MARTINEZ
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STATUS REVIEW

610 Agua Fria Unit C
October 08, 2026

Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:

On behalf of the property owners, Ana-Marie Argilagos and Rodger J. Boyd, the attached application requests a status review and primary elevation designation of the above-referenced property necessary.

A Historic Report for this property was prepared by John Murphy, see attached.

Sincerely,

Richard Martinez
Martinez Architecture Studio PC

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 9, 2026

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-169.3
The Former Paul and Amalia Ross House/ The Compound at 610	610 Agua Fria Street, Unit C Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe Parcel # 910011374

5. Property Type:
_x Buildings: 1 condominium
__ Structures:
__ Site __ Object

6. Date of Survey:
September 26, 2026

7. Previous Survey Date(s):
_x_Yes: August 3, 1985, Harry Weiss
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.685356, -105.948722



10. Photo Information: Jim Rodman, photographer. Photo 1: View of west and south elevations. Camera facing north.

11. Brief Description of the Property:

610 Agua Fria Street, Unit C, is an approximately 1,624-square-foot, single-story condominium within the privately gated Compound at 610 condominium complex. Its historic adobe core likely predates statehood, and the building had assumed essentially its present footprint by 1930. During the 1990s and early 2000s, the former two-unit vernacular dwelling was converted first to bed-and-breakfast use and later to a condominium. These changes substantially altered its fenestration, materials, and architectural character, transforming what had been a modest vernacular building into a consciously styled Pueblo Revival residence. The building is currently designated Contributing to the Westside-Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property? Condominium

13. Construction Date: c.1930s, with major renovations in the 1990s and 2000s
Date: By 1930_x_Known __ Estimated Source: Sanborn Fire Insurance map

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ 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 are not 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 Richard Martinez, AIA

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

Current owner: Ana Marie Argilagos and Rodger Boyd.
N/A

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ 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 _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ 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 _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe: Westside-Guadalupe Historic District

24. Supplemental Forms:

__ None _x_ 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

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-169.3
The Former Paul and Amalia Ross House/ The Compound at 610	610 Agua Fria Street, Unit C Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 26, 2026

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ 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

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_Raised:
Materials: _x_ Concrete: assumed __Stone
Other:
Notes: current contrapared-style foundation is new

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
___ Shed __ Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Hung-Sash	Wood	2/2, single & paired	7

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	Divided Plank	Wood	1
Double	French, 2-10	Clad	2

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1991; major modifications made to turn building into bed and breakfast. 1985 HBI and visual and material evidence.
#2 Date: c.1996; c.1991; major modifications made to turn building condominium. 1985 HBI and visual and material evidence.

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: _x_ 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

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing. N/A

19.Site Plan: See figure 9.

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11. Brief Description of the Property, Continued

Introduction

Setting

The subject dwelling is situated approximately 100 feet south of Agua Fria Street, behind a wood gate marking the entrance to The Compound at 610 (Photo 2). The narrow lot surrounding the building is paved with brick and edged by planting beds and privacy walls. Historically, the area was largely open and surfaced with earth and gravel, with several small outbuildings (Fig. 5). Development of the Dos Casas Viejas Bed and Breakfast in the 1990s removed these structures and added a walled lap pool. The setting was further altered during the mid-2000s landscape improvements. Unit C occupies the east side of the development, with a small portion of its southeast corner extending onto the neighboring property (Fig. 9).

Unit C

The 1,624-square-foot, single-story condominium is constructed primarily of adobe with later concrete-block additions. Roughly one room wide, the building extends approximately 85 feet north–south, excluding its walled patio areas. Its only readily visible elevation is the west elevation, which faces the brick-paved common area of the condominium complex. Although the building retains its elongated historic form, its formerly vernacular character has been substantially altered to present a consciously styled Pueblo Revival appearance, characterized by rounded wall edges, corner chimneys, and grouped wood double-hung sash windows.

North Elevation

The north elevation is obscured by a tall privacy wall (Photo 3). Behind the wall is single opening fitted with modern ten-light French doors (Photo 4).

West Elevation

The long west elevation begins at the north with a modern rustic wood gate leading to the north private patio (Photos 5 & 6). Moving south is the wall of what historically

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constituted the larger of the two dwellings. It is penetrated by altered openings containing single and grouped two-over-two, double-hung wood sash windows (Photo 7). This fenestration does not correspond with that documented in the 1985 Historic Building Inventory photograph (Figs. 1 & 8), which shows no windows in this portion of the elevation but instead two door openings. The existing windows have rounded, molded or ovolo-type muntin profiles characteristic of reproduction wood sash available during the 1990s and 2000s (Photos 8, 10, & 13).

Near the center of the elevation, a rounded, projecting privacy wall obscures a portion of the façade and its fenestration (Photos 9 & 11). Continuing south is the portion historically comprising the second dwelling, likewise fitted with non-original two-over-two, double-hung wood sash (Photo 13). The 1985 survey photograph instead shows this wall penetrated by large steel combination windows. At the south end, the elevation terminates in a stuccoed projection (Photos 14 & 15) that appears in the 1985 photograph as an enclosed wood-frame porch (Fig. 9).

South Elevation

A tall privacy wall obscures the south end of the building (Photo 16). Like the north elevation, it contains a pair of modern ten-light French doors, as well as a small two-over-two wood-sash window (Photo 17).

East Elevation

The east elevation is inaccessible and could not be directly observed. Based on its narrow, nonconforming setback from the property line, however, it likely contains few, if any, window openings.

Interior

The interior was not inspected during the site survey.

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22. Other Significance or Information of Interest, Continued

Historical Association: Ross Family Compound; Period of Significance: c.1930-1976

610 Agua Fria Street – Robert and Amalia Ross

The subject building, a portion of which likely predates statehood, occupies a long, irregularly shaped lot on the south side of Agua Fria Street. Like many properties along this section of Agua Fria, the parcel appears to have developed incrementally, beginning with an older residence at the front of the property facing the street. This older house, historically addressed as 610 Agua Fria Street, appears on the 1912 King's map (Fig. 1). Southeast of the primary residence is a smaller building that likely represents the historic core of the present condominium.

Maps and other records indicate that the property historically consisted of several small, separately owned parcels. Some were held by individuals sharing the same surname, suggesting familial relationships, while others appear to have been under unrelated ownership. Together, these parcels occupied what was identified as Lot 4, encompassing approximately 0.45 acres—roughly corresponding to the present boundary of the condominium complex.

The composition of Lot 4 is shown on the 1930 Sanborn Fire Insurance Company map (Fig. 2). By that date, it contained three buildings comprising four residences. The building that now holds the subject condominium had expanded from its earlier footprint and comprised two adjoining dwellings, identified on the map as 608 and 608 Rear Agua Fria Street. Although these addresses do not appear in the city directories, later records make clear that the two-unit building was owned by Robert R. Ross and his wife, Amalia Ortiz Ross.

Paul and Amalia Ross

Born in Albuquerque in 1895, Paul Robert Ross is identified as Pablo in the 1910 census, and elsewhere noted as "Spanish-American."[1] Ross grew up in the Duke City and, in

[1] U.S. Census Bureau, Year: 1910; Census Place: Albuquerque Ward 2, Bernalillo, New Mexico; Roll: T624_913; Page: 18b; Enumeration District: 0011; FHL microfilm: 1374926.

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1911, at roughly the age of 16, married Frances Montoya. The marriage did not last, although it is unclear whether it ended through death or divorce.

Ross enlisted in the U.S. Army at Albuquerque on May 20, 1918, and served in France with Company C, 68th Engineers, a railway operating unit. He departed New York aboard the *Belgic* on September 1, 1918, and was later promoted from private to corporal.[2] Following his discharge at Camp Bowie, Texas on July 15, 1919, Ross returned to Albuquerque. He learned upon his arrival that his mother had died while he was traveling home and that his brother had committed suicide three months prior.[3]

Ross later moved to Santa Fe, where he married Amalia (Mollie) Ortiz in September 1922.[4] Amalia had grown up on Agua Fria Street, living with her mother and brother in the 300 block.[5] By 1930, the couple resided at 610 Agua Fria Street, where the census identified Ross as the owner of the property. The property was valued at $2,000. Their household also included their three-year-old son, Felipo (Felipe).[6]

It is not clear which building the Rosses initially occupied on the lot, as the addresses shown on the 1930 Sanborn map do not correspond with city directory entries. However, the next two census records give their address as 610 Agua Fria Street, suggesting that they lived in the front house while also owning the subject building. By the late 1930s, Ross was working as an electrician for the Prokosh Electric Company. Given the timing, he may have worked on projects such as the John Gaw Meem-designed Santa Fe Municipal Building (now the Main Library), for which Prokosh held the primary electrical contract.

[2] The National Archives at College Park; College Park, Maryland; Record Group Title: *Records of the Office of the Quartermaster General, 1774-1985*; Record Group Number: *92*; Roll or Box Number: *383.*

[3] "Soldier Reaches Home to Find Mother Dead and Brother Suicide," *Albuquerque Journal*, July 19, 1919, 3.

[4] Santa Fe County Marriage Index, Book B 71/ Page 3233.

[5] U.S. Census Bureau, Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 7B; Enumeration District: 129.

[6] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 11A; Enumeration District: 0006; FHL microfilm: 2341134.

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Beginning in the 1940s, city directories place the Rosses in a dwelling identified as "1 rear," which appears to correspond with the subject property.[7] By this time, the entire lot was identified as 610 Agua Fria Street, with four "rear" addresses associating generally with the buildings shown on the 1930 and 1948 Sanborn maps. The other dwellings appear to have been occupied primarily by renters, although one was associated with an owner-occupant, Ceba Urioste. The Urioste surname would become significant later, when the separate holdings on the lot were consolidated under single ownership.

The last available federal census, taken in 1950, recorded the household as Paul, then 53, Amalia, 49; and her brother, Herman Ortiz, 53.[8] Paul was still employed as an electrician, by then for the City of Santa Fe. City directories later indicate that along with Paul and Amalia's residence, another dwelling was owned by Paul Ross (association unknown), transforming the lot—now holding only three households—into almost a family compound.

Paul Robert Ross died on January 5, 1968, at the Veterans Administration Hospital in Albuquerque. Until three weeks before his death, he had continued to live at his home on Agua Fria Street. Amalia remained on the property and died ten years later, on May 21, 1978. They are buried beneath a shared white marble tablet at Santa Fe National Cemetery.

Eight years after Amalia's death, her former house was recorded by a Santa Fe employee, who captured a vernacular house with a flat façade and eaves hanging over large steel combination windows and doors in different locations than they are now (Fig. 9).

[7] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1944* (El Paso: Hudspeth Directory Company, 1944), 299.

[8] 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: *3579*; Page: *45*; Enumeration District: *26-33*

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A Bed and Breakfast

In 1991, Irving E. Belfield, a San Francisco dentist, and his wife, Jois L. Belfield, acquired the two properties making up the parcel addressed as 610 Agua Fria Street. One of the properties was acquired from Andrew Trujillo; the other from a group of five individuals bearing the Urioste or Saiz surnames. The corresponding deeds cited no earlier conveyances, suggesting that the latter property may have passed among family members through inheritance rather than through recorded deeds.[9]

The Belfields relocated to Santa Fe and worked with a local developer to transform the property into a luxury bed-and-breakfast. The project involved renovating the older house fronting Agua Fria Street, the second dwelling—then addressed as "610½" and representing the subject building—and another residence at the south end of the lot. The renovations included replacement or alteration of most windows and doors and construction of several privacy walls. Earlier small-scale outbuildings were removed, and a heated, 40-foot-long lap pool was installed along the south side of the lot behind the older house (Fig. 8). The bed-and-breakfast opened in late 1991 as Dos Casas Viejas, with Irving and Jois Belfield serving as innkeepers.[10]

In 1996, the Belfields deeded the property to KMS Limited Liability Company, which continued to operate Dos Casas Viejas as a bed-and-breakfast under the management of Mike and Susan Stritijek. In 2003, the property was offered for sale for $1.6 million. An advertisement by Santa Fe Properties described the complex as giving the "feeling of traveling back in time to a small European village."[11]

The property did not sell, and the Stritijeks continued operating the bed-and-breakfast until the following year, when they closed the business and converted the property into condominiums. The project involved adapting each of the existing buildings as either a

[9] Quitclaim Deed, Donaciano Urioste et al. to Irving E. and Jois. L. Belfield, recorded May 30, 1991, Book 727/Page 689, Instrument # 738435, Santa Fe County, New Mexico and Quitclaim Deed, Andrew T. Trujillo to Irving E. and Jois. L. Belfield, recorded May 30, 1991, Book 727/Page 693, Instrument # 738436, Santa Fe County, New Mexico.

[10] "Follow the Reader," *San Francisco Examiner*, February 6, 1994, T-16.

[11] "'Dos Casas Viejas' – Luxury Bed and Breakfast," *Santa Fe New Mexican*, March 2, 2003, *Santa Fe Real Estate Guide*, 99.

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one- or two-bedroom condominium.[12] Fenestration was again altered, while new privacy walls and associated patios further subdivided the formerly unified grounds. The subject building received three new enclosed patios (Fig. 9).

Called The Compound at 610, the condominium project was completed in the spring of 2005, with four units addressed A through D. The condominiums entered the market in June 2005, each featuring Saltillo and brick floors, “kiva” fireplaces, gourmet kitchens, and pergola-shaded private patios, with asking prices of $745,000. A later advertisement also touted their “scrumptious bathrooms.”[13]

The conversion transformed the former bed-and-breakfast into a gated residential compound, with the individual dwellings separated by privacy walls and enclosed patios and linked by shared landscaped areas. In this configuration, the property assumed much of its present appearance, with the earlier collection of residences adapted into four distinct condominium units.

[12] Bob Quick, “Business Beat,” *Santa Fe New Mexican*, February 15, 2005, D-1 and 2.
[13] “Open Houses Today – W-38,” *Santa Fe New Mexican*, October 21, 2007, I-7.

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23. Recommended City of Santa Fe Historical Designation, Continued

Seven Aspects of Historic Integrity

Location — Retained. The building remains in its historic location within the 610 Agua Fria Street property.

Setting — Substantially diminished. The formerly open domestic setting has been reorganized through the introduction of a pool, extensive privacy walls, gates, patios, brick paving, and landscaping associated with the bed-and-breakfast and condominium conversions. These changes affect both the immediate setting of the subject building and the property.

Design — Substantially diminished. Although the basic building massing survives, extensive changes to fenestration and the introduction of walls, enclosed patios, and other features have substantially altered its earlier vernacular design.

Materials — Substantially diminished. Historic windows and doors have largely been replaced, while later finishes and site features now contribute strongly to the building's appearance.

Workmanship — Substantially diminished. Much of the visible historic workmanship associated with the building's original or early construction has been removed, replaced, or obscured by later remodeling. Rather than communicating the work of its earlier builders, the building now reflects a later, consciously picturesque transformation.

Feeling — Substantially diminished. The simple vernacular residence documented in 1986 has been transformed into a consciously picturesque, enclosed residential compound. It no longer strongly conveys its earlier character as a modest dwelling on a loosely developed Agua Fria Street lot.

Association — Diminished. The building remains physically associated with its historic location and the Ross property, but extensive physical and contextual changes weaken its ability to convey that historical association.

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Recommendation of Status

Given the extent of alterations and resulting loss of historic integrity, the recommendation is to downgrade 610 Agua Fria Street, Unit C, from Contributing to Non-contributing status within the Westside-Guadalupe Historic District.

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Illustrations

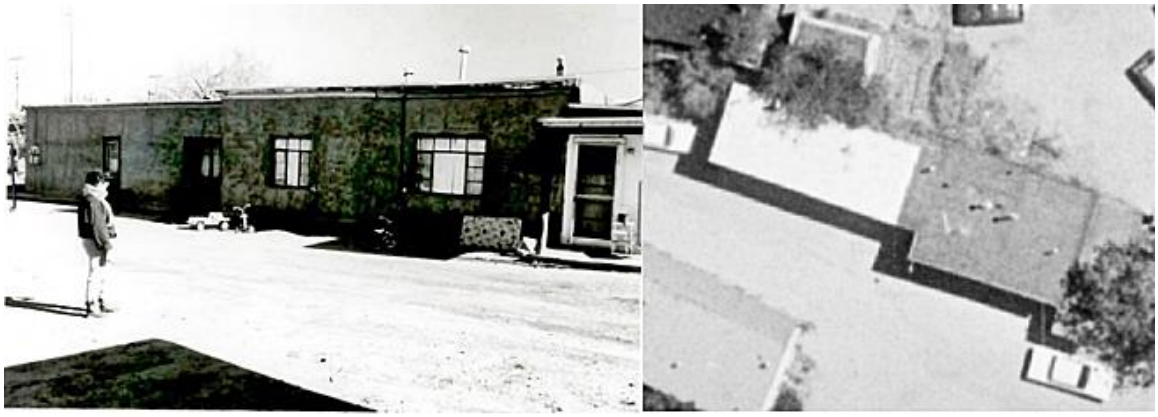




Figure 1. Comparison images of the west elevation and building footprint. Clockwise from upper left: (1) 1985 HBI photograph; (2) 1978 aerial photograph; (3) 2023 satellite image; and (4) 2026 survey photograph.

The 1985 photograph could not be recreated in its entirety, as a walled pool now occupies the location where the photographer stood.

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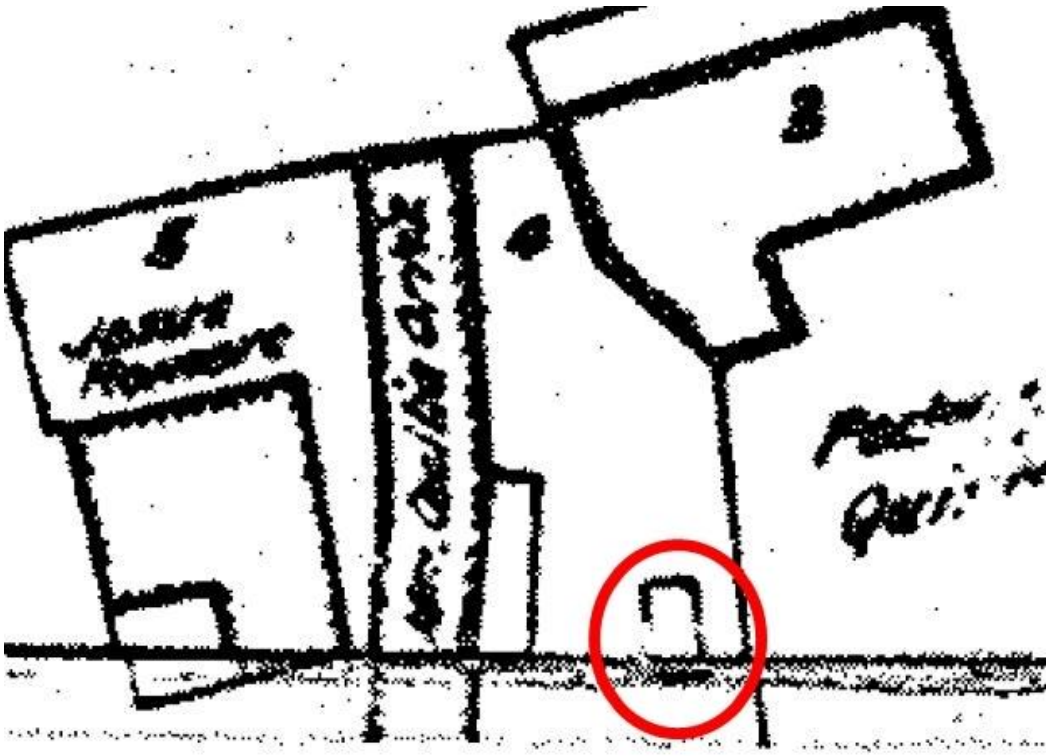


Figure 2. N. L. King, "Official Map of the City of Santa Fe," 1912. Likely core of subject dwelling circled.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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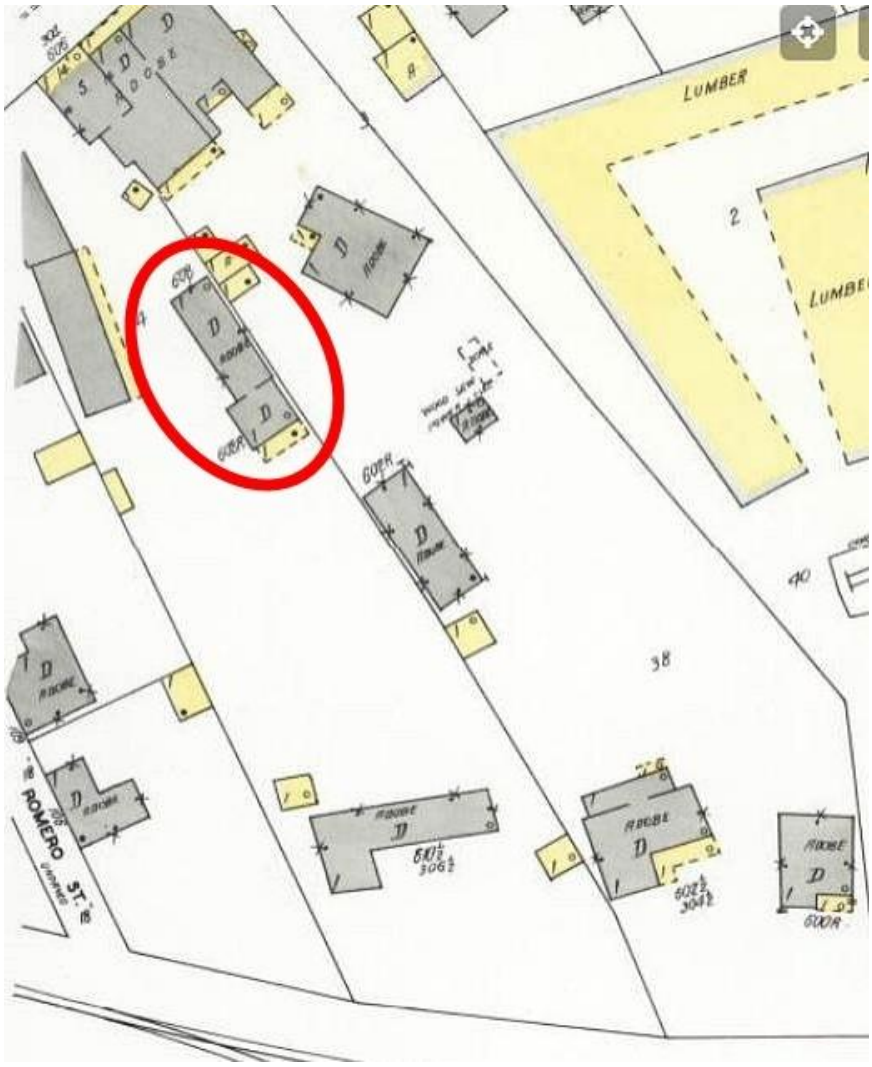


Figure 3. 1930 Sanborn Fire Insurance Company map showing the 610 Agua Fria Street lot. Subject dwelling circled.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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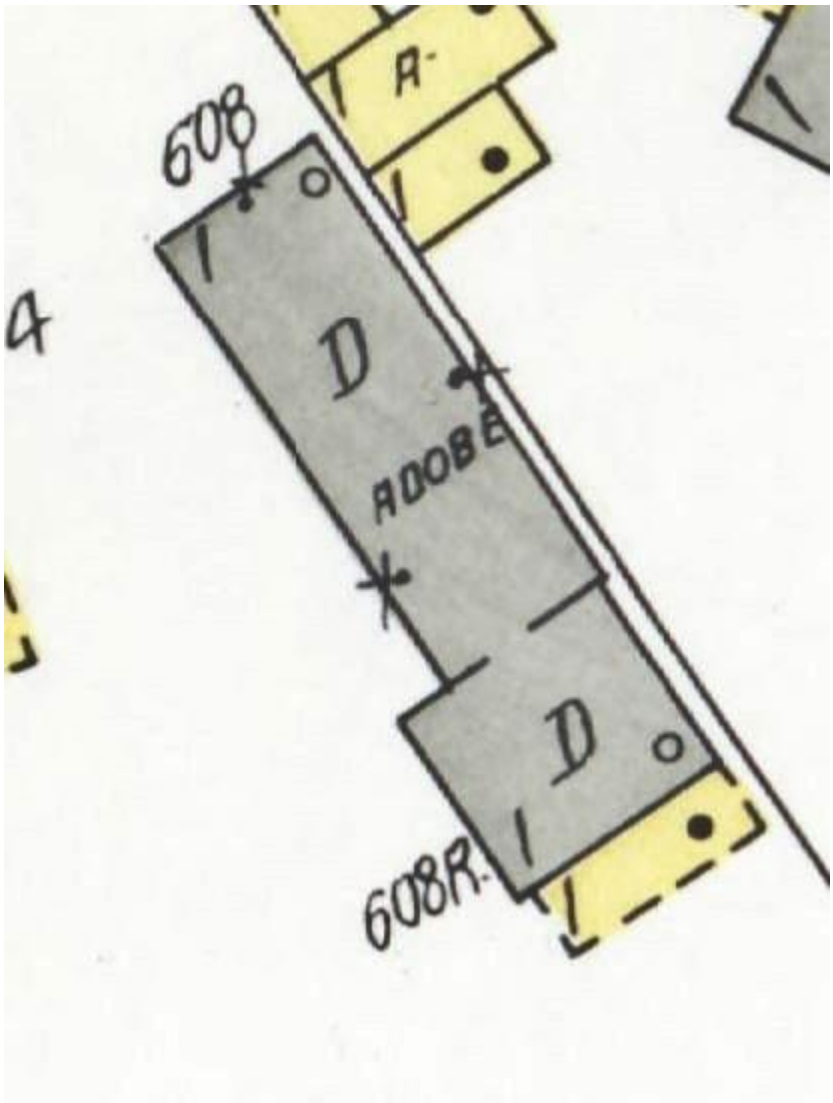


Figure 4. 1930 Sanborn Fire Insurance Company map showing the subject dwelling divided into two residences. Note the frame porch and west entrance at the south end. The same configuration appears on the 1948 Sanborn map.

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

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Figure 5. September 11, 1978, aerial photograph showing the 610 Agua Fria Street lot. Subject dwelling circled.

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

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Figure 6. September 11, 1978, aerial photograph showing the subject dwelling.

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Figure 7. 1985 Historic Building Inventory photograph, west elevation, facing northeast. Harry Weiss, August 3, 1985. Note the substantially different fenestration in location, configuration, and type compared with existing conditions, as well as the frame porch at right.

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

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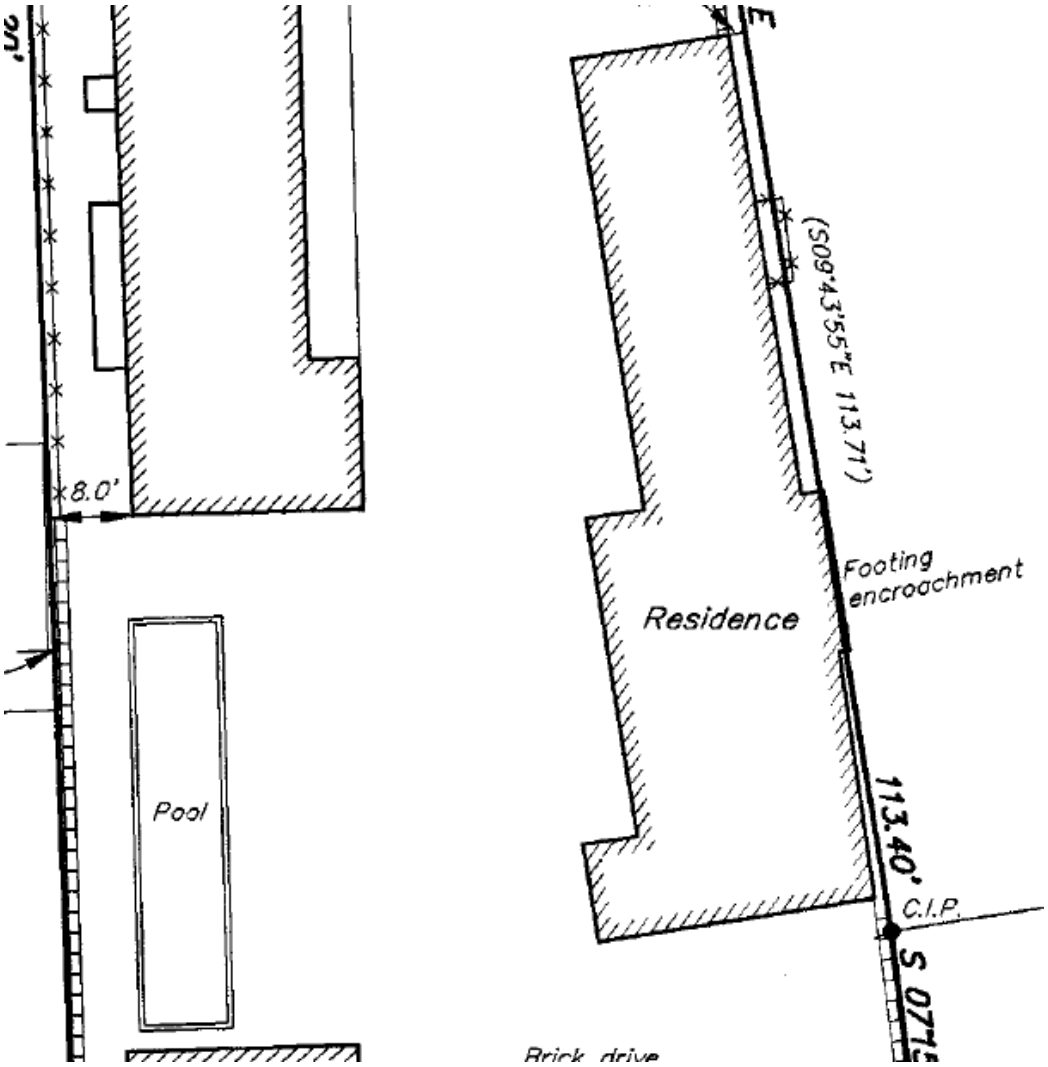


Figure 8. Portion of a 1996 survey plat documenting the property during its operation as the Dos Casas Viejas Bed and Breakfast. Courtesy of Sierra Land Surveying.

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

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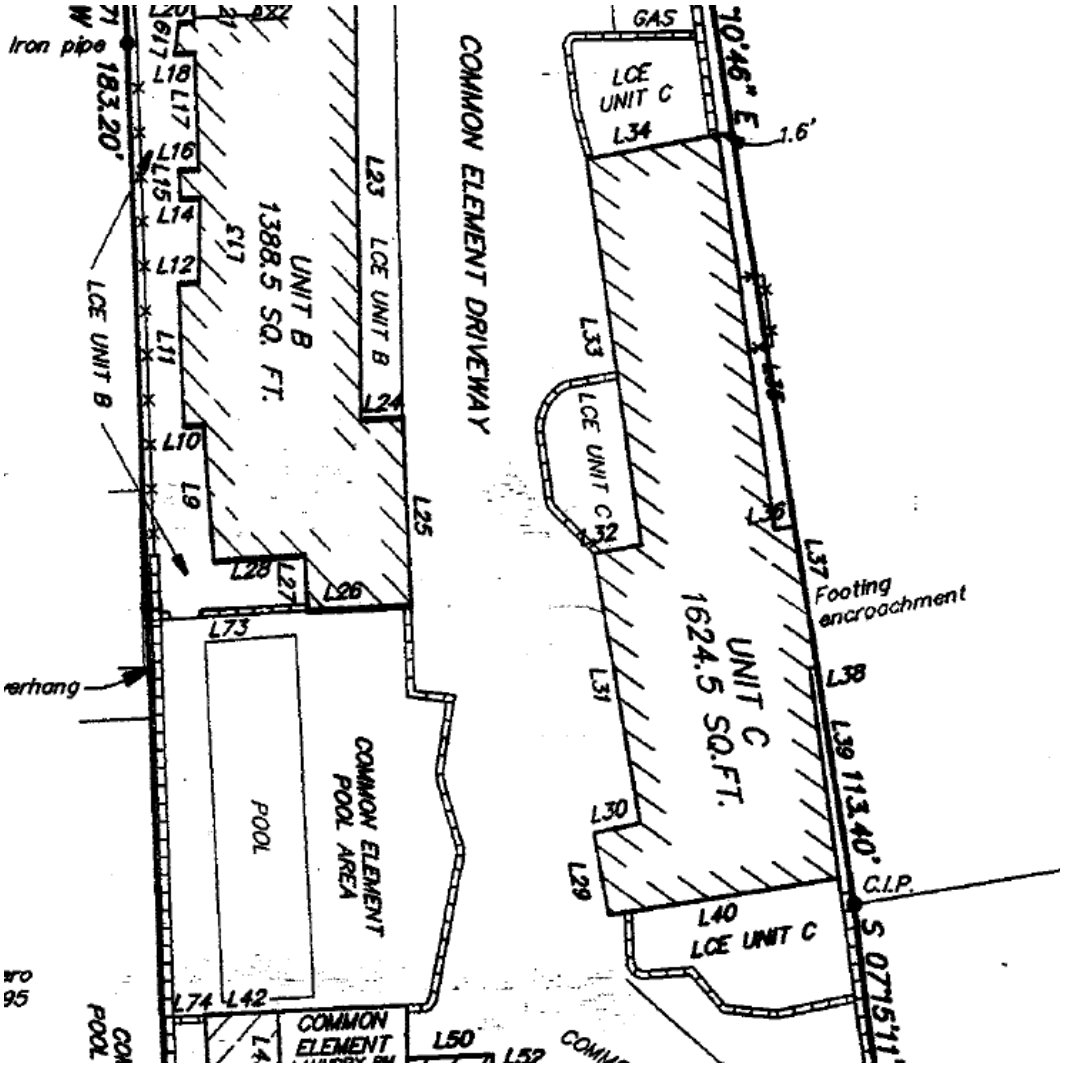


Figure 9. Portion of a 2005 survey plat showing The Compound at 610. Courtesy of Del Rio Surveys, Inc.

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

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Survey Photographs

(All images taken by Jim Rodman on September 26, 2026, unless otherwise noted)



Photo 2: View from Agua Fria Steet with gate open. 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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Photo 3. North elevation, enclosed north patio. Camera facing southeast.

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

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Photo 4. North elevation, door detail. Camera facing south.

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

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Photo 5. Oblique of west elevation. Camera facing south.

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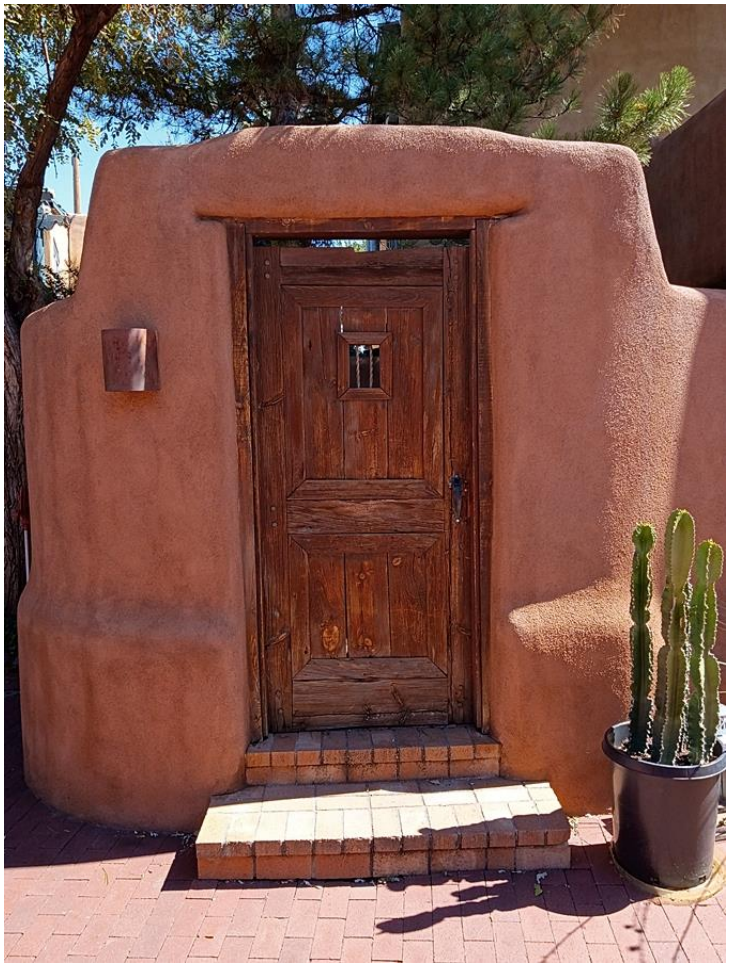


Photo 6. West elevation, gate to north courtyard. Camera facing east.

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

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Photo 7. West elevation, north end. Camera facing northeast.

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

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Photo 8. West elevation, north end. Window detail. Camera facing northeast.

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Photo 9. West elevation, central section. Camera facing southeast.

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Photo 10. West, central section. Window detail. Camera facing east.

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Photo 11. West elevation, enclosed central patio. Camera facing southeast.

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

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Photo 12. West elevation, south section. Camera facing southeast.

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Photo 13. West elevation, window detail. Camera facing east.

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Photo 14. West elevation, south end. Former frame porch at the left and central background. Camera facing northeast.

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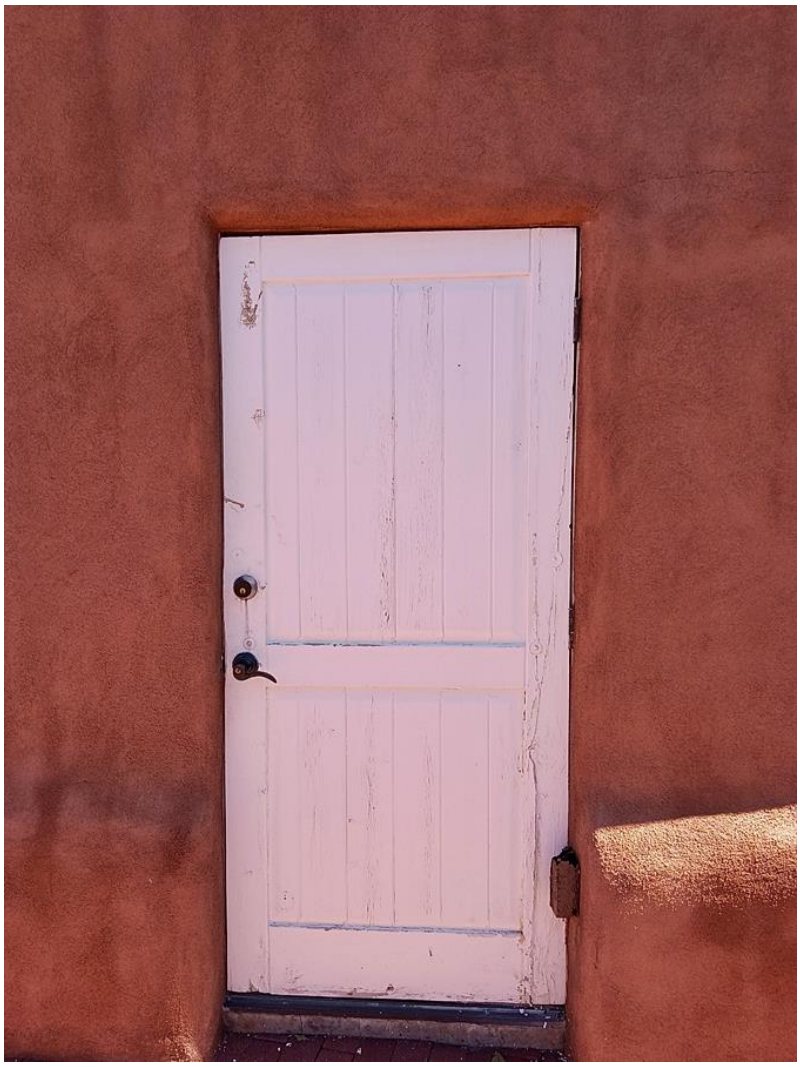


Photo 15: West elevation, south end. Repurposed door at former frame porch. Camera facing east.

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Photo 15. South elevation, enclosed patio. Camera facing northeast.

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Photo 16. South elevation. Camera facing down.



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ARCHITECTURE
STUDIO PC

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505-989-4958 studio@martinezarch.com

ARGILAGOS RENOVATION
610 AGUA FRIA ST, UNIT C
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 8, 2026





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ARGILAGOS RENOVATION

610 AGUA FRIA ST, UNIT C
SANTA FE, NEW MEXICO

WEST ELEVATION
OCTOBER 8, 2026



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ARGILAGOS RENOVATION
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SOUTH ELEVATION
OCTOBER 8, 2026





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ARGILAGOS RENOVATION

610 AGUA FRIA ST, UNIT C
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 8, 2026

610 AGUA FRIA ST, UNIT C

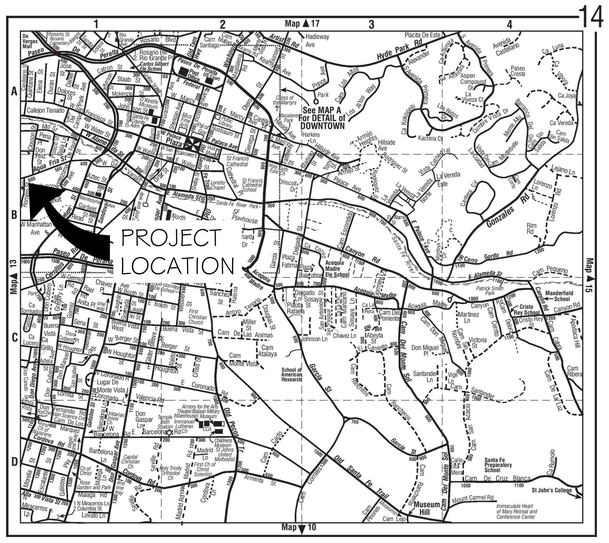
SANTA FE, NEW MEXICO

OWNERS - ANA-MARIE ARGILAGOS & RODGER J. BOYD

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA, SANTA FE

VICINITY MAP



DIRECTIONS TO SITE:

THIS PROJECT SITS CORNER OF CAMINO DELORA AND CRISTO REY ST.

35°40'42.3"N 105°55'06.1"W M3HJ+9MG SANTA FE, NEW MEXICO

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL BUILDING CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM EARTHEN BUILDING MATERIALS CODE, 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2021 NM ENERGY CONSERVATION CODE (2021 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (2012 USEC AS AMENDED), 2021 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS, NEW MEXICO ADMINISTRATIVE CODE (NMAC): 14.5.1 GENERAL PROVISIONS; 14.5.2 PERMITS; 14.5.3 INSPECTIONS, 2017 ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B

MAX BUILDING HEIGHT: 13'-6"

NET AREAS: EXISTING

HOUSE:	
HEATED:	1,557 s.f.
MECHANICAL ROOM:	50 s.f.
TOTAL ROOF AREA:	1,607 s.f.
TOTAL EXISTING ROOFED AREA ON LOT:	1,607 s.f.
LOT AREA:	19,768 s.f.
LOT COVERAGE:	EXISTING = 23.3% PROPOSED = 24.7%

UTILITY DATA:

GAS :	NATURAL GAS
ELECTRIC :	UNDERGROUND
SEWER :	MUNICIPAL SEWER
WATER :	MUNICIPAL WATER
ZONING :	BDCWES
SPECIAL DISTRICTS:	BUSINESS CAPITAL DISTRICT - WESTSIDE
PARKING REQUIREMENTS:	2 SPACES REQUIRED AND PROVIDED

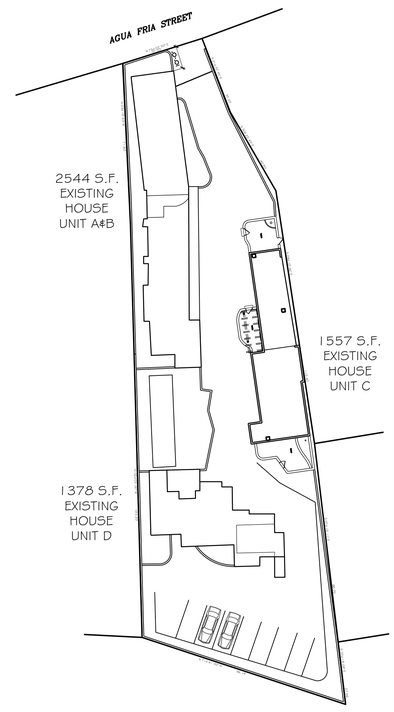
DESIGN PROFESSIONALS

ARCHITECT:
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM, 87504
(505) 989-4958

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	EXISTING SITE PLAN
A-2.0	EXISTING FLOOR PLANS
A-3.0	WEST ELEVATIONS
A-3.1	NORTH & SOUTH ELEVATIONS
A-3.2	EAST ELEVATIONS

AREA DIAGRAM



NORTH

EXISTING
1/32" = 1'-0"

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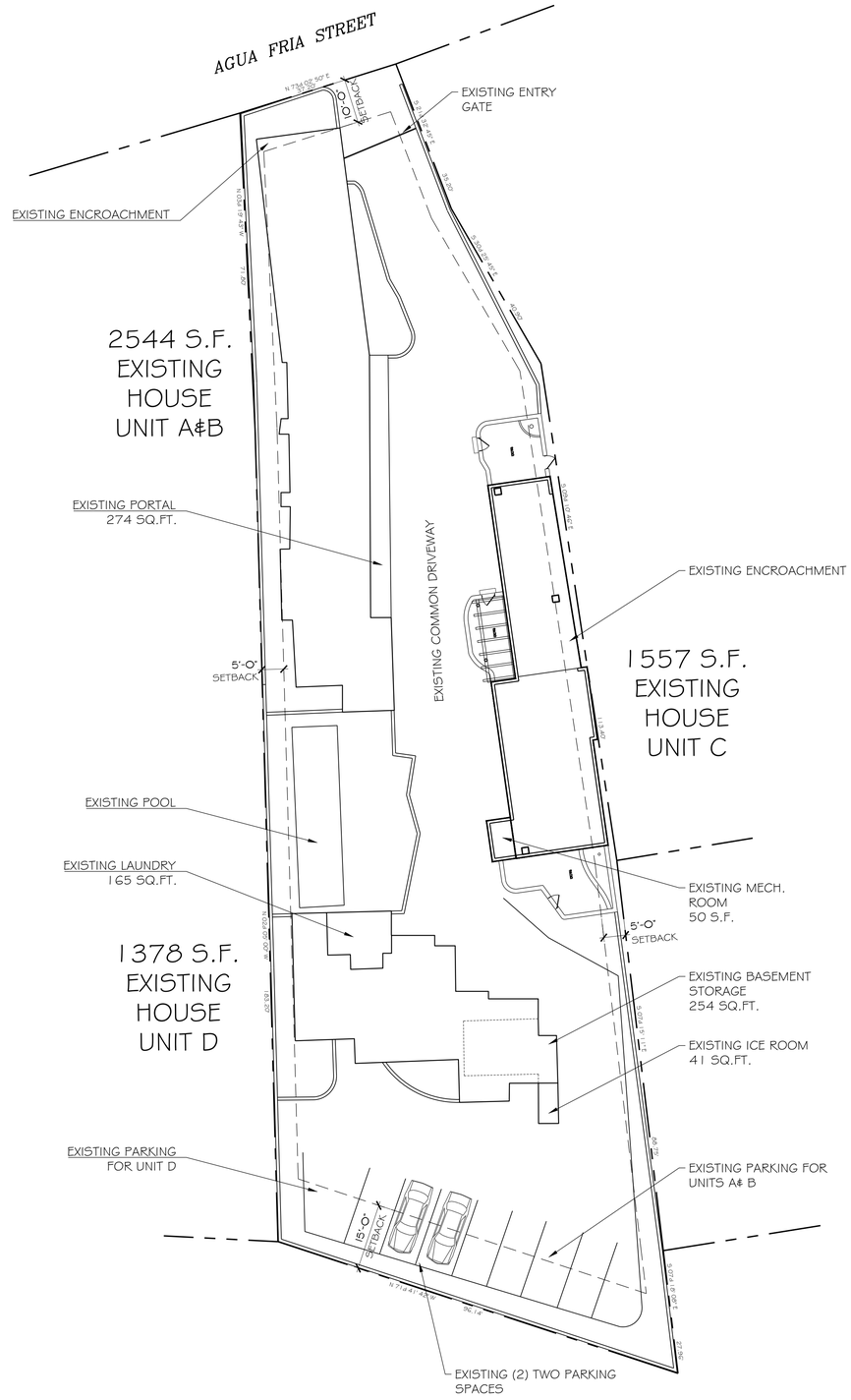
COVER SHEET & PROJECT DATA

A

0.1

SET #

ARGILAGOS ADDITION
2602



1 / A 1.0 EXISTING SITE PLAN
SCALE: 1/16"= 1'-0"

NORTH

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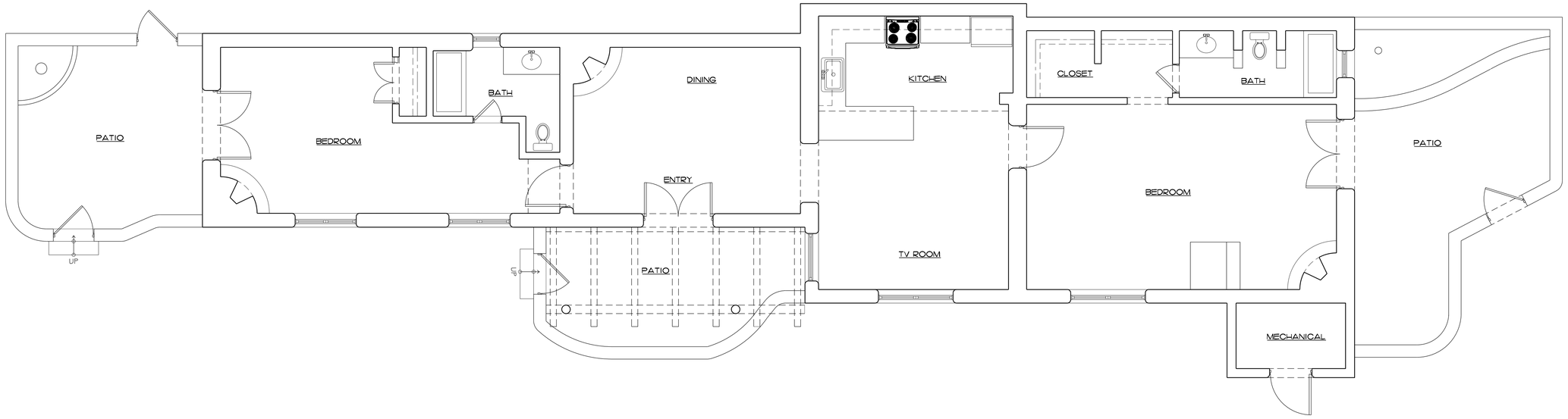
OCTOBER 8, 2026

EXISTING
SITE PLAN

A
1.0

SET #

ARGILAGOS ADDITION
2602



1 / A1.0 EXISTING FLOOR PLAN
SCALE: 1/4"= 1'-0"

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ARGILAGOS RENOVATION
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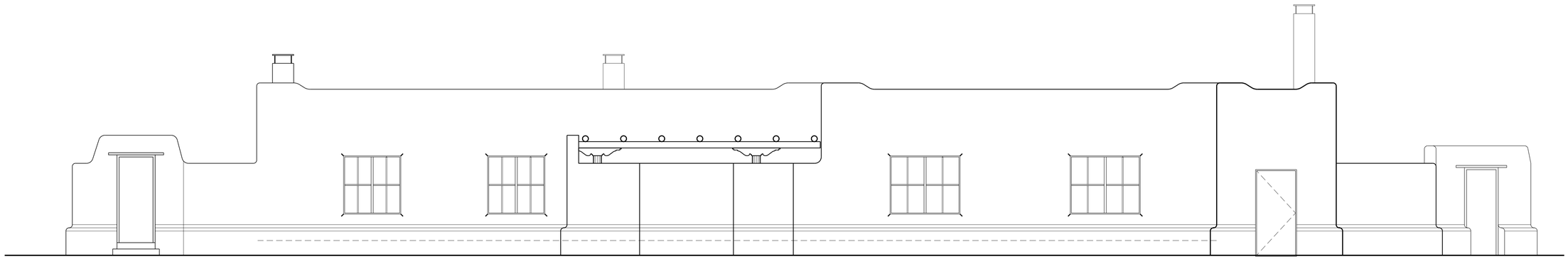
OCTOBER 8, 2026

EXISTING
FLOOR PLAN

A
2.0

SET #

ARGILAGOS ADDITION
2602



1 / A 3.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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505-989-4958 studio@martinezarch.com

ARGILAGOS RENOVATION
610 AGUA FRIA ST UNIT C
SANTA FE, NEW MEXICO

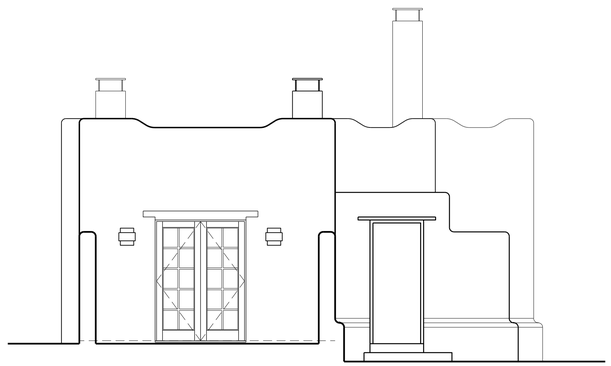
OCTOBER 6, 2026

EXISTING
ELEVATION

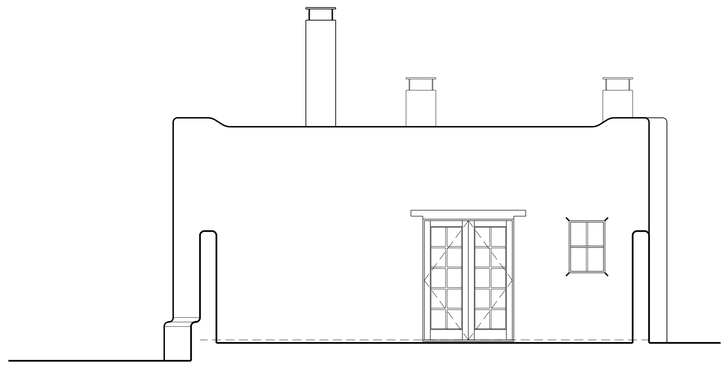
A
3.0

SET #

ARGILAGOS ADDITION
2602



1 / A 3.1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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SANTA FE, NEW MEXICO

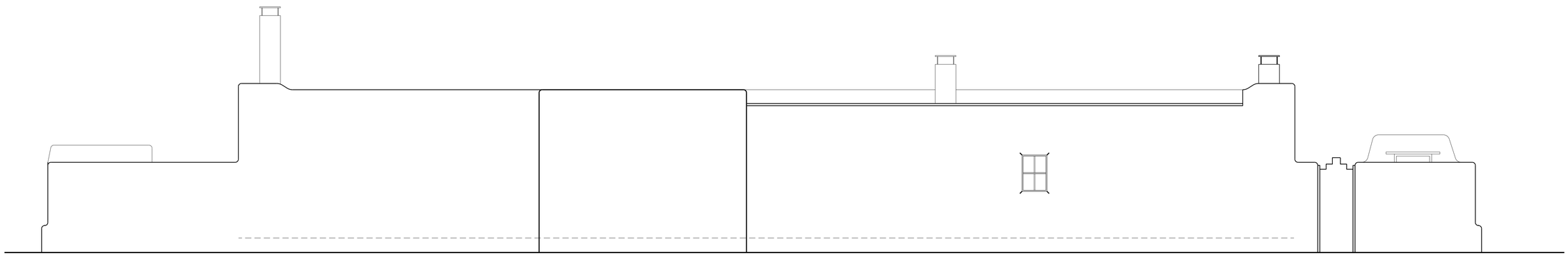
OCTOBER 8, 2026

EXISTING ELEVATION

A
3.1

SET #

ARGILAGOS ADDITION
2602



1 / A 3.2 EXISTING EAST ELEVATION
SCALE: 1/4"= 1'-0"

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ARGILAGOS RENOVATION
610 AGUA FRIA ST UNIT C
SANTA FE, NEW MEXICO

OCTOBER 8, 2026

EXISTING
ELEVATION

A
3.2

SET #

ARGILAGOS ADDITION
2602

610 Agua Fria Street, Unit C

