City of Santa Fe, New Mexico

memo

DATE: October 13, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP, Planning & Land Use Dept Director HLL

Maggie Moore, Assistant Land Use Director *MRM*

FROM: Lauren A. Vagts, Senior Planner, Historic Preservation Division LAV

2026-012883-HDRB. 1545 Canyon Rd. Downtown & Eastside Historic District. Non-contributing. Courtenay Mathey, agent for Cyndy Lynch, owner, requests status review with primary façade(s) designation, if applicable, for two buildings and one structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____**District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

___**Zoning Review Sheet**

___**Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

___**Elevations**

__x__ **Photographs**

___ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residence be upgraded to Contributing with the south and west elevations designated as the primary facades (R1, R2, R3, and R4), with the exclusion of non-historic materials per 14-4.6(C) Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.

Staff recommends the status of the secondary building retain its Non-Contributing status as it does not retain enough historic integrity with the majority of the building additions and fenestrations falling outside the 50-year period of significance, per 14-4.6(C) Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.

Staff recommends the status of the two carports, one attached to the secondary building and one free-standing, and the shed attached to the secondary building carport be designated as Non-Contributing as these structures do not fall within the 50-year period of significance, per 14-4.6(C) Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.

District Standards:
14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:
Up to two motions will be required for this case.

Status (for each structure):

a. In case 2026-012883-HDRB, for 1545 Canyon Road, designate the main residence as Contributing and designate facades R1, R2, R3, and R4 as primary façade(s).
b. In case 2025-012883-HDRB, for 1545 Canyon Road, designate the secondar building and two carports as Non-Contributing, as these structures do not meet the 50-year period of significance.

The property lies within the River and Trails Archaeological Review District. See Chapter 14, SFCC, Article 14-4.2(C)(2). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
1545 Canyon Road is located northwest of Canyon Road bound by the East Alameda Street-Camino Cabra intersection approximately one mile to the west, Cerro Gordo Road to the east, and the Santa Fe River to the north in the Downtown and Eastside Historic District. Surrounding properties consist of single-story vernacular buildings primarily in the Territorial and Pueblo-Revival styles. The buildings are clad in stucco largely fenestrated with wooden doors and divided lite windows, flat rooflines bearing squat chimneys, Buildings either line the street or are set back beyond gravel or stone-paved drives separated from Canyon Road by a mix of stucco and stone masonry yard- and retaining walls, coyote fencing, and chain link fencing. The property 1545 Canyon Road is set back from the road, separated by an older coyote fence and iron gate keeping harmony with the surrounding streetscape.



Figure 1. Aerial view of parcel location, 1545 Canyon Road. Source: Santa Fe County Tax Parcel Viewer, https://sfcomaps.santafecountynm.gov.

Site Description:
Early 20th-century hydrological survey maps show the Santa Fe River Valley east of the city developed as an agricultural landscape with grain crops including corn, wheat, oats, and alfalfa along the valley floor near the Santa Fe River. Surrounding the fields were terraced landscapes cultivated by orchards and smaller fields, with associated farm buildings nearby. Historically, 1545 Canyon Road was part of a larger agricultural landscape belonging to Hinijo Martinez with alfalfa as its primary crop (Figure 2).

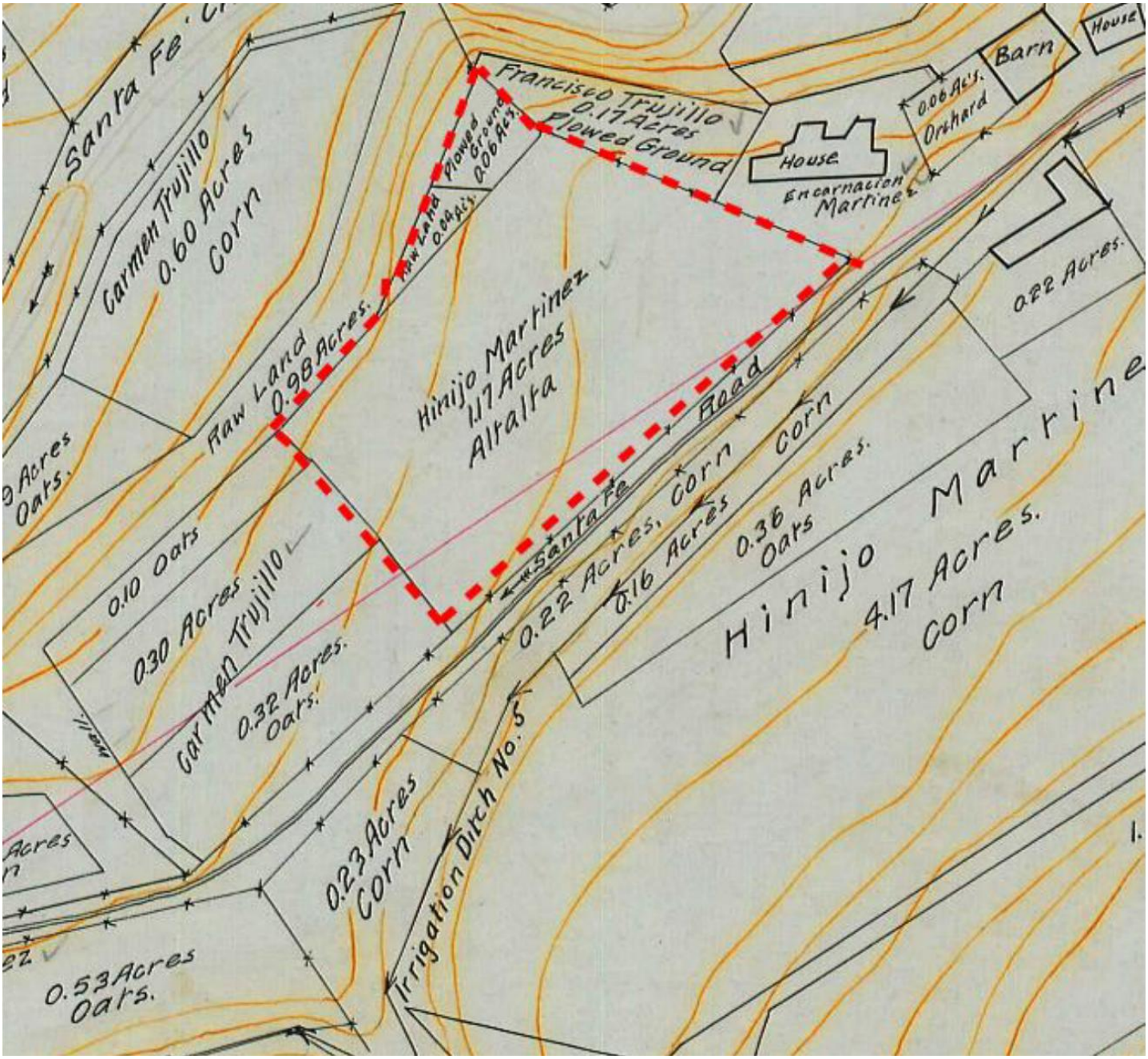


Figure 2. Property area circled as the original lot of land prior to residential development. Source: Santa Fe State Engineer's Office, 1914 (1919), Sheet 8.

This lot passed through members of the Trujillo-Lujan family separated into smaller parcels by Jose Lujan in 1928. These parcels were distributed to Jose's younger brothers who established residences at 1523 and 1525 Canyon Road. By 1945, residents Tobias and Gumecinda Luhan at 1525 Canyon Road, developed an adobe rental property

at the neighboring 1545 Canyon Road lot complete by 1946 (Figure 3).



Figure 3. Historic aerial dating to October 25, 1948, showing the first building developed at 1545 Canyon Road. Source: 2026 HCPI (not yet adopted).

The property served as a rental property until the late-1950s followed by the May 1961 parcel survey and land purchase by John and Frances Lynch, then conveyed to their son and daughter-in-law, William and Angie Lynch. Following the acquisition, the Williams added an L-shaped addition to the north elevation c.1963. By 1967, William J. Lynch established the Lynch Fence Company initially storing and working out of a secondary structure (Figure 4). It appears that this building is the workshop area of the extant office-workshop, with the addition of a carport and shed to the west elevation between 1978 and 1981, and an addition made to the east elevation by 1987 (Figure 5).


Figure 4. 1969 aerial of 1545 Canyon Road showing site of outbuilding. Source: 2026 HCPI (not yet adopted).

According to the August 7, 2026 Historic Cultural Properties Inventory (not yet adopted), a second addition was added to the southeast elevation of the main residence to include a carport and dates between 1970 and 1971 (Figure 5). By the 1980s, the secondary office-workshop building replaced the shed shown in Figure 4, likely expanded with the addition of a carport and shed to the west and addition to the east (Figure 6). Historic aerials show the final addition enclosing the northeast corner of the main residential building between 2002 and 2004 (Figures 7 and 8).



Figures 5 and 6. Aerial photograph from September 11, 1978, showing carport addition to south elevation. Source: New Mexico Department of Transportation (left). 1981 aerial showing expansion of secondary building (workshop-office) (left).



Figures 7 and 8. 2002 (left) and 2004 (right) aerials showing final enclosed addition of the northeast corner of the main residence at 1545 Canyon Road. Source: Google Earth.

In 2022, the Lynch Fence Company closed, and the property was put on the market, but ultimately fell into new ownership under a trust to Cyndy Lynch, daughter of William and Angie Lynch. Currently, the 1.351-acre lot consists of a single-family residential dwelling situated on a northwest-to-southeast axis, a secondary workshop building to the north running parallel to Canyon Road with a carport and shed connecting to the west elevation, and a free-standing carport on the east side of the lot along the property line (Figure 9).

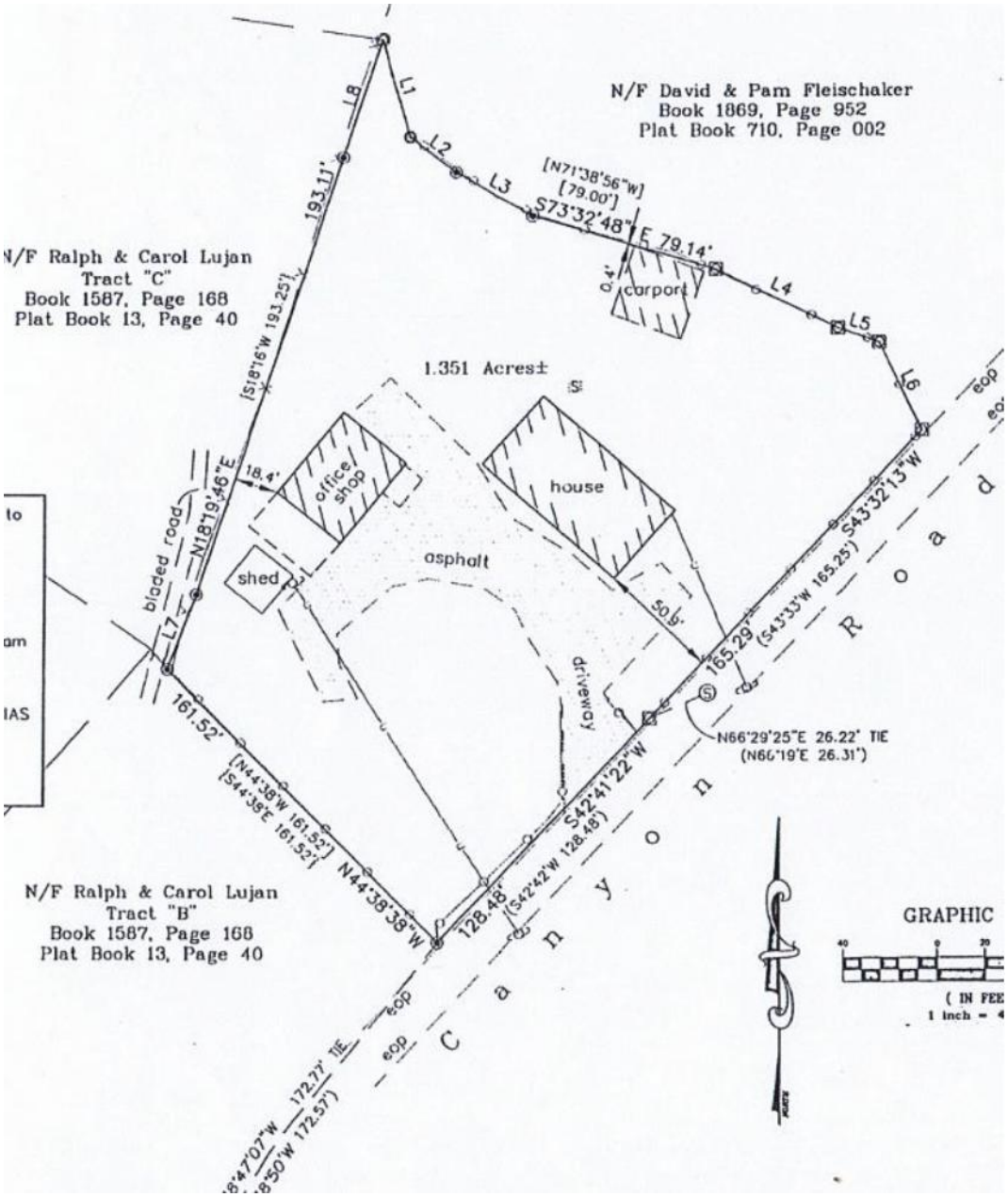


Figure 9. 2024 survey plat map. Source: Zia Surveys via August 7, 2026 HCPI (not yet adopted).

Main Residence

The primary building (Figures 10 and 11) and main residence at 1545 Canyon Road has a rectangular footprint situated on a northwest-to-southeast axis set back approximately 70 feet from the road. The single-story Pueblo Revival style building is three bays wide by two bays deep, clad in cementitious stucco with a tan and white dado pattern under the portal and carport. The central bay dates to the original building c.1945 with an elevated entrance door to the left above a three-step staircase and semi-circular platform clad in flagstone pavers. To the right is the original portal elevated on a cement platform clad in flagstone pavers which was partially enclosed on the south side following the carport addition in the early 1970s (see additions aerial, Figure 5). The portal is supported by three wooden columns and vigas with a central canale. To the right of the portal is an entrance fenestrated with a metal security gate and a double-pane casement window to the left constructed of wood or metal, although it is

uncertain whether or not it is historic. To the left of the portal is a small fixed four-light historic window.



Figures 10 and 11. 1545 Canyon Road, west elevation. 1985 (left) and 2026 (right). Source: 1985 HCPI; 2026 HCPI (not yet adopted).

The right bay (Figure 13) contains a carport paved in cement and constructed of a wooden frame partially enclosed by a wooden fence and lattice to the south. The west-facing elevation has an entrance fenestrated by an obscured non-historic inner door and metal security outer door with a shallow cement platform. To the right are two vinyl sliding windows. The south-facing elevation has two window openings, each fenestrated with two vinyl sliding windows. The left bay (Figures 12 and 13) has a single central opening with two vinyl sliding windows and a squat chimney at the northwest corner.



Figures 12 and 13. Left and partial central bay, west elevation (left). Right and partial central bay, west elevation (right).

The south elevation includes a wooden fence and lattice partially enclosing the carport at the southwest corner, and a centrally located opening on the right bay with a sliding-glass vinyl window (Figure 14).


Figure 14. South elevation of main residence. Source: 2026 HCPI (not yet adopted).

The left bay of the east elevation has a wide eave overhang clad in a metal fascia covering wooden vigas with a small protruding fireplace massing near the southeast corner (Figures14 and 15). A small split in the roofline between the left and central bays exposes the former parapet of the original c.1945 building (see Figure 17 for a full aerial view of the roofline and historic development of the building). The central bay has two central window openings fenestrated with a sliding vinyl window on the left and wooden casement windows on the right, and a squat horizontal massing along the foundation. The central and right bay are separated by alternating rooflines, with the additions slightly higher than the original roof height. The right bay is fenestrated by two vinyl sliding glass windows with the left in comparable size and placement to the central bay windows while the north window is smaller in size.



Figure 15. East elevation. Source: 2026 HCPI (not yet adopted).

The north elevation (Figure 16) has a central entrance with a concrete platform and stairs. A wooden frame overhang covers the entryway with a corrugated metal roof. A modern door is obscured by a metal security door and sidelight surround. Flanking the entrance is a larger sliding vinyl window to the right and smaller sliding vinyl window to the left. The roofline has a slight overhang with a metal-clad fascia, and the parapet from the c.1963 addition is partially visible right of the doorway.



Figure 16. North elevation partially obscured at northeast corner. Source: 2026 HCPI (not yet adopted).

While the street-facing west elevation has been altered from its original historic appearance with additions to the north and south elevations taking place between 1963 and 1971 respectively, the south and west elevations retain their historic form and feeling. Additionally, the building retains its physical and cultural association to the adjacent Contributing properties at 1523 and 1525 Canyon Road, and meets the fifty-year requirement for historic eligibility. Therefore, staff recommends the main residence at 1545 Canyon Road be upgraded to a Contributing status with primary façades designated as the south and west elevations, excluding non-historic materials.



Figure 17. Aerial showing historical additions by year.

Office-Workshop/Secondary Building

Located at the center of the north property line, the single-story office-workshop has a rectangular plan with a flat roofline and clad in cementitious stucco. The street-facing south elevation (Figure 18) has two large garage door openings with wooden lintels and sloped cement curb entrances at the left and center bays. The southeast corner has a wood-framed portal covered by a metal roof and a cement slab floor. Under the portal is the main entrance with a setback wooden door and lintel to the left, and modern six-over-six double-hung setback window to the right.



Figure 18. Garage-workshop south elevation. Source: 2026 HCPI (not yet adopted).

The east elevation (Figure 19) is fenestrated with three modern recessed six-over-six double-hung windows topped by hewn-wood lintels, and slightly recessed parapet roofline. The north elevation (Figure 20) has a wide wooden eave overhang with exposed brackets and a central doorway recessed on an elevated curb with a wooden panel door, frame, and lintel. Flanking the entrance are two recessed window openings. To the left is a modern six-over-six double-hung window, and to the right is a historic metal-framed three-light casement window with a double-light transom.




Figures 19 and 20. Office-workshop, east elevation (left), and north elevation (right). Source: 2026 HCPI (not yet adopted).

The west elevation (Figures 21 and 22) has a central door opening with a wooden door, and a historic metal-framed three-light casement window with a double-light transom, similar to the northwest window on the north elevation in a recessed opening. Covering the adjacent cement slab is a metal-framed carport with a corrugated metal roof. Attached to the west and partly covered by the carport is a single-story shed clad in corrugated metal with a hipped roof and hinged double-doors on the south elevation. The west elevation of the shed has a wood-framed portal and corrugated metal roof.




Figures 21 and 22. Garage-workshop carport looking north (left), and attached shed on west elevation (right).

While part of the office-workshop building might date to the late-1960s, the removal of historic materials, non-historic additions and fenestrations have altered the structure significantly diminishing any historic integrity. Therefore, staff recommends the building retains its Non-Contributing status.

Detached Carport

At the center of the eastern property line is a detached carport (Figure 23). The structure is two bays wide by two bays deep with open elevations, constructed of steel posts and beams and corrugated panel roofing. According to historic aerials, the structure was erected between 1996 and 2002, and the structure does not meet the fifty-year requirement. Therefore, staff recommends the structure be designated as Non-Contributing.


Figure 23. Detached carport, west elevation. Source: 2026 HCPI (not yet adapted).

PREVIOUS CASE SUMMARIES:

ARC: n/a

HDRB: H-85-45 Plan description indicates “carport with work area” with no additional information. No casefile could be found in system.

ADMINISTRATIVE: n/a

APPLICANT’S REQUEST

The applicant requests:

1) Status Review with primary façade designation, if applicable, for a residential structure.

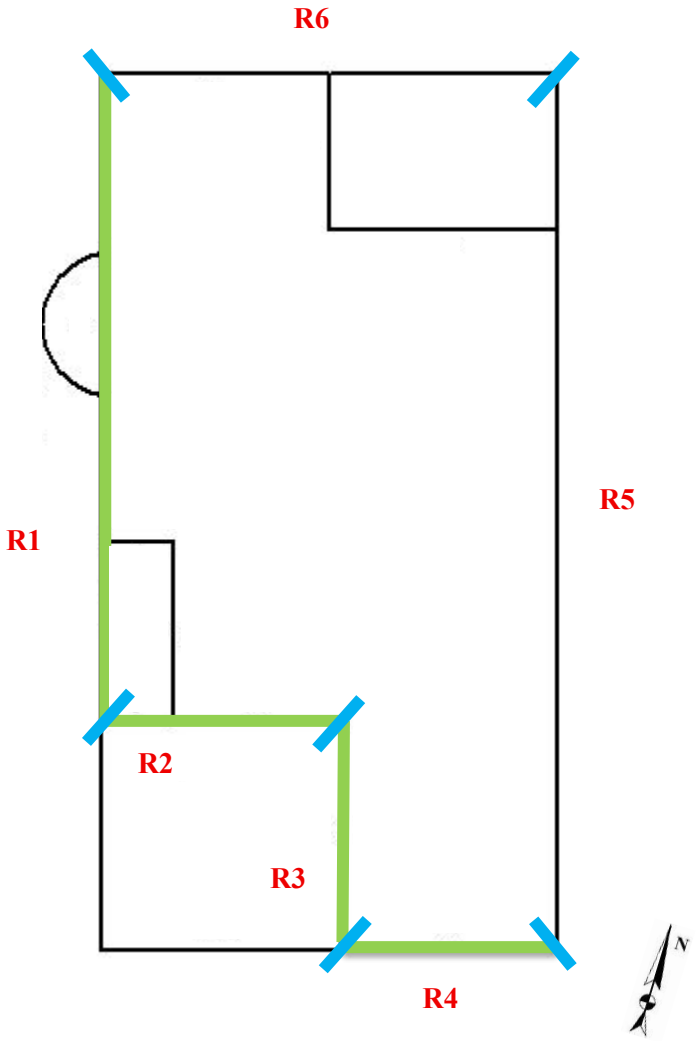


Figure 24. Site plan with facade designation.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

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

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction 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.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures

located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.

b. A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

b. Request from the property owner;

c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.

b. In addition, staff shall send notice, by first class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review

may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster at the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

NONCONTRIBUTING STRUCTURE

A structure, located in a historic district, that is less than 50 years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 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.

SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 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 for its association with events or persons that are important on a local, regional, national or global level; or 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.

PRIMARY FACADE

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

G. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

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

materials and frequently with added decorations.

I. Old Santa Fe Style

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

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

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

b. All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

c. Solid wall space is always greater in any 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 rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and 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

f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

II. Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating

effect is to be that of adobe construction, prescribed as follows:

a. No building shall be over two stories in height in any 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 complementary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
f. Flat roofs shall have not more than thirty (30) inches overhang.