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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:
616 Acequia Madre
(previously identified as 614 Acequia Madre or Acequia Madre House)
historical: 614 Fenyes-Curtin House, or Curtin-Paloheimo House

2. Location:
~ Santa Fe, New Mexico
~ Downtown & Eastside Historic District – City of Santa Fe
~ Camino Del Monte Sol National Historic District

3. Local Reference Number:
051600019 - House

4. County
Santa Fe

5. Property Type:
_X_Building ___Structure
___Site ___Object

6. Date of Survey:
02/09/2026

7. Previous Survey Date(s):
06/06/1983 HCPI
08/14/1991 HCPI
04/28/1994 Research Svcs. Report for HSFF
03/14/1998 National Register District Nom.
___No previous survey

8. Name of Project:
616 Acequia Madre House Updated HCPI for HDRB status review

9. UTM
Zone: 13S
Easting: 415742
Northing: 3948775

Photo:



Front (North) Façade with Brick Landscape Wall

10. Photo Information **Negative Location:** DIGITAL FILE
Roll #:_____ **Frame #:**_____

11. Brief Description of the Property:

The Acequia Madre House (AMH) sits in a residential neighborhood and is unique to the neighborhood in that it is one of the only sites within its district to embody the concept of an estate – a larger acreage (3+ acres) with few buildings. A garage/caretaker building is located to the southeast of the AMH while an abandoned structure within a low walled area is located at the southwest corner of the property (the old horse barn and corral). A low, walled garden is located directly west of the AMH and there is a low open brick landscape wall to the north of the house. The construction of the estate's buildings is similar to that of adjacent properties.

The single-story irregularly shaped, stuccoed adobe AMH is an amalgam of Territorial Revival and Spanish Pueblo Revival, most appropriately referred to as Old Santa Fe Style, which embraces both genres.

(see continuation sheets)

12. Who uses the property?

Private Residence for Michael and Rebecca Jusbasche.

13. Construction Date:
Date: July-September 1926 **_X_Known** **___ Estimated** **Source:** Dated Photographs in Fenyes-Curtin Family Archives

14. Setting:
___ Suburban ___ Rural ___ Village ___ Town _X_Urban If Urban:___ Commercial ___ Industrial _X_ Residential ___Public

15. Relationship to Surroundings: _X_ Similar _X_ Dissimilar

Comments: The property is an intact 1920s era estate with acreage, which makes it unique, as the rest of the neighbhoor is densely packed with residences. The buildings on the property are consistent with the neighboorhood's building typology.

HCPI Base Form (FORM 1) *(Continued from other side)*

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



West Façade from within Garden

(1930 infilled sleeping porch visible in center [with two windows] and 1930 added screened sleeping porch shown at right)

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

Barbara J Felix, AIA
Woven Architecture
1114 Hickox St. , Suite A
Santa Fe, NM 87505
E: barbara@wovenarchitecture.com
C: 505-49-9710

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

Owner:
Jusbasche Investments, LTD.
1100 Louisiana St., Suite 3160
Houston, TX 77002-5218

19. Is Property Endangered? ___ **Unknown** __X__ **No** ___ **Yes** **How?**

20. Significance to Current Community: ___**Unknown** ___ **None** ___**Low** __X__ **Moderate** ___ **High**

Describe: One of the last complete estates in Santa Fe, it and contributions to the broad patterns of history in early 20th century New Mexico, including architecture, persons associated, archaeology, and craft preservation.

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

Significant persons – Eva Scott Fényes, Leonora Scott Muse Curtin, Leonora Frances Curtin Paloheimo, plus architects Arthur Rossiter, William Lumpkins, and Irving Parsons.

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? ___ **No** __X__ **Yes**

Why? Building has clear connections with several significant historical persons and themes, thus qualifies under Criteria B; architecturally it does not represent the work of a master, however it is it a distinctive example of a recognized architectural style, so it could qualify for Criterion C; site appears to hold little potential to yield significant information on history, so it would not be eligible under Criterion D.

The home's historic integrity in terms of location, design, setting, materials, workmanship, feeling and association are all intact.

23. National or State Historic District:

Is this property in a historic district? ___ **Unknown** ___ **No** __X__ **Yes**
If yes: __X__**Contributing** ___**Non-contributing** ___ **Unknown**

If 'yes', what is the name of the district? *Camino Del Monte Sol National Historic District*; it is noted as a representative contributing building (see 614 Acequia Madre). It is also located in the *Downtown and Eastside Santa Fe Historic District*; while shown as significant per the City's GIS system, it is also sometimes marked as contributing on older HCPI forms.

___**State** __X__ **National**

24. Supplemental Forms:

___ **None** __X__ **HCPI Detail Form (FORM 2)** __X__**Continuation Sheets, # pages:** __9__

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	**2. Location:**	**3. Local Reference Number:**
616 Acequia Madre (previously identified as 614 Acequia Madre or Acequia Madre House) historical: 614 Fenyes-Curtin House, or Curtin-Paloheimo House	~ Santa Fe, New Mexico ~ Downtown & Eastside Historic District – City of Santa Fe ~ Camino Del Monte Sol National Historic District	051600019 - House **4. County** Santa Fe **5. Date of Survey:** 02/09/2026

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_X_ Adobe **_X_ 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**

_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**
_X_ Not visible __ None
_X_ At Grade _X_ Raised
Materials: __ Concrete __ Stone
Other: _____
Notes: at grade on east, raised 18 inches on west

9. Roof: **__ N/A**
Shape: _X_ Flat __ Gabled __ Hipped __ Pyramidal
__ Shed Other:
Pitch: _X_ None __ Low __ Medium __ Steep
Features: __ Eave _X_ Parapet
Materials: __ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
_X_ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: TPO (Thermoplastic Polyolefin) and Foam (at old light well)

10. Windows __ N/A

Operation	Material	Glazing	Number
North:			
Double-hung	Wood	2/2 vertical lites, regular	3*
Double-hung	Wood	2/2 vertical lites, elongated	2*
Double-hung	Wood	1/1 lites, regular	2*
Casement	Wood	6 (2/3) vertical lites, elongated	1*
West:			
Double-hung	Wood	2/2 vertical lites, elongated	1*
Double-hung	Wood	2/2 vertical lites, regular	3*
Casement	Wood	2 (4/4) vertical lites, regular	1
Awning	Wood	2/2 lites, regular	1
Casement	Wood	2 (1/4) lites	4
South:			
Casement	Wood	2 (1/4) lites	1
Double-hung	Wood	2/2 vertical lites, elongated	1
Casement	Wood	2 (1/1) lites, elongated	1
"Double-hung"	Wood	3 lites top sash; 6 (3/2) lites below	1
Casement	Wood	3 (1/4) lites	1
Casement	Wood	2 (1/3) lites	1
Double-hung	Wood	8/8 replacement with faux mullions	2
Double-hung	Wood	6/6 replacement w/ faux mullions	1
Picture over Awning	Clad Wood		1
East:			
"Double-hung"	Wood	3 lites in top sash, 9 (3/3) lites below	4
Picture over Awning	Clad Wood		4
Double-hung	Wood	2/2 vertical lites, regular	2
Double-hung	Wood	2/2 vertical lites, elongated	1*

Notes:
* Denotes Territorial Style simple pedimented trim at head.
Windows have concrete sills except at screened porch and sunroom.
Majority of windows have screens with white painted trim.

11. Doors __ N/A

Type	Style	Material	Number

North:
Single leaf wood panel type (3/5 panels) with wood panel sidelites and 8-lite clear transom above, all painted dark green, at front entry, typical of 1.

Double leaf panel type (2/4 panels) with 8-lite clear and multi-colored transom above, at west entry, typical of 1.

South:
Double leaf 1/2 lite (with 4 lites (1/4)) with scroll-cornered panels below, and 2-lite wood screen doors, all painted white, at south entrance, typical of 1.

Single leaf wood 1/2 lite door (with 9 lites (3/3)) over 1 horizontal panel and two square panels, painted dark green, at south. Typical of 1.

East:
Single leaf wood 1/2 lite door (with 4 lites (2/2)) over 4 panels, painted dark green, at east. Typical of 1.

Single leaf wood 1/2 lite door (with 4 lites (2/2)) over 3 horizontal panels, painted white, at east. Typical of 1.

Notes:

12. Chimneys
(describe whether interior or exterior and material)

7 interior brick chimneys, some with metal flue extensions, all towards the "back" of the property

13. Porches __ N/A
Type: _X_ **Entry** __ **Partial-Width** __ **Full-Width** __ **Wrap**

Notes: The front entrance, on the North, has round wooden posts, hand-crafted corbels, wood decking, and exposed vigas resting on an exposed beam, and the interior of the portal walls are painted white.

14. Other Significant Features

see continuation sheets

15. Modifications: __ **No known modifications**

#1 Addition of partial basement, vault, hall, and storage room on east; enclosure of sleeping porch at west; addition of screened sleeping porch at southwest. **Date:** 1931. **Known**_X_ **Estimated**__

#2 Addition of Sewing Room and Bath, designed by William Lumpkins. **Date:**1937. **Known**_X_ **Estimated**__

#3 Infill of 1930 Sleeping porch, by unknown designer. **Date:**1974. **Known**_X_ **Estimated**__

#4 The original house once had exposed vigas over the western sleeping porch (now Library), the screened porch (now enclosed) at the Kitchen Entry, the middle bedroom (now added to); these have been removed. The back hall door has been replaced with a modern panel door. All of these changes show up after 1992 in the family's archival photos. Otherwise, the house appears largely as it originally did in 1926.

Sources for all dates: Archival Drawings, letters, receipts, photographs

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other:** _X_ **Old Santa Fe Style**

17. Documents Available and Their Locations

1912 King's Map, State Library of New Mexico; 1983 HCPI, SHPO; 1988 Camino del Monte Sol Historic District National Register Nomination MPDF, SHPO; 1991 HCPI, SHPO; April 28, 1994 The Fenyes-Curtin House Report by Corinne P. Sze, Ph.D., SHPO and Historic Santa Fe Foundation; Fenyes - Curtin - Paloheimo Family Archives at the Acequia Madre House; 2006 HCPI, SHPO

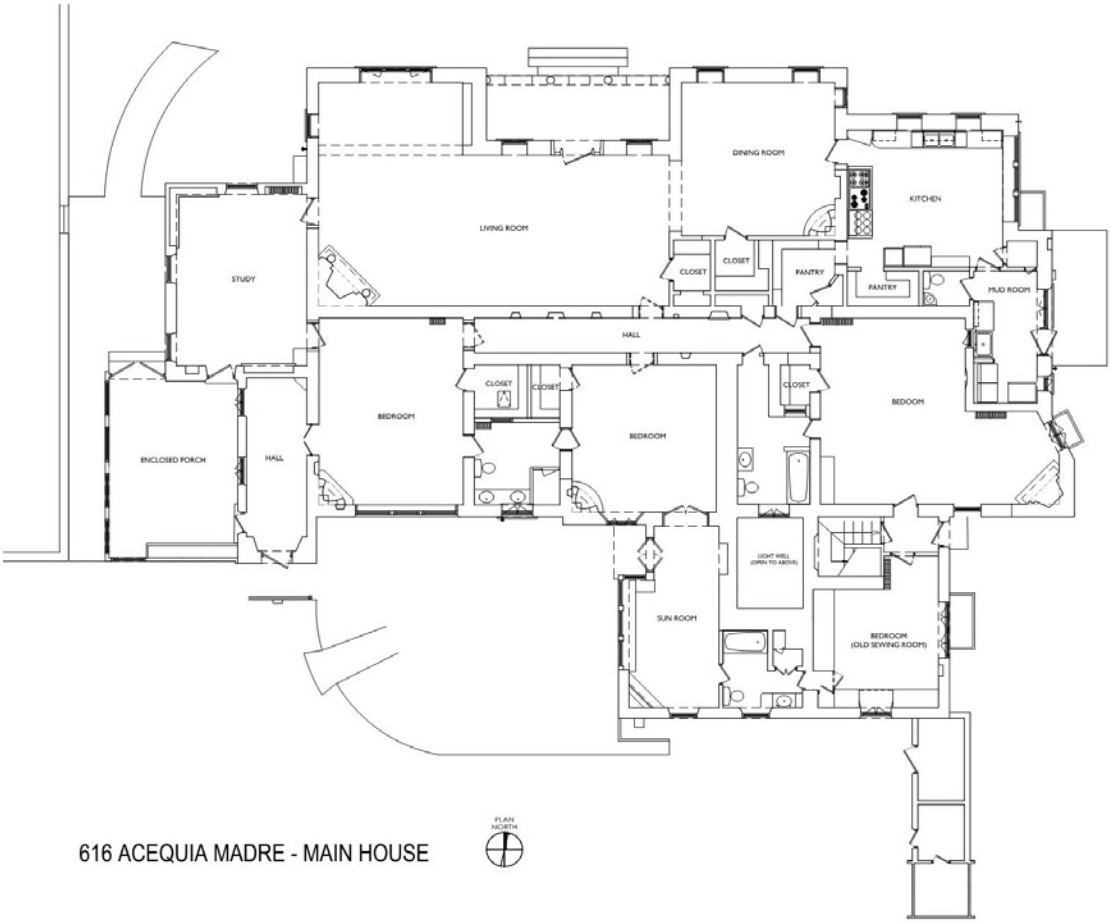
SITE:

18. Attached or Associated Properties

Refer to Separate "HCPI #051600019 – Garage" (for the companion Garage/Keeper's House)

Are associated properties eligible for listing? Yes, most likely, as part of an intact estate

19.Plan:



616 ACEQUIA MADRE - MAIN HOUSE

(see continuation sheets)

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: 616 Acequia Madre (previously identified as 614 Acequia Madre or Acequia Madre House) historical: 614Fenyes-Curtin House, or Curtin-Paloheimo House	**2. Location:** ~ Santa Fe, New Mexico ~ Downtown & Eastside Historic District – City of Santa Fe ~ Camino Del Month Sol National Historic District	**3. Local Reference Number:** 051600019 - House **4. County** Santa Fe **5. Date of Survey:** 02/09/2026

(continued from HCPI Form 1, Page 1, Item 11)

Oral history notes that Eva Fenyes and her daughter Leonora Curtin designed the house (after workign with numerous architects with little success). Ultimately, Albuquerque architect Arthur Rossiter was brought in to complete the drawings and specifications (he is most known for his work with Gustave Baumann on the design of the original Albuquerque Library); though, certainly Eva was the primary designer. In late 1930, Santa Fe architect Irving Parsons designed a renovation that included a small basement for mechanical equipment, a partially underground vault, and sewing room at the southwest corner of the structure. He also enclosed the west sleeping porch (now the library), added the sleeping porch at the southwest corner, and designed other minor modifications throughout the interior. In 1937, William Lumpkins added a small sunroom to the to the south of the central bedroom with a bathroom that connected to the sewing room.

The home sits on a partially raised foundation, which transverses the gradually sloping site (slopes towards west). There is a large “formal” garden on the west surrounded by low adobe/stucco walls, and an open brick type low landscape wall between adobe pilasters topped with brick copings at the north side of the structure. There is an open, low wire fence along the north side running parallel to the Acequia Madre. At the northwest corner, this fence into the property where it is joined to a taller, more formal stucco wall with steps that are symmetrical around the vertical wood hinged gates (there are two). The site is partially enclosed on the east and west sides with a combination of fence styles including wire, coyote, unfinished cement block, and stucco walls. The south side also has a combination of fences/walls and include stucco walls and coyote fencing. Heights of surrounding walls/fences vary between 4 feet and 6.5 feet in height. A small shed, the former horse barn, sits in the southeast corner enclosed by a low stucco wall, and a garage and keepers quarters, separately surveyed, sits to the east. There is a pump house at the southeast corner of the property used for irrigation.

A pool at the rear of the property was added sometime prior to 1991 (since removed). The associated pool changing rooms and sauna are still attached at the southeast corner of the house and add no real value to the property or history.

Territorial elements - the primary decorative theme - are articulated throughout: a multi-layered brick coping with dentils on flat parapets; a paneled wood front door with transom and panel sidelights; elongated 2/2 double-hung windows with plank style shutters on the north facade; and white pedimented wood trim at windows and doors that are mor visible from the street. The inset front portal with wood detailing at corbels, posts, beams, and exposed structure in the ceiling; stepped massing; exposed vigas; some bullnosed windows; and asymmetrical façade are typical of Spanish Pueblo Revival style. Roof and parapets are flat. The cementitious stucco exterior surfacing is medium tan color. Canales are wooden with a zigzag detailing, again at the more “public” facing portion of the structure. Windows include variously mullioned casements and double-hung types, with Territorial wood trim on the north façade and some Spanish Pueblo Revival style bullnosed openings on other facades. Doors a mix of styles though all are multi-panel. The main front door has side panels and a transom, while a pair of doors into the sleeping porch also a transom on the north façade. Other doors include half-lites and multi-panels on other elevations.

Interior chimneys are brick. Canales are wooden, some with zigzag detailing (at the front of the house; not at the rear). Many canales have had a downspout attached to assist with directing water further from the foundation; these are not original. Windows include variously mullioned casements and double-hung types, with Territorial wood pedimented trim on the north (main) façade and some Spanish Pueblo Revival style bullnosed openings on other facades. Windows have full screens and evidence of security grilles in most cases.

The original plan included two large public spaces – a formal dining room and a living room that could appropriately be called a great room, with a distinctive large stone fireplace in one corner. Those spaces open onto each other, and connect to a kitchen on the east, and a ‘sleeping porch’ on the west (now the library). A hallway separates these public aspects of the home from the private bedrooms located on the south, which are smaller and much less formal (this configuration of more formal on the north and less formal on the south is equally evident on the building exterior). The master bedroom suite sits on the east and features a private alcove with fireplace for reading and relaxing, as well as a bedroom area – and is relatively close to the kitchen/pantry. The master bath is connected to the bedroom. Two additional bedrooms and a bath are located due south of the grand living room, accessed through the hallway.

Interior fixtures, including plumbing and kitchen appliances, largely date from the 1970s. Toilets, sinks, showers, tubs, and countertops are dated and in poor condition. Many interior doorways are very narrow, and spaces are more appropriate for how one lived in the 1930s through the 1970s.

(continued next page)

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



East Elevation, North Side



East Elevation, South Aspect (Sauna and Pool Changing Rooms are at left)

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



South Façade, East Side (Garage is visible to the right)



South Façade, West Side

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



West Façade of Sunroom



Southwest Corner of Building

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



West Façade – at Northwest Corner (Green Door from 1974 Infill)



North Façade – Main Entry Portal with Shutters

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



Estate Entry on Acequia Madre, indicating acequia bridge and view from public way



North (front) Landscape Wall and Entry Gates – Viewed from the Road



Pump House at Southeast Corner of Property

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



Former horse barn at west, south elevation



Former horse barn at west, north elevation

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



1925 view of adobe making operation, from Acequia Madre House Archives



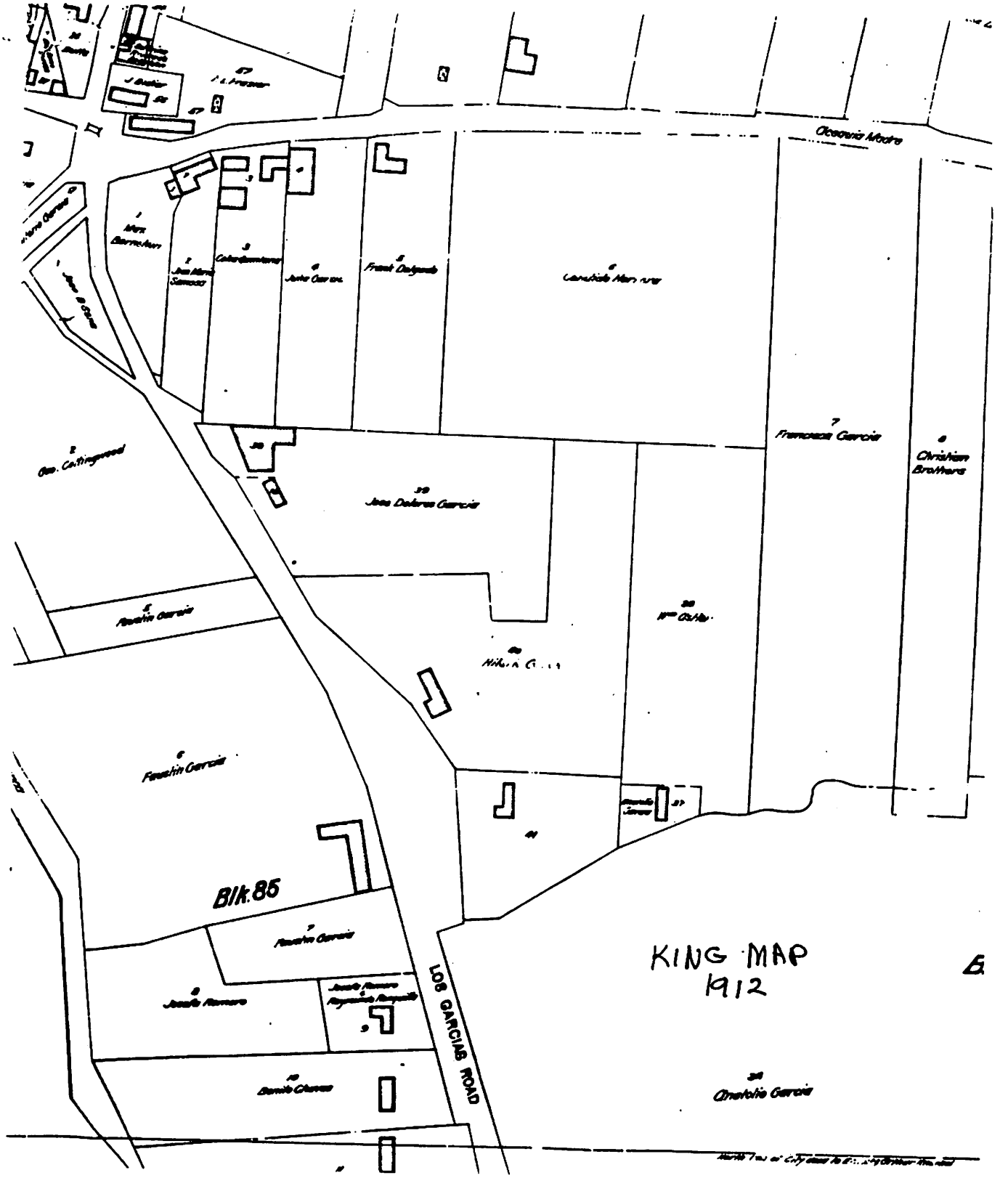
The “Three Wise Women” of the Acequia Madre House
from Acequia Madre House Collection, undated (prior to 1930)

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



1974 Enclosure of Sleeping Porch


Blk. 85
LOS GARCIAS ROAD
KING MAP
1912

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

RECEIVED

MAR 14 1988

NATIONAL REGISTER

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Camino del Monte Sol Historic District
other names/site number N/A

2. Location

street & number See continuation sheet. N/A not for publication
city, town Santa Fe N/A vicinity
state New Mexico code NM county Santa Fe code 049 zip code 87501

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[X] private	[ ] building(s)	106	65 buildings
[ ] public-local	[X] district		sites
[ ] public-State	[ ] site		structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	106	65 Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register _____

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [✓] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [✓] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of certifying official — State Historic Preservation Officer — Date 2-29-88

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[✓] entered in the National Register. [ ] See continuation sheet. — Beth Boland — 7/11/88
[ ] determined eligible for the National Register. [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:) _____

Signature of the Keeper — Date of Action

DESCRIPTIONS OF REPRESENTATIVE CONTRIBUTING BUILDINGS

Except as noted, all buildings are one story and hard plastered in earth tones of brown or beige.

Survey (273) Address: 533 Garcia Street Jose Dolores Garcia House
Approx. Date: Before 1912 Style: Territorial Photo #6

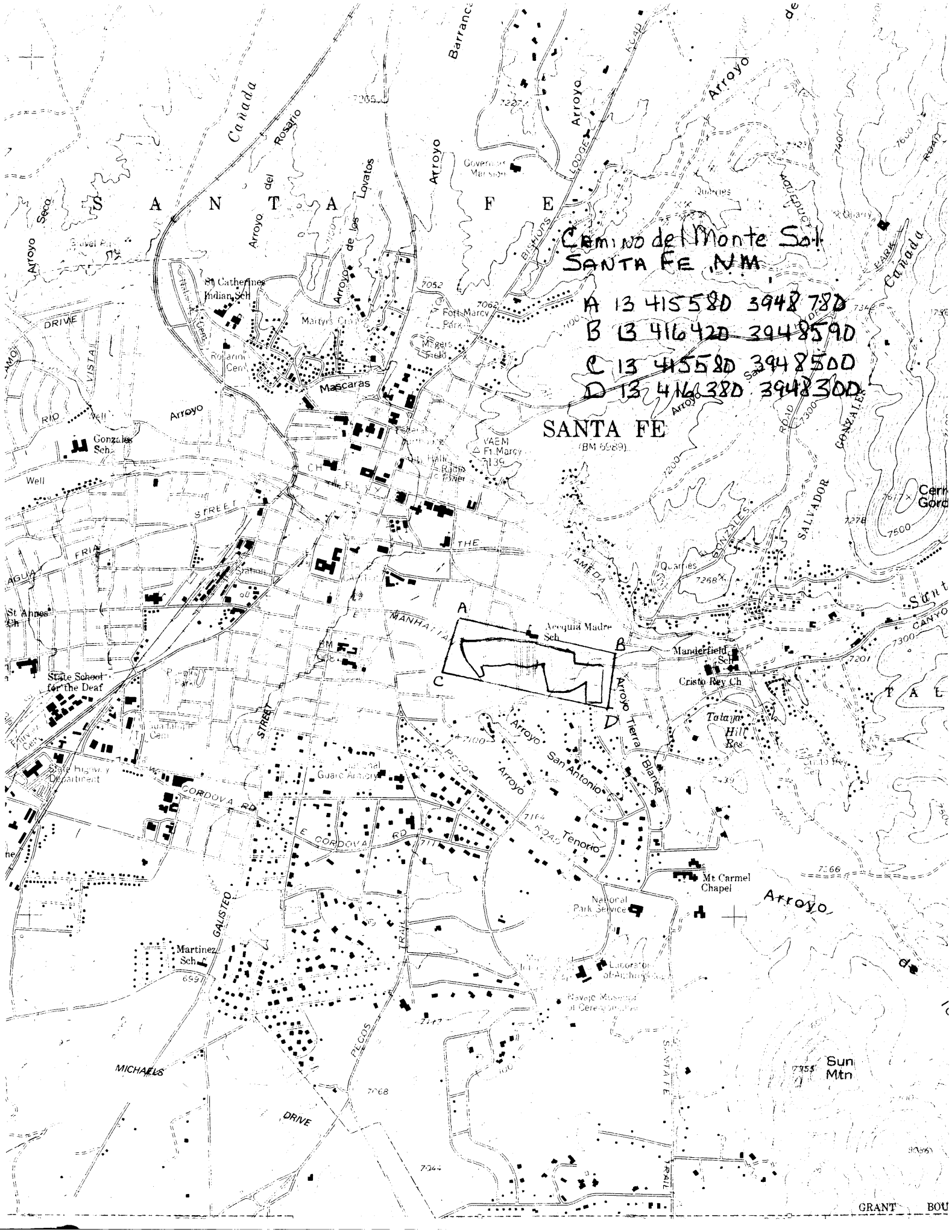
Description: Streetscape and siting: Eight foot stone wall along front property line, top section plastered cement block, entered through arched doorway. Building placed at an angle to the street. Roof: Hip, sheathed in terne plate, red. Two masonry chimneys, capped with brick. Facade: Flat, unadorned. Only partially visible from street. Door, three windows, asymmetrically placed. Windows: Wood, 2/2 double hung. White wood trim, pediments with simple molding along top.

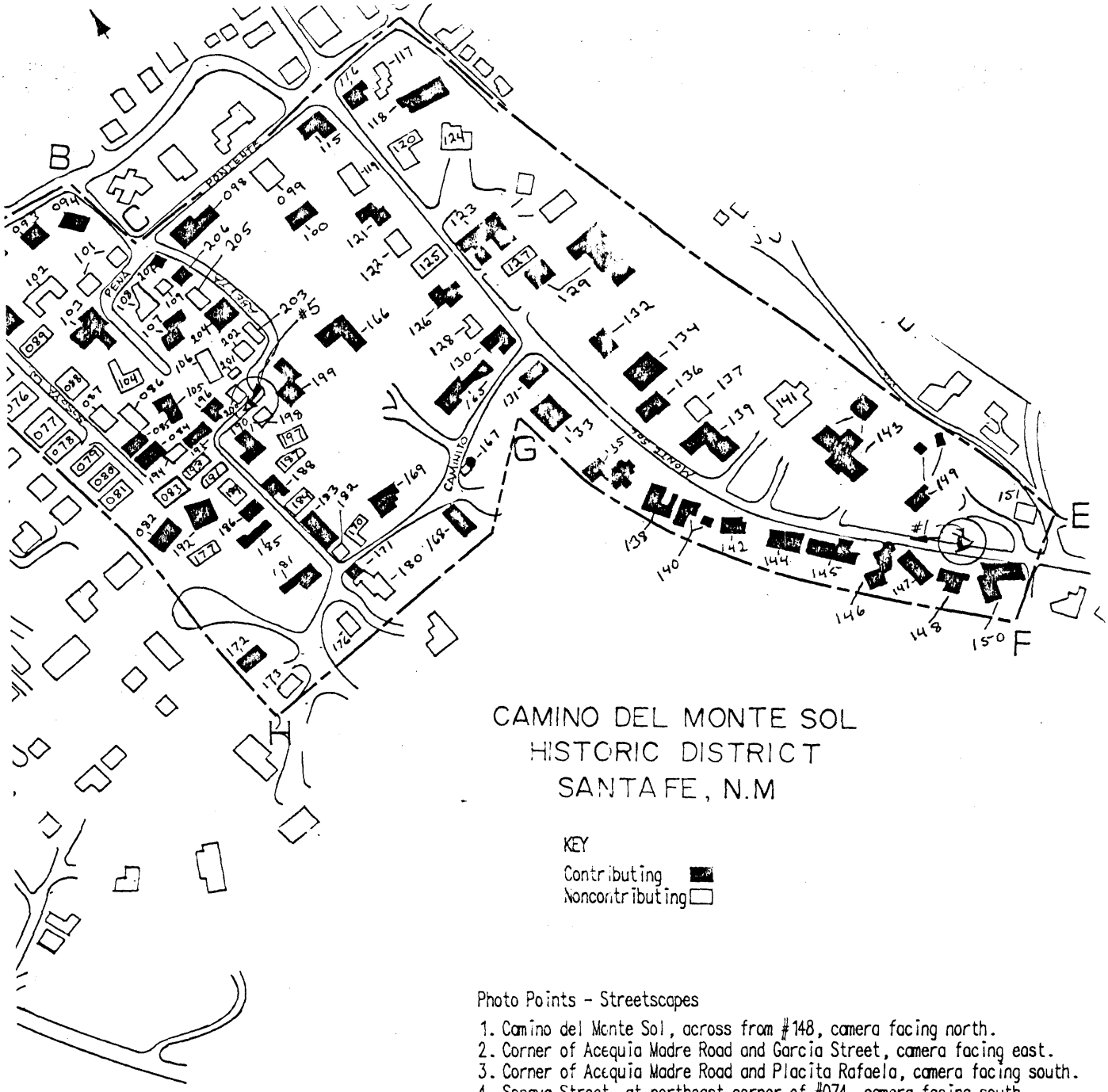
Comments: The only Territorial style building in the District.

Survey (019) Address: 614 Acequia Madre Road Curtin/Paloheimo House
Approx. Date: Bet. 1921 and 1930 Style: Territorial Revival Photo #7

Description: Streetscape and siting: Set back from street on large, grassy, unlandscaped lot. Large street trees. Wide, wood-planked bridge over acequia. Entrance marked by low, curved, stuccoed wall. Second wall behind first with entrance gate, part stuccoed wall and part coyote fence. No enclosing or street walls. Roof: Flat, parapet topped with denticulated brick coping. Facade: Asymmetrical, inset portal over entrance which includes large central door and window on each side. Portal supported by posts and corbels, stained or painted brown. Door has transom with seven small lites. Windows: Wood. 2/2 Double hung. White wood trim, pedimented. Green shutters. Wing on east has two smaller windows with no shutters.

Comments: An example of Territorial Revival style, although the brown posts and corbels of the portal are an element from the Pueblo Revival Style. Unusual setting for this district - set back on what had been a large cultivated field which had not been deeded in strips.


Camino del Monte Sol
SANTA FE, NM
A 13 415580 3948780
B 13 416420 3948590
C 13 415580 3948500
D 13 416380 3948300
SANTA FE
A
B
C
D
Acequia Madre Sch
Arroyo Tierra Blanca
Arroyo San Antonio
Arroyo Tenorio
Arroyo
Canada del Rosario
Canada
Arroyo Seco
Arroyo de los Lovatos
Barranca
Governor Marcy
Judges
Fort Marcy Park
Mayers Field
St Catherines Indian Sch
Martyrs Cem
Rosario Cem
Mascaras
VAEM
Ft Marcy
Gonzales Sch
Well
Rio Vista Drive
Rio Grande Street
Manhattan Street
St Annes Ch
State School for the Deaf
State Highway Department
National Guard Armory
E Cordova Rd
Cordova Rd
Galisteo Street
Martinez Sch
Michaels Drive
Pecos Trail
Manderfield Sch
Cristo Rey Ch
Tatajm Hill Res
Mt Carmel Chapel
National Park Service
Laboratory of Anthropology
Navajo Museum of Ceremonial Art
Quarries
Salvador Gonzales Road
Sun Mtn
Sun Mtn Trail
GRANT
BOU



CAMINO DEL MONTE SOL
HISTORIC DISTRICT
SANTA FE, N.M

KEY

Contributing ■

Noncontributing □

Photo Points - Streetscapes

1. Camino del Monte Sol, across from #148, camera facing north.
2. Corner of Acequia Madre Road and Garcia Street, camera facing east.
3. Corner of Acequia Madre Road and Placita Rafaela, camera facing south.
4. Sosaya Street, at northeast corner of #074, camera facing south.
5. Abeyta Street, at southeast corner of #200, camera facing northeast.

N
A
B
C
J
K
#2
#3
#4
269
270
271
272
273
274
279
280
281
282
ACEQUIA
SAN ANTONIO
GARCIA
PEDA

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:
616 Acequia Madre Garage
(previously identified as 616 Acequia Madre or the Acequia Madre House Garage and Keeper's Quarters)

2. Location:
~ Santa Fe, New Mexico
~ Downtown & Eastside Historic District – City of Santa Fe
~ Camino Del Month Sol National Historic District

3. Local Reference Number:
051600019 - Garage

4. County
Santa Fe

5. Property Type:
_X_Building ___Structure
___Site ___Object

6. Date of Survey:
02/09/2026

7. Previous Survey Date(s):
06/06/1983 HCPI
08/14/1991 HCPI
03/14/1998 National Register District Nom.
___No previous survey

8. Name of Project:
616 Acequia Madre Garage Updated HCPI for HDRB status review

9. UTM
Zone: 13S
Easting: 415742
Northing: 3948775

Photo:



View of: Front (North) Façade

10. Photo Information **Negative Location:** DIGITAL FILES
Roll #:_____ **Frame #:**_____

11. Brief Description of the Property:
Territorial style building with Pueblo Revival portal elements constructed of adobe and frame which contains a small, two-car garage, separate single car garage/workshop, and an adjoining L-shaped apartment (old keeper's residence) nestled between the garages and on the south side of the building. Garage doors are hinged. This is a companion building to the main house located on the same lot.

(see continuation sheets)

12. Who uses the property?
Garage & Caretaker/Guest House for Michael and Rebecca Jusbasche.

13. Construction Date:
Date: 1926/27 **_X_Known** **___Estimated** **Source:** 1927 dated Christmas Card in Fenyes-Curtin Family Archives

14. Setting:
___Suburban ___Rural ___Village ___Town _X_Urban **If Urban:___Commercial ___Industrial _X_Residential ___Public**

15. Relationship to Surroundings: **_X_Similar** **_X_Dissimilar**

Comments: The property is an intact 1920s era estate with acreage, which makes it unique, as the surrounding neighborhood is densely packed with homes. The residential buildings on the property are consistent with the neighboorhood's building typology. The building is of similar style and construction as the main house.

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Rear (South) Façade; West Side

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

Barbara J Felix, AIA
Woven Architecture
1114 Hickox St. , Suite A
Santa Fe, NM 87505
E: barbara@wovenarchitecture.com
C: 505-49-9710

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

Owner:
Jusbasche Investments, LTD.
1100 Louisiana St., Suite 3160
Houston, TX 77002-5218

19. Is Property Endangered? **__ Unknown _X_ No __Yes How?**

20. Significance to Current Community: **__Unknown ___ None _X__Low ___ Moderate ___ High**

Describe: Companion building to 616 Acequia Madre House (previously known as the Acequia Madre House or Paloheimo / Curtin House).

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

- ~ Refer to Separate HCPI #051600019 - Garage (614 Acequia Madre House; address was updated in City 2025 to 616 Acequia Madre to match the property address)
- ~ Significant persons – Eva Scott Fényes, Leonora Scott Muse Curtin, Leonora Frances Curtin Paloheimo

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? While building has clear connections with several significant historical persons and themes through association as a companion building to the Acequia Madre House and thus may qualify under Criteria B; architecturally it does not represent the work of a master. As a garage it does not necessarily possess high artistic or architectural value (as evidenced by the porch on the south side), so it would not qualify for Criterion C. The building itself appears to hold little potential to yield significant information on history, so it would not be eligible under Criterion D.

The building's historic integrity in terms of location, design, setting, feeling, and association are all intact.

23. National or State Historic District:

Is this property in a historic district? ___ Unknown ___ No _X_ Yes
If yes: ___Contributing ___Non-contributing ___ Unknown

If 'yes', what is the name of the district? *Camino Del Monte Sol National Historic District*. Note: The main house is specifically called out in the nomination form as a representative contributing building; the garage is not mentioned. It is also located in the *Downtown and Eastside Santa Fe Historic District*; currently showing as not surveyed on the City's GIS system.

___State _X_ National

24. Supplemental Forms:

___ None _X_ HCPI Detail Form (FORM 2) _X_Continuation Sheets, # pages: _5_

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:
616 Acequia Madre Garage
(previously identified as 616 Acequia Madre or the Acequia Madre House Garage and Keeper's Quarters)

2. Location:
~ Santa Fe, New Mexico
~ Downtown & Eastside Historic District – City of Santa Fe
~ Camino Del Month Sol National Historic District

3. Local Reference Number:
051600019 - Garage

4. County
Santa Fe

5. Date of Survey:
02/09/2026

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_X_ Adobe _X_ 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
_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
_X_ Not visible __ None
_X_ At Grade __ Raised
Materials: __ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A
Shape: _X_ Flat __ Gabled __ Hipped __ Pyramidal __ Shed Other:
Pitch: _X_ None __ Low __ Medium __ Steep
Features: __ Eave _X_ Parapet
Materials: __ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: TPO (Thermoplastic Polyolefin)

10. Windows __ N/A

Operation	Material	Glazing	Number
North:			
Double-hung	Wood	1/1	2 (ganged)
Territorial Style simple pedimented trim at head			
West:			
Double-hung	Wood	1/1	2 (ganged)
Fixed	Wood	Single	1 (under porch)
No exposed lintel			
South:			
Casements	Wood	6 (2/3) vertical lites	6 sets of 2 windows
2 of these windows have horizontal security grilles over them.			
No exposed lintel			
East:			
Double-hung	Wood	3 vertical lites/1	3
No exposed lintel			

Notes:
All windows have concrete sills except the west window under the porch.
All windows have screens with white painted trim.

11. Doors __ N/A

Type	Style	Material	Number

North:
Front entry under portal: Single leaf wood panel type (5 panels, second from top is clear glazed). Door and trim painted white, typical of 1. Opening also has a multi-panel wooden screen door, painted white.

Garage doors on north are vertical plank type with zig-zag wood security grilles over clear partial lites. Doors and trim painted white, typical of 2 sets of 2 ganged doors. Stained wooden lintel exposed above.

Garage doors set back on workshop at east are veritcal plank style with diagonal bracing, and 1/2 lites with 8 lites (2/4). Doors and trim painted white, typical of 1 set of 2 ganged doors. Stained wooden lintel exposed above.

South:
Single leaf wood 5 panel wood door, painted white, at south. Typical of 1. Opening also has a multi-panel wooden screen door, painted white.

Single leaf wood 4 panel wood door with ½ lite, painted white, at south. Typical of 1.

Notes:

12. Chimneys (describe whether interior or exterior and material) 1 interior brick chimney at northeast corner	13. Porches __ N/A Type: _X_ Entry __ Partial-Width __ Full-Width __ Wrap **Notes:** The front entrance, on the north, has round wooden posts, hand-crafted corbels, wood decking, and exposed vigas resting on an exposed beam, with the interior walls under the portal is painted white. A rear porch, on the south, has 4x4 wood columns with a small tirm "capital," a rectilnear wood beam , round vigas with a fascia board, and wood decking.
14. Other Significant Features see continuation sheets	
15. Modifications: __ **No known modifications** **#1** Addition of one car garage on east. **Date:** 1927. **Known** X **Estimated**__ **#2** Addition of three rooms on southeast and northern porch. **Date:** 1927-1940. **Known**__ **Estimated** X **#3** Addition of shed roofed frame garden shed. **Date:** 1974-1978. **Known**__ **Estimated** X **Sources for all dates:** Archival Drawings, letters, receipts, photographs, construction typology	

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

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

Notes: **Other: _X_ Old Santa Fe Style**

17. Documents Available and Their Locations

1912 King's Map, State Library of New Mexico; 1983 HCPI, SHPO; 1988 Camino del Monte Sol Historic District National Register Nomination MPDF, SHPO; 1991 HCPI, SHPO; April 28, 1994 The Fenyes-Curtin House Report by Corinne P. Sze, Ph.D., SHPO and Historic Santa Fe Foundation; Fenyes - Curtin - Paloheimo Family Archives at the Acequia Madre House; 2006 HCPI, SHPO

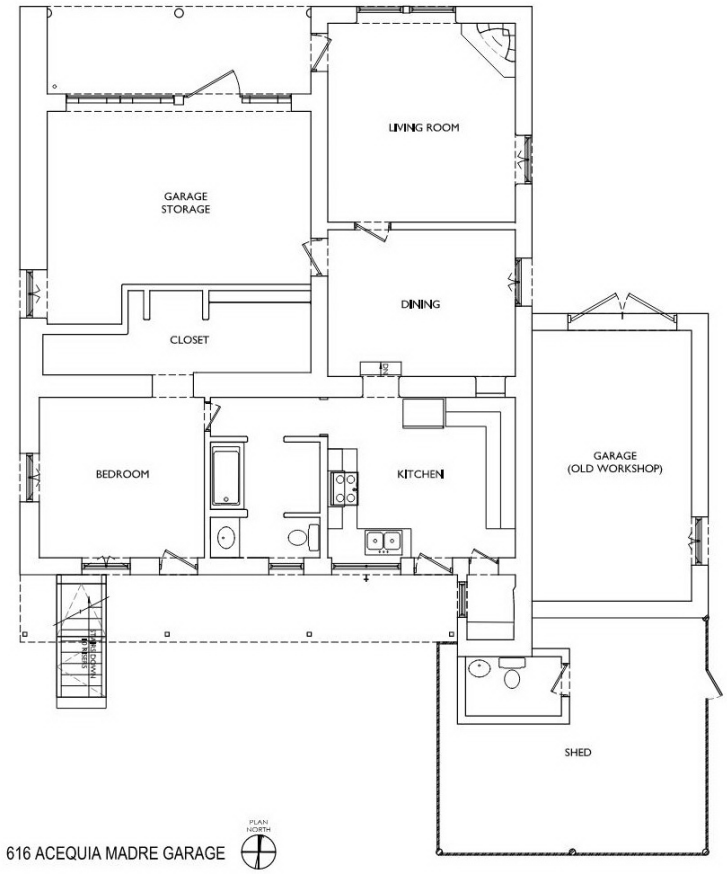
SITE:

18. Attached or Associated Properties

Refer to Separate "HCPI #051600019 – House" (614 Acequia Madre House; address was updated in 2025 to 616 Acequia Madre to match the property address)

Are associated properties eligible for listing? Yes, most likely, as part of an intact estate

19. Plan



(see continuation sheets)

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: 616 Acequia Madre Garage (previously identified as 616 Acequia Madre or the Acequia Madre House Garage and Keeper's Quarters)	**2. Location:** ~ Santa Fe, New Mexico ~ Downtown & Eastside Historic District – City of Santa Fe ~ Camino Del Month Sol National Historic District	**3. Local Reference Number:** 051600019 - Garage
		4. County Santa Fe
		5. Date of Survey: 02/09/2026

(continued from HCPI Form 1, Page 1, Item 11)

The Old Santa Fe Style main garage and two rooms, a rectangular construction, were built in 1926. Additions were made of a single-car garage/workshop on the east in 1927. A CMU or pentile addition including south covered porch was added at an unknown date. A shed-type structure with wood-trellis panels was added sometime in the mid to late 1970s. The house features an inset Spanish-Pueblo Revival style entry portal that also covers the entrance of the original garage. That entrance has round wooden posts, corbels, exposed beams, exposed vigas, and the interior walls of the portal are painted white to reflect light into the space. The double leaf garage doors are vertical plank style, with partial glazed lites covered in zig-zag wood security bars. Doors are painted white and feature iron strap hardware. The main entrance door is a 5-panel wood door with the second highest panel being a transparent lite. This door also has a multi-lite wooden screen door. There is a four-layer cornice (coursing from top to bottom: stretcher, stretcher, header, stretcher) at the flat parapet above stuccoed adobe walls (on north façade and portions of east and west façades). Windows on the primary north facade are trimmed with a white-painted wood pediment and jamb trim resting on concrete sills. A brick interior fireplace sits on the northeast corner.

The main windows on the north are a pair of ganged 1/1 double-hung type. The side garage features similar detailing, with 4/2 top-lites in the double-leaf plank and diagonal-braced doors, this time (in a more Spanish-Pueblo Revival feel) bullnosed opening. Windows on the sidewalls are ganged 2/3 casements in bullnosed openings. One window on the east has severe deterioration of the header.

The rear addition has no brick coping, suggesting that it was built in a different period than the 1927 additional one car garage, though the finishes are similar and it appears the western elevations' window under the porch of the addition is reused. This window has horizontal metal security bars installed as well. A matching window on the 1927 single car garage, this time with a scrollwork security grille, implies that these windows may date from that time. The back porch has a shed roof resting on 4x4 chamfered wood posts that have a small trimmed "capitol" at the top. Within this space are vertical mullioned 3/3 double-hung windows, a wood panel exterior door with wooden screen door, a wood panel ½ lite door with transparent lites, and a 2/3 casement with metal security grille at the west. The extremely low flat parapet and condition of the canales is less than desirable at this location. A shed-roofed post-and-truss with trellis panels… and other hodge-podge… addition at the south of the structure is non-contributing and could be razed, however its strange diagonal screen doors may be from the 1930 sleeping porch addition converted to an office in 1974, and they might be salvageable. This implies that this addition was added after the 1974 remodel. Canales on this building are simple, and have no decoration, unlike their counterparts on the main house (the canale at the east side has been blocked).

A small pantry off the east end of the kitchen uses a salvaged 5-panel wood door, painted aqua/turquoise. The garage and homes' interior rooms feature stained exposed 9-11" vigas (running E-W), stained chamfered wood decking, and painted plaster walls. The double bay garage floor is painted concrete, while the main living quarters are stained wood (the smaller garage on the east has exposed adobe walls and a dirt floor). Interior openings are wood trimmed at the head and jambs, with trimmed square pediments. in the second room, a former door opening to the garage closed in subsequent additions has been turned into a nicho bookcase, though all its original trim remains. Interior doors are horizontal 5-panel wood type with older brass ball-style hinges and turns. All wood trim is painted white.

There are two short risers up into the kitchen, bathrooms, and bedroom addition, which is accessed via a doorway in a bullnosed opening. A small pantry off the east end of the kitchen uses a salvaged 5-panel wood door, painted white. The While the bedroom has some original elements, the kitchen, bathroom, and closets have all been redone with much more modern finishes, including VCT flooring, painted walls, and simple wood cabinets (there is no documentation on when this occurred). This south addition has exposed vigas that are much smaller in diameter, maybe 6 inches, and a chamfered wood deck. The thickness of walls in this space suggest this addition is framed on the interior and possibly may have pentile or CMU at the exterior (no selective demolition was done to confirm this).

The brick chimney has been abandoned and is covered with a terracotta tile.

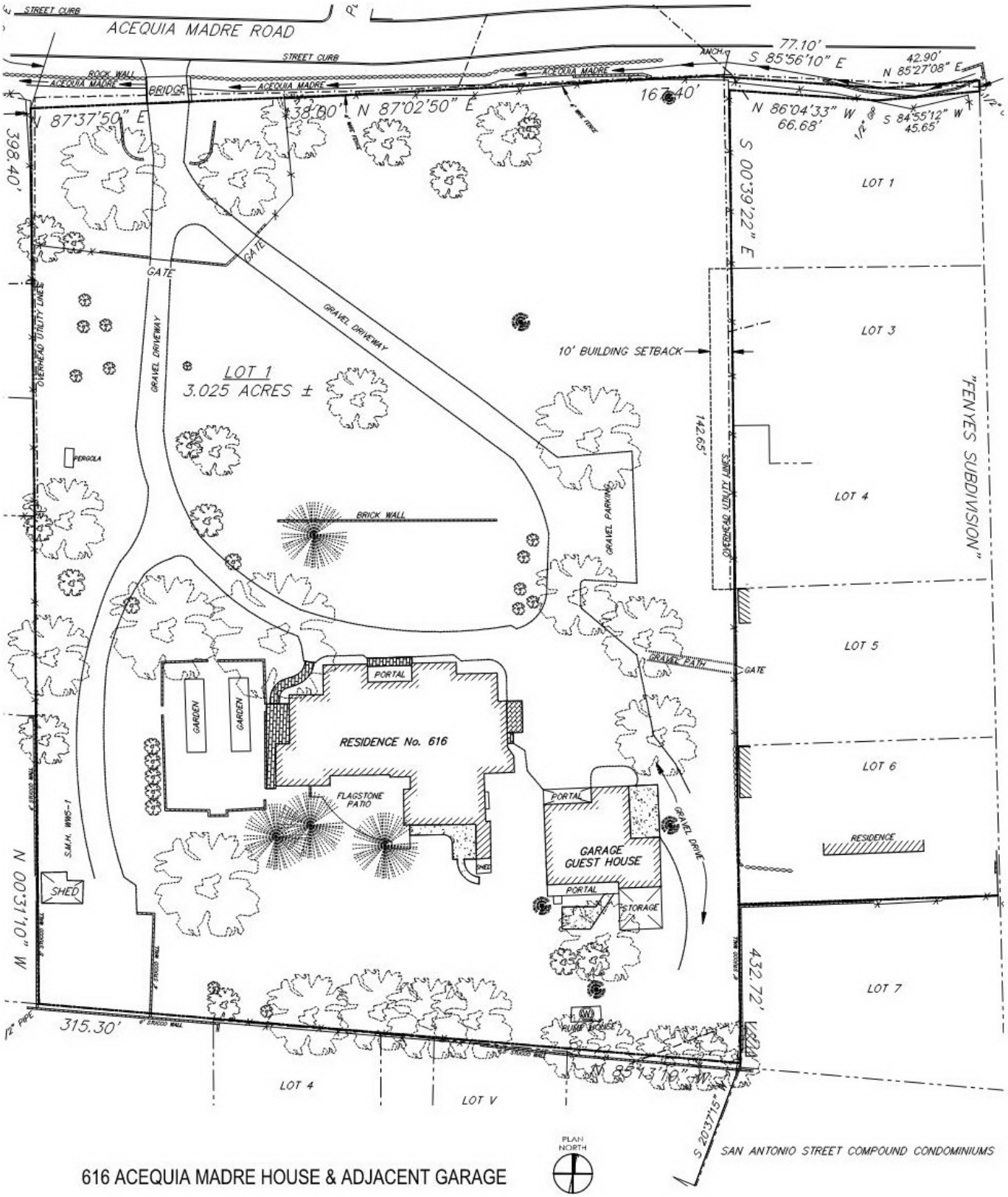
A small basement (mainly located under the bedroom) is accessed from an exterior stair located at the southwest corner of the back porch.

The residence is planned to be used as a guesthouse or caretaker's quarters with the garages used for cars and/or storage. The issues with the existing conditions on this property are similar to those on the main house.

(continued next page)

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



Site Plan

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



Front Entry perspective, at northwest



East Elevation perspective at north side (Main House visible beyond)

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



Southeast Elevation



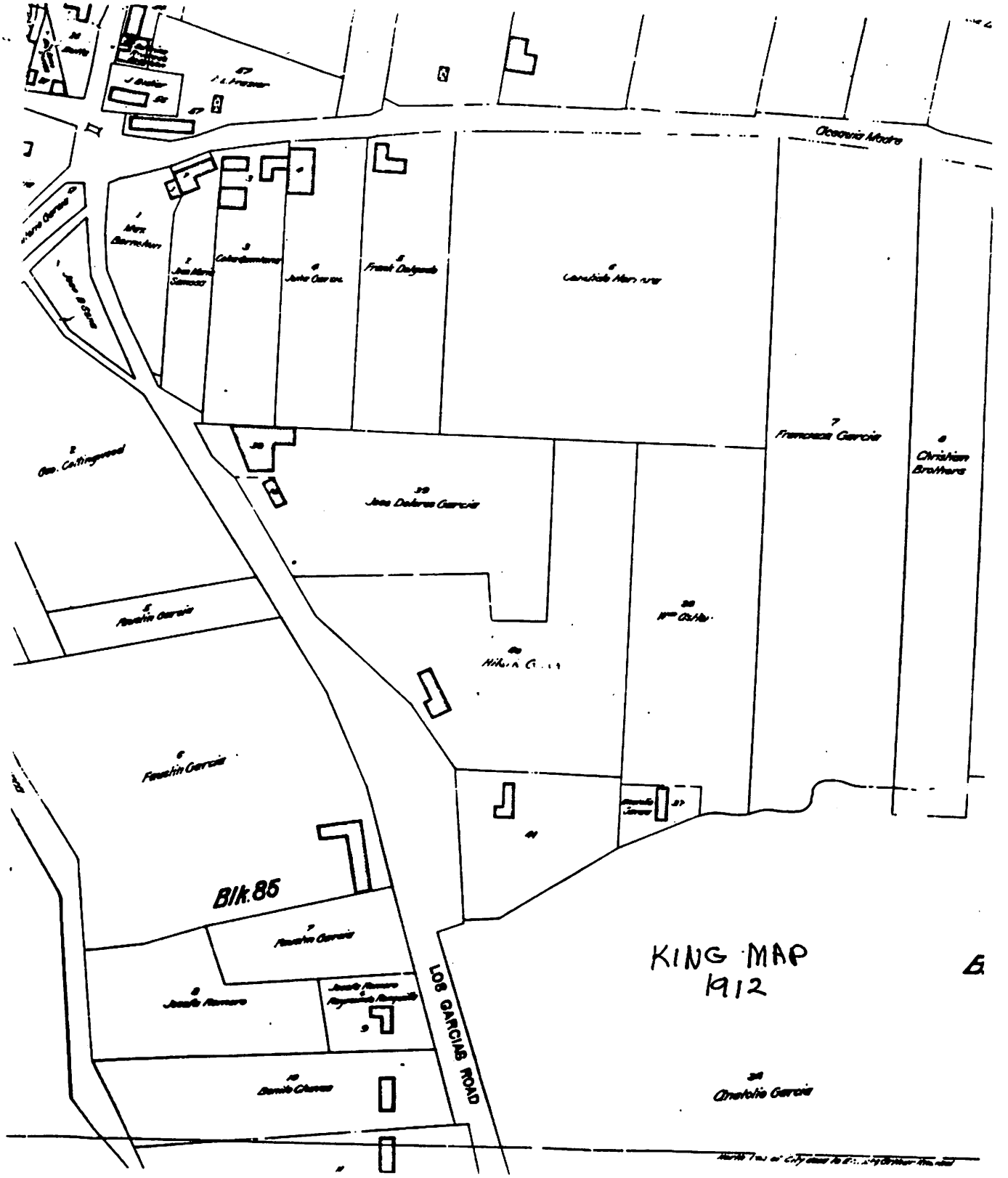
South Elevation – Looking East

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



West Elevation Looking North


Blk. 85
LOS GARCIAS ROAD
KING MAP
1912

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

RECEIVED

MAR 14 1988

NATIONAL REGISTER

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Camino del Monte Sol Historic District
other names/site number N/A

2. Location

street & number See continuation sheet. N/A not for publication
city, town Santa Fe N/A vicinity
state New Mexico code NM county Santa Fe code 049 zip code 87501

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[X] private	[ ] building(s)	106	65 buildings
[ ] public-local	[X] district		sites
[ ] public-State	[ ] site		structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	106	65 Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register _____

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [✓] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [✓] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of certifying official — State Historic Preservation Officer — Date 2-29-88

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[✓] entered in the National Register. [ ] See continuation sheet. — Beth Boland — 7/11/88
[ ] determined eligible for the National Register. [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:) _____

Signature of the Keeper — Date of Action

DESCRIPTIONS OF REPRESENTATIVE CONTRIBUTING BUILDINGS

Except as noted, all buildings are one story and hard plastered in earth tones of brown or beige.

Survey (273) Address: 533 Garcia Street Jose Dolores Garcia House
Approx. Date: Before 1912 Style: Territorial Photo #6

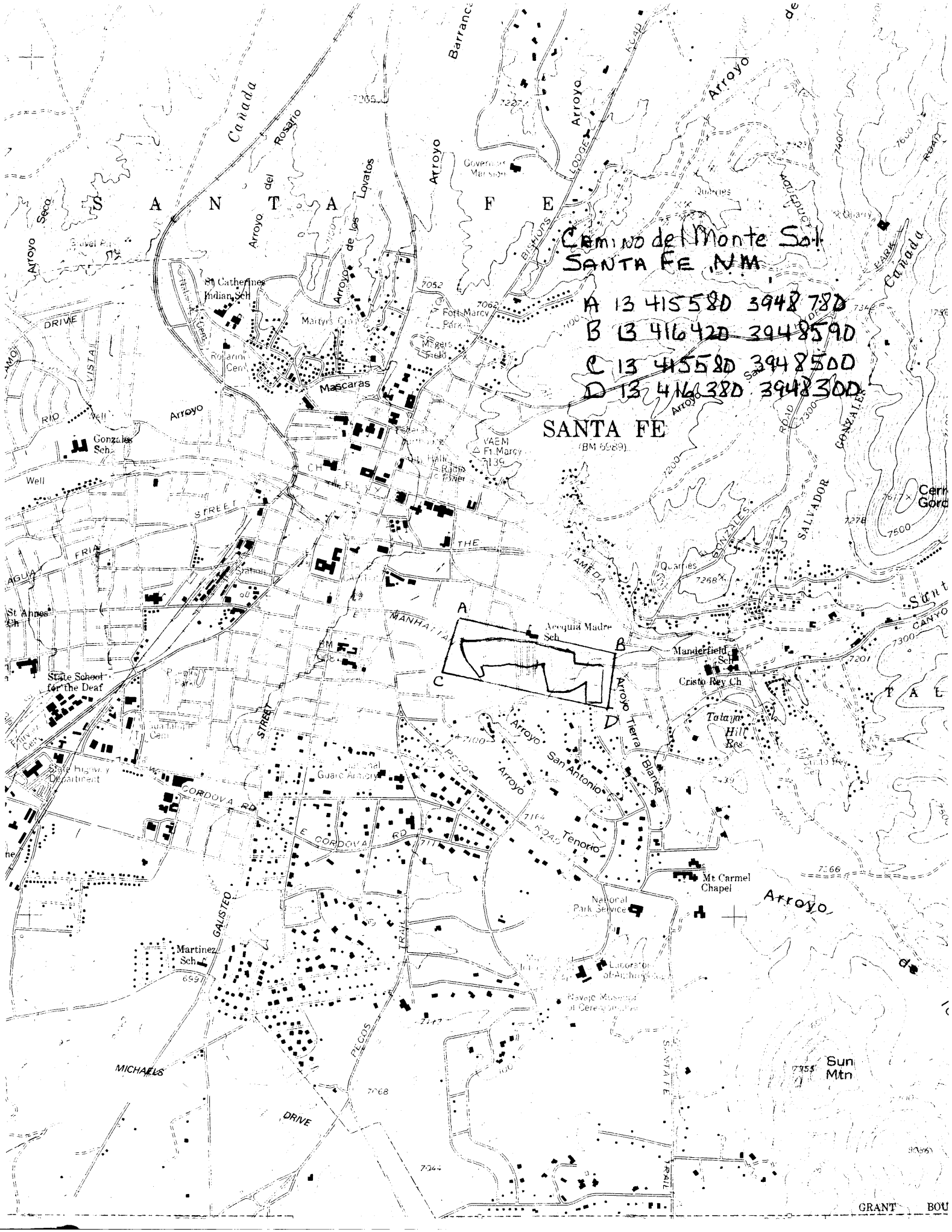
Description: Streetscape and siting: Eight foot stone wall along front property line, top section plastered cement block, entered through arched doorway. Building placed at an angle to the street. Roof: Hip, sheathed in terne plate, red. Two masonry chimneys, capped with brick. Facade: Flat, unadorned. Only partially visible from street. Door, three windows, asymmetrically placed. Windows: Wood, 2/2 double hung. White wood trim, pediments with simple molding along top.

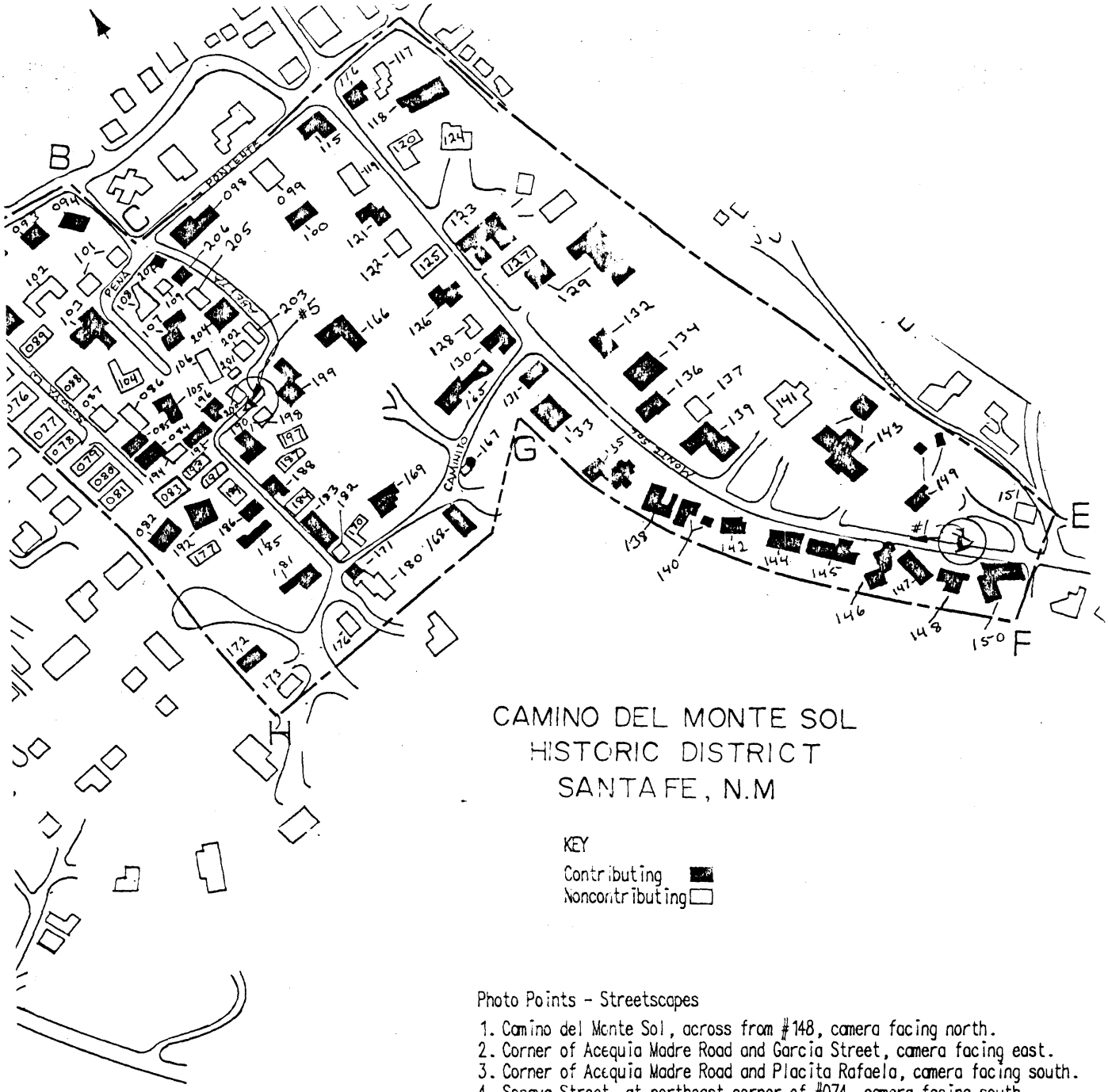
Comments: The only Territorial style building in the District.

Survey (019) Address: 614 Acequia Madre Road Curtin/Paloheimo House
Approx. Date: Bet. 1921 and 1930 Style: Territorial Revival Photo #7

Description: Streetscape and siting: Set back from street on large, grassy, unlandscaped lot. Large street trees. Wide, wood-planked bridge over acequia. Entrance marked by low, curved, stuccoed wall. Second wall behind first with entrance gate, part stuccoed wall and part coyote fence. No enclosing or street walls. Roof: Flat, parapet topped with denticulated brick coping. Facade: Asymmetrical, inset portal over entrance which includes large central door and window on each side. Portal supported by posts and corbels, stained or painted brown. Door has transom with seven small lites. Windows: Wood. 2/2 Double hung. White wood trim, pedimented. Green shutters. Wing on east has two smaller windows with no shutters.

Comments: An example of Territorial Revival style, although the brown posts and corbels of the portal are an element from the Pueblo Revival Style. Unusual setting for this district - set back on what had been a large cultivated field which had not been deeded in strips.


Camino del Monte Sol
SANTA FE, NM
A 13 415580 3948780
B 13 416420 3948590
C 13 415580 3948500
D 13 416380 3948300
SANTA FE
A
B
C
D
Acequia Madre Sch
Arroyo Tierra Blanca
Arroyo San Antonio
Arroyo Tenorio
Arroyo
Canada del Rosario
Canada
Arroyo Seco
Arroyo de los Lovatos
Barranca
Governor Marcy
Judges
Fort Marcy Park
Mayers Field
St Catherines Indian Sch
Martyrs Cem
Rosario Cem
Mascaras
VAEM
Ft Marcy
Gonzales Sch
Well
Rio Vista Drive
Rio Grande Street
Manhattan Street
St Annes Ch
State School for the Deaf
State Highway Department
National Guard Armory
E Cordova Rd
Cordova Rd
Galisteo Street
Martinez Sch
Michaels Drive
Pecos Trail
Manderfield Sch
Cristo Rey Ch
Tatajm Hill Res
Mt Carmel Chapel
National Park Service
Laboratory of Anthropology
Navajo Museum of Ceremonial Art
Quarries
Salvador Gonzales Road
Sun Mtn
Sun Mtn Trail
GRANT
BOU



CAMINO DEL MONTE SOL
HISTORIC DISTRICT
SANTA FE, N.M

KEY

Contributing ■

Noncontributing □

Photo Points - Streetscapes

1. Camino del Monte Sol, across from #148, camera facing north.
2. Corner of Acequia Madre Road and Garcia Street, camera facing east.
3. Corner of Acequia Madre Road and Placita Rafaela, camera facing south.
4. Sosaya Street, at northeast corner of #074, camera facing south.
5. Abeyta Street, at southeast corner of #200, camera facing northeast.

N
A
B
C
J
K
#2
#3
#4
269
270
271
272
273
274
279
280
281
282
ACEQUIA
SAN ANTONIO
GARCIA
PEDA

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

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 06/15/2026	Property Owner of Record Jusbasche Investments Ltd.		
Applicant/Agent Contact Barbara J Felix, AIA (NOVEN ARCHITECTURE, 1114 HICKOX ST, SUITE A, SF 87505			
Site Address 616 Acequia Madre, Santa Fe, NM 87501			
Suite or Space #	Subdivision Name Fenyes Subdivision; Section 25, T17N, R 9E, NMPM		
Lot #	Block #	Total Roof Area (square feet) 10,814 SF	
Lot Coverage % 8%	Lot Size (square feet) 3.0252 AC (131,777.712 SF)		
Proposed Construction Description	RENOVATION + REPAIR OF EXISTING MAIN HOUSE + CARRIAGE HOUSE. NEW CONSTRUCTION OF (2) ACCESSORY BLDGS: STUDIO (1,780 SF) + GARAGE (1,072 SF)		
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 RC8	Overlay Districts	Escarpment	Flood Plain	✓ Other		
Proposed Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 5'		
Required Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 5'		
Proposed Height 15'	Max Height 24'	Parking Required	Provided	Bike Parking	Provided	

Historic Planning Case Manager Other

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

ADDITIONAL SUBMITALS (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.

Owner Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Preliminarily Reviewed	X Reviewed w/ conditions	Denied
Comments/Conditions	Must be under 10,000 sqft or it will require a development plan.	
Preliminary Zoning Review completed by Benjamin Pfeifer		Date 09.17.2026
Preliminary Zoning Review # 2026-013191		


616 Acequia Madre street
9/5/26
ACEQUIA MADRE
ARROYO TENORIO
PLACITA RAFAELA
DELGADO ST
DELGADO LN
CALLE CORVO
SOSAYA ST
SAN ANTONIO ST
SAN PASQUAL
CALLE LA PAZ
CAMINO MANZANO
JOHNSON LN
CHAVEZ LN
DOUGLAS ST
616 Acequia Madre
Total: 301
Count: 22
Avg: 13.09
Max: 15'1"


Bldg Height
616 Acequia Madre
Rear
9/3/26
616 Acequia Madre
Total: 1308.6
Count: 103
Avg: 12.70
Max: 14' 8"
ACEQUIA MADRE
DELGADO ST
CALLE CORVO
ARROYO TENORIO
DOUGLAS ST
SOSAYALN
GARCIA ST
CAMINO RANCHITO