # 2026-012681		

320 Camino Delara
Bldg 4 Height 9/11/26

Total: 28.1
Count: 2
Avg: 14.1
Max: 16'1"

