



Agenda

Regular Meeting Amended Agenda
of the Historic Districts Review
Board
July 28, 2026 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at www.youtube.com/@cityofsantafe. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Join on Zoom: <https://santafenm-gov.zoom.us/j/84794433712>

By Phone: 301 715 8592

Webinar ID: 847 9443 3712

The agenda and packet for the meeting will be posted at <https://santafenm.portal.civicclerk.com/>

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - a. 03.24.2026_Hboard Minutes Final
 - b. 04.14.2026_Hboard Minutes Final
 - c. 04.28.2026_Hboard Minutes Final
 - d. 05.12.2026_Hboard Minutes Final
 - e. 05.26.2026_Hboard Minutes Final
 - f. 06.09.2026_Hboard Minutes Final
5. Approval of Findings/Conclusions
 - a. 913½ Acequia Madre, Case # 2025-10949-HDRB (August 26, 2025)

- b. 127 Duran St., Case # 2025-11031-HDRB. (September 9, 2025)
 - c. 241 Maynard St., Case # 2025-11032-HDRB. (September 9, 2025)
 - d. 528 and 530 Calle Corvo, Case # 2025-11043-HDRB (September 9, 2025)
 - e. 425 Abeyta St., Case # 2025-11033-HDRB. (September 9, 2025)
 - f. 511-A Camino Sin Nombre, Case # 2025-11034-HDRB. (September 9, 2025)
 - g. 549½ Agua Fria St., Case # 2025-10945-HDRB. (September 23, 2025)
 - h. 643 Garcia St., Case # 2025-10946-HDRB (September. 23, 2025)
 - i. 126 Camino Santiago, Case # 2025-11103-HDRB (September 23, 2025)
 - j. 128 Camino Santiago, Case # 2025-11105-HDRB. (September 23, 2025)
 - k. 532 Calle Corvo, Case # 2025-11108-HDRB (September. 23, 2025)
 - l. 911 Roybal St., Case #2026-11903-HDRB. (March 10, 2026)
- 6. Matters from the Public
 - 7. Staff Communications
 - 8. Old Business
 - 9. New Business
 - a. 2026-012691-HDRB. 216 Maynard Unit A & B. Westside-Guadalupe Historic District, Contributing, Green Image Construction, agent for Jennica Kilbride, owner, proposes to replace windows and change garage door into a window with exceptions to 14-4.6(E)(4)(I)(a) altering openings on a primary façade and replacing historic windows on primary façade. Construct a 4'-4" yard wall. (Amanda Romero)
 - b. 2026-012779-HDRB. 107 W. Palace Ave.(sidewalk), Downtown & Eastside Historic District. No status. City of Santa Fe, owner, requests a historic status review, for the Spitz Clock (Heather Lamboy, hllamboy@santafenm.gov)
 - c. 2026-012781-HDRB. 1099 Old Santa Fe Trl. Historic Review District, City of Santa Fe, Agent, for Curtiss & Mary Brennan, owners, request status review with primary façade(s) designation, if applicable, for a residential structure. (Heather Lamboy) (POSTPONED)
 - d. 2026-012764-HDRB. 1062 Camino San Acacio, Downtown & Eastside Historic District, contributing, Gabriel Browne, agent/owner, proposes to construct a 3,440 sq. ft. freestanding residence to a height of 20'-9" on a sloped site, where the maximum allowable is 15'-8". Construct 6'-0" high fencing. An exception to 14-4.6(F)(2) is requested to exceed the maximum allowable height and 14-4.6(E)(4)(II) for use of metal portal elements. (Lani McCulley, LJMcCulley@santafenm.gov) (POSTPONED)

- e. 2026-012765-HDRB. 1062 Camino San Acacio, Downtown & Eastside Historic District, contributing, Gabriel Browne, agent/owner, proposes to construct a 733 sq. ft. guesthouse with a pitched roof to a height of 13'-2" where the maximum allowable height is 15'-8" and construct a 4'-0" high yard wall where the maximum allowable height is 3'-4". Two exceptions are requested to section 14-4.6(F)(4) for a pitch where one is not allowed and 14-4.6(F)(2) to exceed the maximum allowable height of the yard wall. (Lani McCulley) (POSTPONED)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

- a. August 11, 2026

13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.



**Regular Meeting of the Historic
Districts Review Board
March 24, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

View meeting on City YouTube: <https://www.youtube.com/watch?v=zIcKJFIPluA&index=22>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:44 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry
Ms. Madeleine Aguilar Medrano

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Mr. Moquino requested that case 2026-011886-HDRB at 521 Calle Corvo be moved to the beginning of the New Business section.

Member Biedscheid moved to approve the agenda as amended. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

3. **Approval of Minutes**

- a. December 9, 2025
- b. January 13, 2026
- c. January 27, 2026
- d. February 10, 2026

Member Bienvenu moved to approve the four sets of minutes as presented. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (5-0).

4. **Approval of Findings of Fact and Conclusions of Law**

There were no findings and conclusions to approve.

5. **Matters from the Public**

Elizabeth West, 318 Sena Street, Santa Fe, expressed hope that those who have enjoyed serving on the Board can continue to do so in some way after new members join.

Stefanie Beninato, P.O. Box 1601, Santa Fe, speaking via teleconference, expressed hope that the historian position on the Board would not take as long to fill as the architect position has.

6. **Staff Communications**

- a. **2026 Santa Fe Heritage Preservation Awards:** The 2026 Santa Fe Heritage Preservation Awards ceremony is scheduled for May 21.
- b. **Architect Position on Board:** On March 25, 2026, the City Council will hold a vote on whether to appoint Joe Simmons to the Board's architect position.
- c. **Phase 2 of Land Development Code Update:** Phase 2 of the Land Development Code update will begin in mid-April 2026. The Historic District ordinance will be discussed early in the process, and Board participation is requested.

7. **Old Business**

- a. **2026-011792-HDRB, 924 Paseo de Peralta, Downtown & Eastside Historic District, Contributing.** John A. Padilla, agent for Carole Peet, Executive Director of El Castillo Life Plan Community, requests reconsideration of the January 27, 2026, status review with primary façade(s) designation.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. Lamboy presented the case and the staff recommendation. Staff requested reconsideration of the Board decision to classify a portion of the building as significant and the other as contributing. Based on the Code, status designation may be significant, contributing, or non-contributing. There is no provision in the Code that permits portions of one building to have more than one status. Staff recommended that the structure be designated as contributing, with façades 1, 2, 3, 4, 5, 6, 7, and 8 as primary.

Member Cherry inquired regarding the Board's previous decision. Ms. Lamboy responded that the Board designated the area highlighted in red on the slide as significant and the rest as contributing. Member Cherry noted that, in addition to the primary façades recommended by staff, he believes the Board also designated façades 13, 14, 15, 16, and 18 as primary, excluding the non-historic additions but including the shell of the structure. He inquired regarding the reason staff did not recommend designating façades 14, 15, and 16 as primary. Ms. Lamboy noted that the façades had been modified over time. The users of the building may also need to add more parking in those areas.

Member Bienvenu suggested that the Board assign a single status to the building but retain the same primary façade designations as previously.

John Padilla, the applicant, P.O. Box 2986, Santa Fe, was sworn in. He thanked the Board and staff for reconsidering the status designation and suggested that the primary façades be designated per the original staff report.

Public Comment:

Ms. West, 318 Sena Street, Santa Fe, was sworn in. She suggested the building be designated as contributing.

Ms. Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she suggested that the primary façades be designated per the original motion.

Jordan Young, 652 Galisteo Street, Santa Fe, was sworn in. Speaking via teleconference, she suggested that the Board consider the current and future uses and needs of the El Castillo Life Plan Community and the people it supports, and provide a designation that will allow it to conduct business without having to come before the Board if urgent repairs become necessary.

Member Biedscheid suggested that the Board uphold the staff recommendation regarding the primary façades, noting that the entire original east façade is obscured by infill and additions.

Board Action:

Member Cherry moved in case 2026-011792-HDRB at 924 Paseo de Peralta that the building be designated as contributing, with façades 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, 15, 16, and 18 as primary, excluding the 1980s alterations and infills on façades 16 and 18. Member Degnan seconded. The motion passed (4-1).

- b. **2026-011831-HDRB, 1489 Upper Canyon Road, Downtown & Eastside Historic District, Non-Contributing.** Christopher Purvis, agent for Susan Jancar, owner, requests approval for new construction of a 1,640-square-foot structure to a height of 14 feet eight inches, where the maximum allowable height is 18 feet nine inches, and for a four-foot-seven-inch-tall by 20-foot-long metal vehicular gate. An exception is requested to Section 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Ms. McCulley presented the case and the staff recommendation. In addition to the existing vehicular gate design, the applicant has proposed three alternative gate designs for the Board's consideration. The existing vehicular gate design requires an exception to the Downtown and Eastside Historic District Design Standards. Staff found that the exception criteria to Section 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards have not been met and recommended denial of the existing metal gate. Staff recommended approval of design option two, as the fences in the area are all latilla or split rail fences, and this option would blend with the other streetscape gates. In the staff's recommendation, design option two would not require an exception to the design standards of the Downtown and Eastside Historic District.

Additionally, staff recommended approval of the height of the yard wall and gate as constructed. The applicant has proposed installing a coyote fence with a pedestrian gate adjacent to the garage. The new pedestrian gate would replace a portion of the stuccoed yard wall that currently connects to the garage. The new pedestrian gate would be separated from the garage by four inches, and the staff found that the design complies with Sections 14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Christopher Purvis, the applicant, 518 Old Santa Fe Trail, Santa Fe, was sworn in. He noted that the wall is five feet six inches from the inside, but the height on the outside appears to be four feet seven inches, as the ground is higher.

Member Bienvenu expressed a preference for gate option two and inquired whether the applicant would agree to provide some form of fenestration in the wood slats, such as diamonds cut between the slats. Mr. Purvis responded that he would. Member Bienvenu suggested that staff be allowed to approve the final gate design, noting that the wall appears to be appropriate.

Public Comment:

Ms. West, previously sworn in, noted that the gate design was a significant improvement.

Ms. Beninato, previously sworn in, speaking via teleconference, agreed with Member Bienvenu's comments.

Board Action:

Member Bienvenu moved in case 2026-011831-HDRB at 1489 Upper Canyon Road that the application be approved, as submitted, based on the Board and staff's preference of gate option two, for which the exception criteria have been met, with the additional condition, as agreed to by the applicant, that the wooden portions of the gate be redesigned to add fenestration and appear more as wooden slats rather than metal, through separation or staining, with the design to be submitted for staff approval. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (5-0).

8. New Business

- a. **2026-011886-HDRB, 521 Calle Corvo, Downtown & Eastside Historic District, Contributing.** Rajah Bose, agent for Louis Pepper and Ruth Williamson, owners, requests approval for a 675-square-foot addition to a height of 15 feet three inches where the maximum allowable height is 16 feet four inches, and window, door, and portal replacement. Exceptions are requested to Sections 14-4.6(G)(4)(I)(a) historic windows shall be repaired or restored wherever possible, 14-4.6(G)(4)(I)(c) no new opening shall be made where one presently does not exist unless historic documentation supports its prior existence, and 14-4.6(G)(4)(II)(a) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced.

Ms. Lamboy presented the case and staff recommendation. Staff found that the exception criteria for the following sections have not been met and recommended denial of these exception requests: 14-4.6(G)(4)(I)(a) historic windows shall be repaired or restored wherever possible, 14-4.6(G)(4)(I)(c) no new opening shall be made where one presently does not exist unless historic documentation supports its prior existence, and 14-4.6(G)(4)(II)(a) architectural features, finishes, and details other than doors and windows. Otherwise, staff recommended approval of the 348-square-foot addition to a height of 14 feet five inches, re-stucco, re-roof, and other elements of the application that do not require an exception, as they comply with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Member Cherry inquired whether the picture window under the portal or the easternmost one on the south façade had been replaced and requested evidence that there had not previously been a picture window in that location. Ms. Lamboy responded that she believes it was the easternmost window, which was excluded in the Board's designation

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of the façade as contributing due to its materials. She is unsure when it was replaced, but it is not an original window.

Member Bienvenu inquired whether the findings of fact have been entered and noted that the Board had expected additional information regarding the windows.

Chair Rios noted that there were houses in the area with picture windows.

Member Cherry noted that one of the picture windows has a pane and one does not, and there is no evidence that the opening had not previously contained a non-picture window.

Rajah Bose, the applicant, 212 Lorenzo Lane, Santa Fe, was sworn in. He noted that the paperwork for the case has changed hands numerous times, as former planner Paul Duran left the department before the first planned hearing. He did not seek a window assessment because he felt that, between the professional historian and the licensed architect, the conditions were clear. He requested that the Board approve the case as submitted or provide reasonable and clear conditions. He shared a presentation that provided more details, noting that the structure will be the owners' full-time home in their retirement and that the long-term energy demands and maintenance costs of the home should therefore be considered. He requested the reason Section 14-4.6(G)(4)(I)(c), regarding new openings, was applied to the case, as no new openings were proposed.

Mr. Bose provided more detail on the key considerations being discussed. He noted that the owners have given him authority to negotiate certain items and requested that the request to replace the terra cotta roof with standing seam metal be removed from the application, per staff's recommendation. He believes the openings on the primary façades are original, per the historic cultural properties inventory (HCPI); however, there is no indication of the type of window that originally occupied the easternmost opening on the south façade. The historian, John Murphey, believes the façade design was originally symmetric and that the picture window under the portal was original. He noted that Santa Fe has many examples of new, durable windows installed in historic buildings. He is not proposing a new opening on the westernmost window on the south façade, but rather to raise the sill by approximately eight inches to accommodate a kitchen sink. He requested that the Board consider the needs of the users of the home, as wood windows are not practical for Santa Fe's climate and are not energy efficient.

Member Biedscheid noted that an image of the easternmost picture window in the HCPI appears to show a remnant of a dividing structure. Mr. Bose responded that Mr. Murphey believes the original window was a pair of divided units, similar to that on the opposite side.

Member Bienvenu noted that the color scheme does not appear to fit in with the neighborhood and that, while the easternmost picture window appears odd, the one under the portal appears to be characteristic of the area. He noted that the existing windows are not of great quality, and he has no objection to replacing them. While the incorrect section may have been cited by staff, raising the kitchen windowsill would require an exception; he expressed approval of this, as it would appear more like a kitchen window characteristic of the area.

Member Cherry expressed disagreement with the applicant on the subject of windows, noting that older windows often last longer than modern windows provided that they are maintained properly and latex paint is not used. He noted that some of the windows appear to be true divided light windows and that modernization processes exist that can be applied to historical windows to mitigate air loss. He noted that there are options to maintain the kitchen window at its current size and still have a functional kitchen.

Public Comment:

Susan Lamden, 615 Calle Grillo, was sworn in. She identified herself as the owner of 528 and 530 Calle Corvo, also on the agenda, and noted that she has no objection to any of the proposed changes. However, she wished to set the record straight regarding the applicant's statement that the owners of the subject property were the only ones in the neighborhood to light farolitos on Christmas Eve; rather, many homes had farolitos.

Ms. West, previously sworn in, noted the difference between streetscapes and districts.

Ms. Young, previously sworn in, speaking via teleconference, expressed hope that it would become easier for homeowners to replace non-functioning windows, as affordability is important.

Ms. Beninato, previously sworn in, suggested via teleconference that the Board follow the requirements for changing a window size and that the owners maintain the lighter detail on the windows rather than the proposed bronze.

Ruth Williamson, owner of 521 Calle Corvo, was sworn in. Speaking via teleconference, she noted the importance of protecting historic neighborhoods. She noted that she and her husband purchased the home over one year ago because of its proximity to family, and she would like to plant a garden and have the kitchen window face the street so that she can interact with the neighborhood.

The Board clarified that the cementitious stucco for the walls should be as close to the current color as possible, with the acknowledgement that the original color may not be available, and that the color should be approved by staff. Mr. Bose agreed with this suggestion.

Member Cherry requested clarification of the staff recommendation. Ms. Lamboy responded that the staff recommendation was to leave the kitchen window's size as it is, but that the Board should decide whether to approve the proposed window changes.

Member Aguilar Medrano suggested that the new windows mimic the light patterns of the existing ones more closely, as the proposed light pattern appears contemporary.

Member Biedscheid noted that the south façade contains three different light patterns and suggested the applicant be allowed to make them more uniform.

Member Cherry suggested that the code be applied more consistently regarding windows. Ms. Lamboy responded that window assessments are requested but not required by code.

Chair Rios suggested that the primary façade remain similar to its original design, as the new design changes the home's character.

Board Action:

Member Biedscheid moved in case 2026-011886-HDRB at 521 Calle Corvo to approve the application, noting that the exception request for the terracotta portal has been removed with the applicant's agreement to retain it, and noting that the criteria for the other two exceptions have been met as follows: the complete window replacement is approved based on additional testimony given regarding the poor condition of the existing windows, the fact that they are not true divided light windows, and the HCPI referring to the easternmost picture window on the south façade as modern; and the raising of the kitchen windowsill is approved based on testimony describing the practical use of the indoor space and the balance of architectural symmetry on the outside; with conditions that the picture window under the portal be replaced with another picture window, that the trim be white, and that the stucco be cementitious in the existing color. Member Aguilar Medrano seconded. The motion failed (2-3).

Member Biedscheid moved in case 2026-011886-HDRB at 521 Calle Corvo to approve the application, noting that the exception request for the terracotta portal has been removed with the applicant's agreement to retain it, and noting that the criteria for the other two exceptions have been met as follows: the complete window replacement is approved based on additional testimony given regarding the poor condition of the existing windows, the fact that they are not true divided light windows, and the HCPI referring to the easternmost picture window on the south façade as modern; and the raising of the kitchen windowsill is approved based on testimony describing the practical use of the indoor space and the balance of architectural symmetry on the outside; with conditions that the picture window under the portal be replaced in kind, that the trim be white, and that the stucco be cementitious in the existing color; window replacement is allowed provided that the light patterns of the existing windows are maintained; and raising of the

kitchen windowsill is approved provided that the light pattern simulate that of the easternmost window. Member Bienvenu seconded. The motion failed (2-3).

Member Bienvenu moved in case 2026-011886-HDRB at 521 Calle Corvo to approve the application, noting that the exception request for the terracotta portal has been removed with the applicant's agreement to retain it, and noting that the exception criteria for the complete window replacement has been met based on additional testimony given regarding the poor condition of the existing windows, the fact that they are not true divided light windows, and the HCPI referring to the easternmost picture window on the south façade as modern; with conditions that the picture window under the portal be replaced in kind, that the trim be white, and that the stucco be cementitious in the existing color; window replacement is allowed provided that the light patterns of the existing windows are maintained; the kitchen windowsill must remain at its current height. Member Aguilar Medrano seconded. The motion passed (4-1).

- b. **2026-012025-HDRB, 507 and 509 Coronado Road, Downtown & Eastside Historic District.** Steve McCormick, agent for Julia Dancy, owner, requests status review and primary façade designation (if applicable).

Mr. Moquino presented the case and staff recommendation. Staff recommended that the historic status of the structure be upgraded to contributing with the south elevation (R1, R2, R3), including the portal with the pony walls, and excluding the non-historic windows, doors, and carport, as the primary façade, with the casita, yard wall, and pergola as non-contributing per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Steve McCormick, the applicant, 318 West Gomez Road, Santa Fe, was sworn in. He agreed with the staff recommendation and noted that the carport is not historic.

Public Comment:

There was no public comment.

Board Action:

Member Aguilar Medrano moved in case 2026-012025-HDRB at 507 and 509 Coronado Road to upgrade the status of the main building to contributing, with the south elevation, including the portal and pony wall, excluding the non-historic windows, doors, and carport, as the primary façade, and to designate the yard wall, casita, and pergola as non-contributing, per the staff recommendation. Member Bienvenu seconded. The motion passed with the Board voting unanimously (5-0).

- c. **2026-011825-HDRB, 619 West Alameda Street, Westside-Guadalupe Historic District, Contributing.** Dura Build Construction, agent for Max Scott, owner, proposes to install a bond beam, repair historic windows, re-roof the existing residence, and construct three-foot, four-inch-high yard walls. An exception is requested to Section 14-4.6(E)(2)(IV)(b) to raise the height of a contributing structure.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the exception to Section 14-4.6(E)(2)(IV)(b) to raise the height of a contributing structure, recommended approval of the items that do not require an exception, and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(5) Westside-Guadalupe Historic District Design Standards.

Chair Rios expressed approval of the applicant's desire to repair the existing windows even though they are in poor condition.

Max Scott, the owner of 619 West Alameda Street, was sworn in. He noted that he has worked on historic properties before and expressed excitement to work on the subject property. His goal is to bring health and safety items up to code while preserving the original style.

Public Comment:

Ms. Beninato, previously sworn in, noted via teleconference that the new windows appear to be double-paned, which would not be replacement in kind.

Board Action:

Member Bienvenu moved in case 2026-011825-HDRB at 619 West Alameda Street that findings be entered that the exception criteria have been met for the reasons outlined in the staff report, and that the project conforms with the code in all other respects; and that the case be approved as submitted. Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

- d. **2026-011997-HDRB, 528 and 530 Calle Corvo, Downtown and Eastside Historic District, Contributing.** Ju Tan, agent for Susan Lamden, owner, requests approval for the proposed remodel including a 150-square-foot addition and 200-square-foot portal addition to the west elevation, replacement of all exterior doors and windows, removal of wrought iron posts and replacement with wooden posts, and other minor alterations. Two exceptions are requested to Section 14-5.2(D)(1)(a) removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited for the wrought iron posts, and Section 14-5.2(D)(5)(b) architectural features, finishes, and details other than doors

and windows, shall be repaired rather than replaced for the wrought iron posts.

Mr. Moquino presented the case and staff recommendation. Staff found that the exception criteria have not been met and recommended denial of the exception to Section 14-5.2(D)(1)(a) for the replacement of the wrought iron columns with wood columns. Otherwise, the staff recommended approval of the other elements of the application, which do not require an exception, as they comply with Sections 14-5.2(D) General Design Standards for all Historic Districts and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Chair Rios inquired whether the applicant was also requesting a gate. Mr. Moquino responded that he was. Chair Rios inquired how far back the gate would sit, its material, and its height. Ms. Lamboy responded that the gate would be approximately four car lengths from the street.

Ju Tan, the applicant, 1219 Cerro Gordo Road, Santa Fe, was sworn in. He noted that the gate is proposed to be steel-frame, wood-clad, and 54 inches high.

Chair Rios inquired whether the applicant was proposing to replace the steel lattices with beams or vigas. Mr. Tan responded that he was proposing six-inch-by-six-inch wooden posts. Many of the lattices are structurally unsound, and at least one is no longer connected to the building. The entire portal structure will need to be refurbished, and some elements will be replaced in kind. Chair Rios inquired how many lattices there are. Mr. Tan responded that there are eight.

Member Biedscheid inquired whether it was possible to retain or replace the metal lattices in kind. Mr. Tan responded that they will need to be removed for repairs, and he is worried they will be damaged. Also, the immediate neighbors have wooden posts, and wooden posts will be used under the new portal in the back.

Chair Rios inquired whether the metal lattices were original to the house. Mr. Tan responded that he believes they were.

Mr. Bienvenu noted that the metal lattices were designated as part of the primary façade and would therefore need to be replaced in kind; otherwise, an exception would be required. He inquired whether the applicant would be willing to add some form of fenestration on the gate. Mr. Tan responded that he would.

Member Aguilar Medrano inquired whether the existing stucco is cementitious or synthetic. Mr. Tan responded that it is cementitious, and cementitious stucco is proposed for the entire house.

Mr. Tan noted that an exception was also requested for the steps, as he would like to remove one of the two sets of concrete steps due to safety and space issues. Ms. Lamboy responded that this would not require an exception.

Public Comment:

Ms. West, previously sworn in, noted that the home incorporates a mix of styles, which makes it interesting. The lattices are part of this.

Chair Rios inquired regarding the proposed blue shade. Mr. Tan responded that it would be used around the doors and windows and on the wooden elements of the portal; however, the blue shade shown on the slide is inaccurate.

Ms. Lamden, the owner, previously sworn in, noted that portions of the terracotta on the portal are also failing structurally. She believes that the metal lattice was common in hardware stores at the time it was used on the home; however, her concerns are more structural than design-related. She noted that she paid extra because she thought an exception was needed for the stairs.

Mr. Tan noted that it may be possible to incorporate structural solutions for the portal while retaining the lattices, such as by placing wooden beams behind them.

Ms. Beninato, previously sworn in, noted via teleconference that the lattice made the home unique and inquired whether the back portal railing is metal or wood.

Member Bienvenu inquired whether the exception request for the removal of historic materials had been withdrawn. Mr. Tan responded that it had, and the metal lattice will be retained.

Board Action:

Member Bienvenu moved in case 2026-011997-HDRB at 528 and 530 Calle Corvo to approve the application as submitted, noting that the applicant has agreed to withdraw the request for replacement of the wrought iron posts and instead will retain them, with the additional conditions that the wooden vehicular gate design include fenestration, to be submitted to staff for approval, that the stucco be cementitious, and that staff approve the proposed shade of blue. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (5-0).

9. Discussion Items

Mr. Moquino inquired whether the Board would be present in person at the April 7, 2026, informational meeting. The Board members indicated that they would.

10. Matters from the Board

There were no matters from the Board.

11. **Next Meeting**

The next meeting date is April 14, 2026.

12. **Adjournment**

Member Degnan moved to adjourn. Member Aguilar Medrano seconded. The vote passed unanimously, and the meeting was adjourned at 8:54 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

Cecilia Rios, Historic District Review Board Chair

Date



**Regular Meeting of the Historic
Districts Review Board
April 14, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

View meeting on City YouTube: <https://www.youtube.com/watch?v=hEPvax2r3IY&index=25>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:31 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry
Ms. Madeleine Aguilar Medrano
Mr. Joe Simmons

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. **Approval of Agenda**

Mr. Moquino advised that case 2026-012127-HDRB, 1379 Cerro Gordo Road, has been postponed. Chair Rios requested that case 2026-012126-HDRB, 515 Paseo de Peralta, be moved to the beginning of New Business.

Member Degnan moved to approve the agenda as amended. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (6-0).

3. **Approval of Minutes**

There were no minutes to approve.

4. **Approval of Findings of Fact and Conclusions of Law**

There were no findings and conclusions to approve.

5. **Matters from the Public**

Elizabeth West, 318 Sena Street, Santa Fe, expressed appreciation for the Board's work and welcomed Member Simmons.

Stefanie Beninato, P.O. Box 1601, Santa Fe, speaking via teleconference, expressed concern that City Council may be planning to revamp the Board and suggested that the Board investigate the matter.

6. **Staff Communications**

- a. **2026 Santa Fe Heritage Preservation Awards:** Ms. Romero will send the Board a list of completed projects that are eligible for nomination for the 2026 Santa Fe Heritage Preservation Awards. A field trip to the project sites is planned for April 28, 2026. The awards ceremony is scheduled for May 21, 2026.
- b. **Member Leaving the Board:** Chair Rios announced that Member Aguilar Medrano will be leaving the Board after the current meeting.

7. **Old Business**

- a. **2025-011228-HDRB, 927 Canyon Road, Downtown & Eastside Historic District, Non-Contributing.** Joseph Gonzalez, owner, proposes to construct a 576-square-foot carport addition to a height of 10 feet, where the maximum allowable is 18 feet and one inch.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. McCulley presented the case and the staff recommendation, noting that the case falls under the old code. Staff recommended approval of the proposed project and found that the application complies with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Joseph Gonzalez, the owner, 927 Canyon Road, Santa Fe, was sworn in.

Chair Rios inquired whether the structure would have corbels and vigas. Mr. Gonzalez responded that it would have four posts and a roof. The design was changed to add corbels and carving to the posts.

Member Bienvenu acknowledged that the applicant had likely redesigned the project to make it more interesting to the Board and had not known what the Board was looking for. Heavily carved columns are common in Taos but not Santa Fe. He suggested that the design be simplified. Mr. Gonzalez responded that he would prefer round vigas over the carved posts.

Public Comment:

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she inquired regarding the color and noted that the proposed carport would be visible from the street.

Board Action:

Member Bienvenu moved in case 2025-011228-HDRB at 927 Canyon Road to approve the project as submitted, with the condition that the posts be changed to non-carved posts, per the applicant's preference, with staff authorized to approve round vigas or square posts. Member Degnan seconded. The motion passed with the Board voting unanimously (6-0).

8. New Business

- a. **2026-012126-HDRB, 515 Paseo de Peralta, Downtown & Eastside Historic District, Significant.** Rebecca Wood, agent for George and Tina Feghali, owners, proposes to construct a 3,470-square-foot addition to a height of 24 feet where the maximum allowable is 23 feet. Exceptions are requested to Sections 14-4.6(E)(2)(III)(a) to exceed the maximum allowable height, 14-4.6(E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade, and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint.

Ms. Romero presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Sections 14-4.6(E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade, and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint. Staff also recommended approval of the other elements of the application, as

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they comply with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Chair Rios inquired whether staff believed that the proposed two-story addition would overpower the existing significant house from a street view. Ms. Romero responded that the addition would be partially visible from the west; however, other buildings that are taller than the existing house are also visible due to the slope. The addition would also be visible from the east. She does not believe the addition would overpower the existing house, and that the house would remain significant.

Chair Rios inquired regarding the proposed fence and whether digging would be necessary. Ms. Romero responded that she believes the proposed fence is no higher than the four-foot existing wall and that digging would be necessary; the Architectural Review Committee would need to approve the digging.

Member Biedscheid inquired whether the proposed smooth stucco finish would compromise the character of the existing significant house. Ms. Romero responded that it would not, as the stucco proposed addition would be the same color as that of the house but in a different finish to differentiate the buildings.

Member Biedscheid inquired regarding the proposed fence and pedestrian gate. Ms. Romero responded that the applicant wishes to recreate a fence that was present in 1915. The pedestrian gate is set back from the fence, at the top of the steps. There is a second opening on the east side.

Member Bienvenu inquired regarding the footprint of the proposed structure compared to its permitted footprint without an exception.

Rebecca Wood, the applicant, 909 Rio Vista, Santa Fe, was sworn in. She shared a presentation, noting that historical photos were used to track the property's evolution. The gate and fence will feature fenestration. Fences with less fenestration are set further back from the street as part of the more private stucco walls. Due to the steep slope, much of the first story will be buried, and the addition will be as concealed as possible behind the historic house. The remaining portion of the significant house has a footprint of 1,560 square feet, meaning that, per the 50% rule, the addition would be permitted a footprint of 780 square feet without an exception. The proposed footprint is currently 1,734 square feet.

Chair Rios inquired whether all the windows on the proposed addition would be complementary to the existing house rather than modern and whether there would be visible rooftop equipment. Ms. Wood showed images of the existing and proposed windows and doors, noting that the proportions would be consistent around the building. The only large windows would be visible only from the courtyard. There will be no visible rooftop equipment.

Member Simmons inquired how the existing brick coping would be rehabilitated and how the brick coping on the proposed addition would compare. Ms. Wood responded that the original coping was covered in stucco and painted to resemble brick. During the rehabilitation process, the architectural team will determine whether the coping should remain as it is or return to brick, which is the applicant's preference. The coping on the proposed addition would be precast masonry in the same colors and proportion as that on the existing house, with distinct detailing. The team will work with fabricators to add shadow lines that complement that of the existing house without being exactly the same.

Member Bienvenu suggested that the proposed addition be further differentiated from the existing house, such as by a different color, and inquired whether the owner requires the proposed square footage. Ms. Wood responded that the square footage includes a garage, a guest suite, and two art studios. Ms. Lamboy added that the applicant can, by right, build the garage, guest suite, and art studios as detached accessory units but chose to incorporate them into one addition.

Member Simmons acknowledged that it might be preferable to integrate the garage and guest suite and suggested that the calculation of the footprint be revised to differentiate between the living space and integrated accessory units. He requested clarification on the exception criteria. Mr. Ruybalid responded that the three criteria to grant an exception to a design standard are prevention of hardship, demonstrating compliance with certain criteria, and strengthening the heterogeneous character of the city. Ms. Lamboy noted that the area occupied by the garage and guest suite is approximately 1,000 square feet.

Member Cherry inquired regarding the proposed dimensions of the windows and components compared to those of the historic house. Ms. Wood responded that she is unsure of the proposed dimensions but that the muntin sizes are expected to match; she expressed a belief that the code grants some flexibility.

Member Biedscheid inquired whether there was an option to minimize the size of the garage, as its design makes it appear larger than it is. Ms. Wood responded that the decision to align with the existing parapet was made to show respect for the existing structure. The massing can be considered. The railing around the roof deck is stucco, topped with a coping equivalent. The door next to the garage door leads to the guest suite upstairs.

Public Comment:

Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She noted that the garage door appeared to be too large and expressed agreement with the Board's suggestions.

Davendra Narayan, 924 Shoofly Street, Santa Fe, was sworn in. He noted that there is space to construct accessory structures but that it would be more aesthetically pleasing to integrate them into one building that is mostly hidden behind the existing house. He noted that surrounding homes are taller than the significant house.

Ms. Beninato, previously sworn in, stated via teleconference that the applicant had not demonstrated hardship, the structure appeared large, and the picket fencing should have a pointed top.

Anthony Guida, 1711 2nd Street, Santa Fe, was sworn in. Speaking via teleconference, he expressed appreciation to the applicants for the design, which is hidden behind the existing home, allowing it to retain its identity. He noted that the addition would not damage the character of the streetscape and would contribute to the heterogeneous nature of the district.

Member Biedscheid noted that the addition is large but does not compromise the existing house.

Member Bienvenu inquired regarding staff's statement that an exception was not needed for the additional height. Ms. Lamboy responded that the Board is authorized to determine that the additional height is allowed due to circumstances, in which case an exception would not be required.

Chair Rios suggested that the case be postponed rather than denied, thereby providing time for the applicant to draft a redesign, possibly with the assistance of a Board subcommittee.

George Feghali, the owner, 310 Otero Street, Santa Fe, was sworn in. He stated that he and his wife had wanted to purchase the property for years. They wish to make the home comfortable for themselves, which includes accessibility concerns. The guest house is intended for caregivers. He expressed willingness to postpone the case and work with the Board on matters including height.

Member Biedscheid noted that the subject site is zoned R-21, meaning multi-family residences are allowed. She noted that the design in question was more attractive than the condominiums that were approved nearby.

Board Action:

Member Biedscheid moved in case 2026-012126-HDRB at 515 Paseo de Peralta to approve the application as submitted, noting that all exception criteria have been met, as noted by staff. Member Simmons seconded. The motion failed (2-4).

Member Bienvenu moved in case 2026-012126-HDRB at 515 Paseo de Peralta to postpone the case to a date certain and allow the applicant to conduct further discussions on the design with a subcommittee, to be appointed by the Board Chair in the interim. Member Degnan seconded. The motion passed (5-1).

Chair Rios appointed Member Simmons and Member Degnan to the subcommittee.

- b. **2026-012103-HDRB, 1121 and 1123 Paseo de Peralta, Downtown & Eastside Historic District, Contributing.** Architectural Alliance, agent for KCS Oil and Gas LLC, owner, requests status review and primary façade designation, if applicable, for two structures, yard walls, and a shed.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the 1121 Paseo de Peralta structure be maintained as contributing with the north and west façades, including the portal and pony walls, and excluding the non-historic windows and doors, as primary (see Figure 8 Façade Diagram, R1, R2, R3, and R8), and that the yard walls along the street be designated as contributing. Staff recommended that the historic status of the 1123 Paseo de Peralta structure be maintained as contributing with the north façade, including the portal, and the east side of the 1931 addition up to the chimney feature, and excluding the non-historic windows and doors, as primary (C1 and C2), and that the shed and yard walls at the rear of the property be designated as non-contributing per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios inquired who had determined that the windows and doors were non-historic. Ms. McCulley responded that the historic cultural properties inventory (HCPI) mentions some of them. Staff believes that all of the doors at 1123 Paseo de Peralta were replaced at some point, and some windows were changed. There was no window assessment.

Hunter Redman of Architectural Alliance, Inc., the applicant, 612 Old Santa Fe Trail, Santa Fe, was sworn in. She noted that a window and door assessment was recently performed and would be submitted to the Board when doors and windows require replacement or repair. She agreed with the staff recommendations.

Public Comment:

There was no public comment.

Board Action:

Member Cherry moved in case 2026-012103-HDRB, regarding 1121 Paseo de Peralta, to maintain the structure as contributing, with the northwest façades, which are designated as R1, R2, R3, and R8 in Figure 8, including pony walls, excluding the non-historic windows and doors, as primary, per the staff recommendation. Member Biedscheid seconded. The motion passed with the Board voting unanimously (6-0).

Member Cherry moved in case 2026-012103-HDRB, regarding 1123 Paseo de Peralta, to accept staff's recommendation that the status be maintained as contributing, with the north façades, including the portal, and the east side of the 1931 addition up to the chimney feature, excluding the non-historic windows and doors, be designated as primary, indicated in Figure 8 as C1 and C2, and that the shed and yard walls be designated as non-contributing. Member Biedscheid seconded. The motion passed with the Board voting unanimously (6-0).

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- c. **2026-012125-HDRB, 216 Maynard Units A and B, Westside-Guadalupe Historic District, Non-Contributing.** Green Image Construction, agent for Jennica Kilbride, owner, requests status review with primary façade designation, if applicable, for two structures.

Ms. Romero presented the case and staff recommendation. Staff recommended that the historic status of 216 Maynard Unit A be designated as contributing, with the east façade 1, south façades 2, 3, 4, and 5, and north façade 11 designated as the primary façades. Staff also recommended that the historic status of the 216 Maynard Unit B structure be designated as contributing with the east façade 1 as the primary façade, excluding non-historic materials, per Section 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Member Bienvenu noted that, per code, chain-link fences are not allowed along street frontages in this district. Ms. Romero noted that this is currently correct; however, the neighborhood historically had them. Ms. Lamboy added that the Board may choose to retain chain-link fences that are proven to be historic; however, new chain-link fences are not permitted if publicly visible.

Sergio Nuñez, the applicant from Santa Fe, was sworn in. He agreed with the staff recommendation and noted that he would like to replace the chain-link fence with a pony wall.

Public Comment:

Ms. Beninato, previously sworn in, expressed agreement with Member Bienvenu's comments regarding non-conforming fences.

Board Action:

Member Biedscheid moved in case 2026-012125-HDRB at 216 Maynard Units A and B to accept staff's recommendation to designate both buildings as contributing, with primary façades on Unit A designated as east façade 1, south façades 2, 3, 4, and 5, and north façade 11, and primary façade on Unit B designated as east façade 1, excluding non-historic materials. Member Degnan seconded. The motion passed with the Board voting unanimously (6-0).

- d. **2026-012128-HDRB, 640 Camino de la Luz, Downtown & Eastside Historic District, Non-Contributing.** Jeffrey Seres, agent for Debbie Utley, owner, requests status review with primary façade designation, if applicable.

Ms. Romero presented the case and staff recommendation. Staff recommended that the historic status of the structure be upgraded to contributing with façades 1, 5 (excluding non-historic windows), 8, 9, 10, and 11 (excluding non-historic material) as primary per

Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Jeffrey Seres, the applicant, Lorenzo Road, Santa Fe, was sworn in. He noted that, per the HCPI, the footprint of the house was present in 1960; however, most of the windows and doors were replaced in the early 1990s. The house was restuccoed in 2006. It is difficult to establish the building's original appearance. He noted that historian John Murphey recommended that the building be designated as non-contributing. He questioned the staff recommendation of façades 10 and 11, which are not publicly visible, as primary.

Public Comment:

Ms. Beninato, previously sworn in, expressed agreement with the staff recommendation.

Board Action:

Member Bienvenu moved in case 2026-012128-HDRB at 640 Camino de la Luz that staff's findings be adopted that the structure should be upgraded to contributing due to its footprint being intact since at least 1960, and that façades 1, 5, 8, and 9 be designated as primary per staff's recommendation, excluding non-historic materials, and that façades 10 and 11 not be designated as primary. Member Simmons seconded. The motion passed (5-1).

- e. **2026-012104-HDRB, 728 Agua Fria Street, Unit F, Westside-Guadalupe Historic District, Non-Contributing.** Jason Herrera, agent for Chris Corbett, owner, requests status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be retained as non-contributing due to lack of historic integrity of design and materials, per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chris Corbett, the owner, 2947 Northwest 66th Street, Oklahoma City, Oklahoma, was sworn in. Speaking via teleconference, he agreed with the staff recommendation and inquired regarding the next steps in acquiring the necessary permits to perform work on the structure. Chair Rios instructed him to speak with staff regarding the next steps.

Public Comment:

There was no public comment.

Board Action:

Member Aguilar Medrano moved in case 2026-012104-HDRB at 728 Agua Fria Street, Unit F, to adopt staff's recommendation and maintain the building as non-contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (6-0).

- f. **2026-012105-HDRB, 1103 Canyon Road, Downtown & Eastside Historic District, Contributing.** Thomas Gifford Architect LLC, agent for GypHills, LLC, owner, requests status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be maintained as contributing, with the south façade, excluding the non-historic windows, glass block, and attached additions, as the primary (R1), that the south property yard wall be designated as contributing, and that the north, west, and east yard walls be designated as non-contributing per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios inquired why the staff recommended designating the front wall as contributing and the other walls as non-contributing. Ms. McCulley responded that the openings on the front wall are original. The other walls are not public-facing. The rear wall on the north is publicly visible, but the niches are only visible to the interior courtyard.

Member Simmons inquired whether the stuccoed chimney on the primary façade was included as contributing. Ms. McCulley responded that it was.

Thomas Gifford, the applicant, was sworn in. He agreed with Mr. Murphey's report.

Public Comment:

There was no public comment.

Board Action:

Member Biedscheid moved in case 2026-012105-HDRB at 1103 Canyon Road to adopt staff's recommendation to maintain the structure as contributing, with the south façade, identified in the staff report as R1, excluding non-historic windows, glass block, and other additions, as primary, to designate the south property yard wall as contributing, and to designate the north, east, and west yard walls as non-contributing. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (6-0).

- g. **2026-012127-HDRB, 1379 Cerro Gordo Road, Downtown & Eastside Historic District, Non-Contributing.** Steve McCormick, agent for Wendy Lau, owner, proposes to construct a 1,240-square-foot casita and 225-square-foot carport addition to a height of 11 feet four inches, where the maximum allowable height is 21 feet six inches.

This case was postponed.

- h. **2026-012106-HDRB, 423, 431, and 435 Arroyo Tenorio, Downtown & Eastside Historic District, Contributing.** Gayla Bechtol, agent for Klinefelter/Feliz Properties, owner, requests status review with primary façade designation, if applicable, for three structures.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure at 431 Arroyo Tenorio be downgraded to non-contributing, and that 423 Arroyo Tenorio, 435 Arroyo Tenorio, 435A Arroyo Tenorio, and the street-facing yard wall be designated as non-contributing due to age, per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Gayla Bechtol, the applicant, 320 Aztec Street, Santa Fe, was sworn in. She agreed with the staff recommendation.

Chair Rios inquired when the street wall was built. Ms. McCulley responded that the front yard wall was reconstructed in 1994.

Public Comment:

Ms. Beninato, previously sworn in, stated via teleconference that she does not understand why the status was to be downgraded if some of the changes were approved by the Board.

Ms. Lamboy noted that there were issues with the previous property owner in the 1990s, who often did not follow the Board's decisions.

Chair Rios inquired whether the footprints had been changed. Ms. McCulley indicated the original footprint of 431 Arroyo Tenorio and the addition on the slide.

Board Action:

Member Aguilar Medrano moved in case 2026-012106-HDRB at 423, 431, and 435 Arroyo Tenorio to downgrade the status of 431 Arroyo Tenorio to non-contributing, per staff's recommendation, to designate 423 and 435 Arroyo Tenorio as non-contributing due to age, and to designate the street-facing yard wall as non-contributing due to age. Member Degnan seconded. The motion passed (5-0).

Member Cherry abstained from the vote.

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- i. **2026-012107-HDRB, 425 Camino Don Miguel, Downtown & Eastside Historic District.** Archaeo Architects, agent for Gerald and Kris Ronningen-Fenrich, owners, proposes to construct a 2,479-square-foot residence to the maximum allowable height of 14 feet with a connected 316-square-foot pergola on a vacant lot.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project with the condition that the applicants obtain their archaeological clearance before submitting for their construction permit, and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Chair Rios inquired regarding the distance of the proposed home to the north property line. Member Cherry responded that it is nine feet and eight inches.

Member Biedscheid requested an estimate of the lot coverage. Ms. McCulley responded that it is listed in the planning and zoning resource (PZR) report.

Member Aguilar Medrano inquired regarding the public visibility of the façades, particularly the west and north, and regarding the radius of the corners. Ms. McCulley responded that the west façade would be publicly visible, facing the street. The north façade should be visible only to the neighbors.

Bradyn Furry, the applicant, was sworn in. He noted that the owners, who currently reside at 423 Camino Don Miguel, intend to construct the new home as their primary residence and maintain their current home as a casita, thereby creating a compound, which is traditional in the area. The character of the proposed home will match that of 423 Camino Don Miguel, including the rounding of the corners, the window cladding, the off-white color under the portal, the staining, and the stucco color. He has considered the neighbors' concerns and demonstrated that the height of the proposed structure would not impact the amount of sunlight that reaches the neighboring homes even on the shortest day of the year, given the height of the neighbors' coyote fencing. The slope of the natural grade occurs outside the property line. The owners intend to add two buried 2,500-gallon cisterns to capture the roof runoff water and use it for irrigation. The lot coverage is proposed to be 34%, compared to the permitted coverage of 40%. The archaeological survey is in progress.

Public Comment:

Dreah LaRue, 409 Camino Don Miguel, Santa Fe, was sworn in. She stated that she was speaking for herself and her neighbor, Pamela Kelly, who is out of the country. She noted that their properties were four or five feet lower than the subject site, which makes the proposed 14-foot structure appear higher. They are not convinced that the proposed structure would not impact the amount of sunlight their gardens would receive, and Ms.

Kelly requested that the maximum allowable height in the neighborhood be changed to 13 feet.

Chair Rios noted that the Board's purview does not cover neighbors' viewscales. Mr. Ruybalid confirmed that this matter is not a protected property interest.

Ms. West, previously sworn in, inquired regarding the corner radius and noted that the proposed structure would be a good addition to the neighborhood.

Ms. Beninato, previously sworn in, noted via teleconference that the proposed structure was carefully thought-out and meets the land use requirements.

Ron Simmons, 133 Via Alegre Street, Santa Fe, was sworn in. He identified himself as a contractor who remodeled Ms. LaRue's home and noted that the slide showing the distance of the proposed structure from Ms. LaRue's home is inaccurate.

Member Bienvenu inquired whether the rule stating that openings must be at least three feet from corners on publicly visible façades had been followed. He noted that if it had not, an exception would be required. The applicant responded that he believed the exception was only for windows.

Member Aguilar Medrano noted that some of the windows on the northwest corner, as well as the entry door, may also be less than three feet from a corner. The applicant responded that the north façade is not publicly visible. The distance from the garage door to the corner is 18 inches. Ms. Lamboy responded that the code need not be applied to façades that are not publicly visible.

Member Bienvenu requested confirmation that the case could not be determined at the current meeting if an exception was needed and had not been noticed. Ms. Lamboy responded that this is correct.

Mr. Ruybalid noted that the three-foot rule applies to recent Santa Fe-style buildings, not to old Santa Fe-style buildings. The features of these styles have been debated.

Member Simmons noted that the proposed structure appeared to imitate the old Santa Fe-style. Ms. Lamboy noted that the previous manager interpreted old Santa Fe-style and recent Santa Fe-style to be more materials-based. She suggested that the case be postponed to allow staff to review the exceptions.

Member Cherry noted that the minimum side setback is five feet and suggested that the applicant expand the garage footprint into that setback to obtain an additional 18 inches. The applicant agreed that the suggestion was feasible and noted that the postponement was acceptable. The Board suggested that the application be approved with conditions due to the existence of a feasible solution.

Board Action:

Member Bienvenu moved in case 2026-012107-HDRB at 425 Camino Don Miguel to approve the application with the conditions that archeological clearance be received before seeking a building permit, that the applicant's representations be incorporated into the approval that the radii of all corners will be similar to those of 423 Camino Don Miguel within a margin no greater than 20%, that the windows have deep reveals from the exterior in the same manner as those of 423 Camino Don Miguel, and that all door and window openings on publicly visible façades be adjusted so that they are no closer than three feet to a corner. Member Cherry seconded. The motion passed with the Board voting unanimously (6-0).

9. Discussion Items

Member Cherry requested staff's opinion on the statement of the applicant for case 2026-012126-HDRB, 515 Paseo de Peralta, that window dimensions are flexible. Ms. Lamboy responded that the flexibility applies in cases where window options matching historic windows are unavailable. This matter is planned for discussion at a workshop that has been postponed.

Member Cherry requested clarification regarding how public visibility is determined; for example, rooftop condensers and solar panels are visible from hills. Ms. Lamboy responded that she would need to double-check the matter; however, she believes that visibility is determined based on the view from the addressed street, and from the intersecting street in the case of a corner lot. Visibility from public parks is often considered as well.

Member Bienvenu inquired whether his motion for case 2026-012126-HDRB at 515 Paseo de Peralta needed to indicate that the applicant must return with revised plans for approval. It was noted that this should be understood.

Member Biedscheid noted that the term "a date certain" in the motion for case 2026-012126-HDRB at 515 Paseo de Peralta was not defined. Ms. Lamboy responded that, because the date was not defined, the case will remain on the agenda until it is heard again.

10. Matters from the Board

Chair Rios instructed Member Simmons and Member Degnan to listen to the recording of the current meeting and take notes on what was discussed during the hearing of case 2026-012126-HDRB at 515 Paseo de Peralta so that they can ensure the design is revised per the Board's suggestions. Ms. Romero will email the members and applicant to schedule a meeting date.

11. Next Meeting

The next meeting date is April 28, 2026.

12. **Adjournment**

Member Bienvenu moved to adjourn. Member Cherry seconded. The vote passed unanimously, and the meeting was adjourned at 9:04 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

Cecilia Rios, Historic Districts Review Board Chair

Date



**Regular Meeting of the Historic
Districts Review Board
April 28, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

View meeting on City YouTube: <https://www.youtube.com/watch?v=H5EIMKPBYfk&index=42>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degan
Mr. Scott Cherry
Mr. Joe Simmons

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Mr. Moquino noted that Staff Communications would be heard after New Business.

The Board agreed to approve the agenda, as amended, with unanimous voice vote (5-0).

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3. **Approval of Minutes**

There were no minutes to approve.

4. **Approval of Findings of Fact and Conclusions of Law**

- a. 2025-10490-HDRB. 815 East Alameda Street, Unit 8 (June 10, 2025)
- b. 2025-10510-HDRB. 911 Old Santa Fe Trail (June 10, 2025)
- c. 2025-10496-HDRB. 492 Arroyo Tenorio (June 24, 2025)
- d. 2025-10489-HDRB. 539 Garcia Street (June 24, 2025)

Member Bienvenu moved to approve the four sets of findings and conclusions, as submitted. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

5. **Matters from the Public**

Stefanie Beninato, P.O. Box 1601, Santa Fe, noted via teleconference that a City Council member is seeking to dissolve the Board and suggested that the Board take action on the matter, if possible. Ms. Lamboy responded that the legislative request was submitted; however, it will take time for staff to process it.

6. **Old Business**

There was no old business.

7. **New Business**

- a. **2026-012127-HDRB, 1379 Cerro Gordo Road, Downtown & Eastside Historic District, Non-contributing.** Steve McCormick, agent for Wendy Lau, owner, proposes to construct a 1,240-square-foot casita and 225-square-foot carport addition to a height of 11 feet, four inches, where the maximum allowable height is 21 feet, six inches.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. Romero presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Chair Rios inquired regarding the project's public visibility. Ms. Romero responded that it is largely hidden behind the primary structure.

Member Simmons noted that the package appeared to contain elevations that were part of a previous proposal, and inquired whether it was approved. Ms. Romero responded that there had been a previous proposal, but it did not come before the Board because the applicant and staff revised it. The drawings in the package are the most recent.

Steve McCormick, the applicant, 318 West Gomez Road, Santa Fe, was sworn in. He noted that the finishes of the proposed addition match those of the existing house, and the addition cannot be seen from the street.

Chair Rios inquired whether the grade would be disturbed. Mr. McCormick responded that it would, and the proposed carport would be built at the same grade as the existing structure.

Member Cherry noted that the proposed project is a good example of appropriate design in the historic district.

Public Comment:

There was no public comment.

Board Action:

Member Cherry moved in case 2026-012127-HDRB at 1379 Cerro Gordo Road that the application be approved as submitted and that it meets all criteria set forth in the code. Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

- b. **2026-012133-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Non-contributing.** Gabriel Brown, agent/owner, proposes to demolish a 755-square-foot accessory structure.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the demolition, as it complies with Sections 14.2.1(G)(3) and 14.4.6(D)(1)(I) Demolition of Historic Structures.

Gabriel Brown, the applicant, 7604 Old Santa Fe Trail, Santa Fe, was sworn in. He expressed agreement with the staff presentation and noted that the structure in question had been deteriorating for years.

Chair Rios inquired regarding the structure's previous use. Mr. Brown responded that it was likely used as a workshop and a garage. It also housed a furniture shop in the 1980s and once housed animals. It has not been used in a long time.

Public Comment:

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she noted that there appear to be many cases of "demolition by neglect."

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Board Action:

Member Bienvenu moved in case 2026-012133-HDRB at 1062 Camino San Acacio that findings be entered that the demolition criteria set forth in the ordinance have been met in this case to justify demolition, specifically that the structure is non-contributing and not an essential part of the streetscape, the state of repair has been demonstrated to be unacceptable, and the structural stability has been shown to be unsound; and that the application for demolition be approved as submitted. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

- c. **2026-012137-HDRB, 120 Camino Santiago, Downtown & Eastside Historic District, Contributing.** Fernando Garcia, agent for Sergio and Veronica Garcia, owners, proposes to construct a 162-square-foot portal extension and a 16-square-foot addition, replace windows and doors, stucco, reroof, remove window awning, install an HVAC, construct six-foot-high yard walls with gates, and other minor work. Exceptions are requested to Sections 14-4.6(E)(4)(I)(a) for replacing windows on a primary façade, 14-4.6(C)(1)(IV) and 14-4.6(E)(4)(II) to change the stucco type, color, and finish.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria to Section 14-4.6(E)(4)(I)(a) have not been met and recommended denial of the replacement of the window on the primary façade. Staff found that the exception criteria to Section 14-4.6(E)(4)(II) have not been met and recommended denial to change the stucco type, color, and finish. Otherwise, staff recommended approval of the other elements of the application, as they comply with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Chair Rios inquired whether the project included walls. Ms. McCulley responded that yard walls were proposed in the rear of the building and on the sides. The rear wall would be five feet, eight inches, and the height on the sides would decrease to four feet, four inches, toward the front.

Fernando Garcia, the applicant, 7276 East Vista Serena Loop, Santa Fe, was sworn in. He noted that multiple homes on the same street and in the same subdivision have been remodeled, including window replacements. The proposed front window replacement would be of the same style as the existing window but updated per the window assessment. The windows are steel and are causing interior condensation damage.

Chair Rios asked how many windows were proposed to be replaced. Mr. Garcia responded that all of the windows are proposed to be replaced; there are eight or nine of them.

Public Comment:

Ms. Beninato, previously sworn in, suggested via teleconference that the window on the primary façade be maintained if it is in good condition and that the applicant be allowed to use any approved color.

Member Cherry inquired regarding other structures in the neighborhood with sand-finish stucco. Ms. McCulley responded that 117 and 122 Camino Santiago were restuccoed with sand finish; however, brocade-finish stucco was approved for them.

Member Bienvenu inquired whether the exception request was for Window A only or for all of the windows. Ms. McCulley responded that Window A is the only window requiring an exception. Member Bienvenu noted that the window assessment notes the condition as “fair,” which is unclear, as the assessor often defines “fair” as 30% to 40% degraded. Ms. Lamboy responded that the Board is authorized to decide whether the assessment is appropriate. Staff believes that Window A can be repaired. Member Bienvenu noted that the staff report stated that two of the exception criteria have been met. Ms. McCulley responded that this was an error, as none of the exception criteria have been met.

Member Biedscheid inquired whether the stucco colors on 117 and 122 Camino Santiago were acceptable to staff. Ms. McCulley responded that the finish was the main issue; however, the cottonwood color is not typically acceptable in that district. One of the neighboring homes is stuccoed in either cottonwood or tumbleweed. Member Biedscheid inquired whether the color was approved. Ms. McCulley responded that a previous staff member approved the color but not the finish. Mr. Moquino added that it was supposed to be a buckskin color in cementitious stucco.

Member Biedscheid inquired whether the proposed peach color is historic. Ms. Lamboy responded that she believes it is. The non-contributing buildings in the compound were permitted to have different stucco colors. Ms. McCulley added that staff do not oppose changes to the color; however, the color should be characteristic of the district.

Member Bienvenu noted that historic windows on primary façades were specifically protected in the historic ordinance.

Board Action:

Member Bienvenu moved in case 2026-012137-HDRB at 120 Camino Santiago that the request to replace a historic window on a primary façade be denied, per staff’s recommendation based on the determination that the window is repairable and that the exception criteria have not been met, as the window replacement would damage the characteristic of the district, the applicant did not demonstrate hardship, and it does not strengthen the heterogeneous nature of the city; that the request to change the color and finish of the stucco be denied, per staff’s recommendation that the three criteria have not been met; that findings be entered based on staff’s recommendations; and that the remaining portions of the application be approved, with the additional condition that the

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historic window on the primary façade be repaired rather than replaced, and that the new stucco be cementitious, with the same brocade finish and similar color as existing. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

8. **Staff Communications**

- a. **2026 Santa Fe Heritage Preservation Awards:** Ms. Romero shared the nominees for the 2026 Santa Fe Heritage Preservation Awards and requested that the Board complete and return the nomination forms. The awards ceremony is scheduled for May 21, 2026.
- b. **Meeting with Code Consultant:** Mr. Moquino noted that the code consultant will be in Santa Fe on May 21 and 22, 2026, and that a meeting with him will likely be scheduled for the afternoon of May 22, 2026. Mr. Moquino will remind the Board via email.

9. **Discussion Items**

There were no discussion items.

10. **Matters from the Board**

There were no matters from the Board

11. **Next Meeting**

The next meeting date is May 12, 2026.

12. **Adjournment**

Member Degnan moved to adjourn. Member Simmons seconded. The vote passed unanimously, and the meeting was adjourned at approximately 6:35 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

Cecilia Rios, Historic Districts Review Board Chair

Date



**Regular Meeting of the Historic
Districts Review Board
May 12, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

View meeting on City YouTube: <https://www.youtube.com/watch?v=UW7Amv9YiPE>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:32 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent

Mr. Joe Simmons

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Ms. Maggie Moore, Assistant Planning and Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Ms. Moore advised that the structure listed under case 2026-012287-HDRB at 510 Jose Street is non-contributing rather than contributing and that cases 2026-0012285-HDRB

at 619 West Alameda Street and 2026-012284-HDRB at 1062 Camino San Acacio were postponed.

Member Bienvenu moved to approve the agenda as amended. Member Biedscheid seconded. The motion passed unanimously by voice vote (4-0).

3. **Approval of Minutes**

- a. March 10, 2026

Member Degnan moved to approve the minutes of the March 10, 2026, Board meeting as presented. Member Biedscheid seconded. The motion passed unanimously by voice vote (4-0).

4. **Approval of Findings of Fact and Conclusions of Law**

- a. 2025-010666-HDRB. Shelby Street Foot Bridge, Status Review (July 8, 2025)
b. 2025-010683-HDRB. Shelby Street Foot Bridge, Demolition (July 8, 2025)
c. 2025-010684-HDRB. Shelby Street Foot Bridge, Reconstruction (July 8, 2025)
d. 2025-010697-HDRB. 401 East Palace, Status (July 8, 2025)

Member Bienvenu moved to approve the four sets of findings and conclusions, as submitted. Member Degnan seconded. The motion passed unanimously by voice vote (4-0).

5. **Matters from the Public**

Stefanie Beninato, P.O. Box 1601, Santa Fe, inquired via teleconference when the Board historian position would be appointed and noted that a property downtown had installed new fencing and gates.

6. **Staff Communications**

- a. **2026 Santa Fe Heritage Preservation Awards:** Ms. Romero shared the properties selected as winners for each category. The awards ceremony is scheduled for May 21, 2026. Board members who will be presenting awards will soon receive information about the properties. The award recipients will not be giving speeches.

7. **Old Business**

There was no old business.

8. **New Business**

- a. **2026-012282-HDRB, 1295 Cerro Gordo Road, Downtown & Eastside Historic District, Contributing.** Harvey Monroe, agent for Anne Pfauth and

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Tomas Eric Sikes, owners, requests a status review and primary façade designation, if applicable.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. McCulley presented the case and staff recommendation. Staff found that the planter/deck stone walls directly in front of the residence are not a type of structure that should be assigned a historic status due to age. It is a defining feature of the residence's relationship with Cerro Gordo Road. The applicant may consider retaining the walls as part of any future renovation. Staff recommended that the historic status of the structure be maintained as contributing and that the south and east elevations be designated as the primary façades (façades 1, 2, and 3, including the portal, and façade 4), and that the retaining walls be designated as non-contributing per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Member Cherry recused himself from the case due to a potential conflict of interest.

Harvey Monroe, the agent, and Anne Pfauth and Eric Sikes, the owners, 107 Jimenez Street, Santa Fe, were sworn in. Mr. Monroe and Ms. Pfauth agreed with the staff assessment and noted that some of the walls were in disrepair.

Public Comment:

Ms. Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she agreed with the staff recommendation and inquired whether it was possible to determine the age of the retaining wall along the street. Ms. McCulley responded that, per the historic cultural properties inventory (HCPI), it existed in 1978, but its status before that is unknown.

Chair Rios inquired whether Ms. McCulley felt that the rock wall did not contribute to the historical condition of the house. Ms. McCulley responded that she agrees with John Murphey's assessment in the HCPI that it is a non-contributing structure.

David Salazar, 1301 Cerro Gordo Road, Santa Fe, was sworn in. He noted that he lives adjacent to the subject property and that the wall is characteristic of the neighborhood. He noted that the east wall of the building was constructed before setback requirements existed and was at least two feet from the property line. Chair Rios noted that this matter would be addressed when the applicants present development or repair plans.

Theresa Armijo, 1299 Cerro Gordo Road, Santa Fe, was sworn in. She noted that the subject property was in her family for many years, and the wall and house were both built in the early 1900s. Her cousin, the previous owner, performed repairs to the wall.

Chair Rios noted the importance of receiving information from family members of previous owners and those who are knowledgeable about the property.

Ms. Lamboy noted that the motion would need to designate the primary façades and address the retaining walls.

Board Action:

Member Degnan moved in case 2026-012282-HDRB at 1295 Cerro Gordo Road to adopt the staff recommendation regarding the property, as submitted, with the south and east elevations designated as primary. The motion died for lack of a second, and Member Degnan withdrew it.

Member Bienvenu moved in case 2026-012282-HDRB at 1295 Cerro Gordo Road to adopt staff's recommendation that the status of the structure be maintained as contributing, with the south and east elevations designated as primary, those being façades 1, 2, and 3, including the portal, and façade 4; and to designate both retaining walls as contributing due to historical character and age, based on sworn testimony. Member Biedscheid seconded. The motion passed with the Board voting unanimously (3-0).

- b. **2026-012287-HDRB, 510 Jose Street, Westside-Guadalupe Historic District, Non-contributing.** Courtenay Mathey, agent for Joseph Ortiz and Anne Hanika, owners, requests a status review and primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be maintained as non-contributing, per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios noted that the structure's footprint has not changed and inquired whether the window openings had changed. Ms. McCulley responded that the opening of a former door had changed, but the other openings had not.

Courtenay Mathey, the agent, 574 West San Francisco Street, Santa Fe; Juan Nick Ortiz, son of the owners, 111 Calle Piñonero, Santa Fe; and Anne Hanika, owner, 111 Calle Piñonero, Santa Fe, were sworn in. Each agreed with the staff's recommendation.

Public Comment:

Katherine Rivera, P.O. Box 363, Santa Fe, was sworn in. Identifying herself as a resident of the neighborhood, she expressed agreement with the staff recommendation and noted that there used to be a wall along Jose and Daniel Streets. Mr. Ortiz confirmed that the wall's foundation still existed.

Ms. Beninato, previously sworn in, suggested via teleconference that some façades be designated as primary.

Board Action:

Member Biedscheid moved in case 2026-012287-HDRB at 510 Jose Street to adopt staff's recommendation to retain the building's status as non-contributing. Member Degnan seconded. The motion passed (3-1).

- c. **2026-012283-HDRB, 519 East Palace Avenue, Downtown & Eastside Historic District, Contributing.** Marc Naktin, agent for John Hurt, owner, proposes to demolish a steel carport; relocate a shed; and construct a 440-square-foot addition to a height of 11 feet, six inches, where the maximum allowable height is 16 feet, two inches; and yard walls with a gate to the maximum allowable height of six feet.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards. She noted that the gate in front of the building was approved as a wooden gate; staff is unsure why it was built as a metal gate.

Chair Rios inquired whether the proposed project would be publicly visible. Ms. McCulley responded that it would not.

Marc Naktin, the agent, 1523 Taos Street, Santa Fe, was sworn in. He noted that the existing house lacks a primary closet and primary bathroom; the proposed addition would expand the bathroom.

Public Comment:

Ms. Beninato, previously sworn in, inquired via teleconference regarding the average approved wall height in the area. Ms. McCulley responded that the six-foot yard wall would be interior to the property and not publicly visible.

Member Bienvenu inquired whether the applicants would be willing to modify the gate. Mr. Naktin responded that the owners purchased the property only one month prior and were unaware that the gate was nonconforming. He is unsure of their intentions regarding the gate.

Board Action:

Member Bienvenu moved in case 2026-012283-HDRB at 519 East Palace Avenue to adopt staff's recommendation to approve the project as submitted and to request further investigation regarding the metal gate. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- d. **2026-0012285-HDRB, 619 West Alameda Street, Westside-Guadalupe Historic District, Contributing.** Dura Build Construction, agent for Max Scott, owner, proposes a change to the approved design to include constructing a 230-square-foot addition to a height of 11 feet, six inches.

This case was postponed.

- e. **2026-012284-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Contributing.** Gabriel Brown, agent/owner, proposes to replace windows and doors and install exterior insulation on the contributing structure; construct a 3,440-square-foot freestanding residence to a height of 20 feet, nine inches, where the maximum allowable is 16 feet, nine inches; a 733-square-foot guesthouse with a pitched roof, where a pitch is allowed; and construct six-foot-high fencing and a four-foot-high yard wall. There is a request for additional height due to slope per Section 14-4.6(F)(2)(II)(f).

This case was postponed.

- f. **2025-011550-HDRB, 539 Garcia Street, Downtown & Eastside Historic District, Contributing.** Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes to construct a 108-square-foot addition to a height of 10 feet, six inches, where the maximum allowable is 10 feet, 10 inches; and a 206-square-foot portal to a height of 10 feet, three inches, to replace windows and doors on the residence, convert the garage to a casita by replacing the garage door with a window, install a new window, and reroof and stucco both buildings. An exception is requested to Section 14-5.2(D)(2)(d) for constructing an addition within 10 feet of the primary façade.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Section 14-5.2(D)(2)(d) for constructing an addition within 10 feet of the primary façade. Staff also recommended approval of the other elements of the application, as they comply with Sections 14-5.2(D) General Design Standards for all Historic Districts and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Ms. McCulley noted that the case was to be reviewed under the 2025 code requirements. She added that she was previously under the impression that the Board had approved the conversion of garage doors into windows on primary façades in other cases; however, an exception would be required for this.

Chair Rios inquired whether the proposed portal would extend from one end of the west façade to the other and whether the glazing was in compliance. Ms. McCulley responded

that it would extend along the front portion of the west façade. Because the property is on a private road, the regulation regarding glazing does not apply.

Member Bienvenu inquired whether the staff recommendation had changed, given that the Board has always denied enclosing garage doors on the primary façade. Ms. McCulley responded that it had. The applicant has expressed willingness to install carriage doors in front of the proposed window. She suggested that the Board either include the carriage doors as a condition in its motion or postpone the case for a redesign.

Evan Geisler, the agent, 804 Camino Acoma, Santa Fe, was sworn in. He expressed willingness to work on an appropriate solution for the garage door.

Chair Rios inquired whether the applicant had any specific solution in mind for the garage door. Mr. Geisler shared a sketch, noting that he would like to propose a series of doors. He expressed a wish to move forward on the project and return for another hearing on the garage door, if needed.

Member Cherry noted that the design was attractive and that the proposed portal was well distinguished from the existing portal on the front. He noted that including doors in front of the proposed window on the garage would mitigate the issue and inquired whether the doors would extend to the bottom of the opening. Mr. Geisler responded that they would. He would prefer to include windows in the doors so that light can enter the structure even when the doors are closed.

Member Cherry inquired whether the garage door solution could be approved administratively if the Board provided sufficient guidance. Chair Rios responded that it could.

Member Bienvenu suggested that the motion include a request for the garage door solution to be presented to the Board for final approval while allowing the other aspects of the project to move forward. Chair Rios agreed.

Public Comment:

Ms. Beninato, previously sworn in, inquired regarding the hardship behind the addition of the proposed portal and suggested that the applicant return with a redesign of the garage doors.

Mr. Geisler expressed a preference to return with a proposal for the garage doors.

Member Bienvenu suggested that the garage doors not include excessive glazing and that they be primarily wood. Chair Rios agreed, noting the structure should still appear as a garage.

Board Action:

Member Biedscheid moved in case 2025-011550-HDRB at 539 Garcia Street to adopt staff's recommendation to approve the project as submitted, noting that all exception criteria have been met as indicated by staff, with the condition that the garage door replacement feature return as a redesign with revised drawings. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- g. **2026-012286-HDRB, 532 Calle Corvo, Downtown & Eastside Historic District, Contributing.** John A. Padilla, agent for Susan McShane Salomone, owner, proposes to construct a 391-square-foot freestanding casita and a 132-square-foot pergola to the maximum allowable height of 14 feet, convert the garage to a casita by replacing windows and doors, and construct a six-foot-high yard wall with a pedestrian gate. An exception is requested to Section 14-4.6(E)(4)(I) for replacing a historic door.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the replacement of the garage door. Otherwise, staff recommended approval of the other elements of the application, as they comply with Sections 14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Member Biedscheid inquired regarding the location of the proposed six-foot wall. Ms. McCulley responded that it would be along the driveway, interior to the property.

John A. Padilla, the agent, P.O. Box 22986, Santa Fe, was sworn in. He noted that the garage was being converted into an accessory structure, not a dwelling, and the doors were redesigned so that it would read as a garage when the doors are closed.

Al Salomone, the owner, 532 Calle Corvo, Santa Fe, was sworn in. Speaking via teleconference, he noted that changes were made to the garage door based on comments from the public and the Board. The neighbors at 528 Calle Corvo have expressed approval of the proposed six-foot wall and are planning to install a gate on their side as well.

Member Cherry noted that the staff report showed images of two different carriage doors and inquired which was being proposed. Ms. McCulley responded that the one included in the slide show was proposed.

Member Biedscheid noted that the proposed chimney on the primary façade made the garage resemble a hotel. Mr. Padilla responded that it could be moved to the south elevation, at least 10 feet from the primary façade.

Public Comment:

Ms. Beninato, previously sworn in, noted via teleconference that the garage would not read as a garage when the doors were open.

Board Action:

Member Bienvenu moved in case 2026-012286-HDRB at 532 Calle Corvo to approve the application as submitted, on the condition that the chimney be moved to the west, at a distance of at least 10 feet from the primary façade. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

9. Discussion Items

Ms. Lamboy reminded the Board that a workshop to discuss Phase 2 of the code update was scheduled for May 22, 2026, at 1:00 p.m., at the Council Chambers.

Member Cherry inquired regarding the deadline for Board comments and notes. Ms. Lamboy responded that they should be submitted by May 15, 2026, so that they could be shared with the consultant and added to the workshop agenda.

Before the May 26, 2026, Board meeting, a sign will be placed on the Council Chambers door reminding potential attendees that the meeting is taking place at the Main Library.

10. Matters from the Board

There were no matters from the Board

11. Next Meeting

The next meeting date is May 26, 2026, at 5:00 p.m., in the Community Room of the Main Library.

12. Adjournment

Member Degnan moved to adjourn. Member Biedscheid seconded. The vote passed unanimously, and the meeting was adjourned at 7:10 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

Cecilia Rios, Historic Districts Review Board Chair

Date

Historic Districts Review Board
May 12, 2026
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**Regular Meeting of the Historic
Districts Review Board
May 26, 2026, at 5:00 PM
Community Room, Main Library
145 Washington Avenue
Santa Fe, New Mexico**

Meeting Minutes

View meeting on City YouTube: <https://www.youtube.com/watch?v=EICpUMZINOA>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:08 p.m. in the Community Room of the Main Library, Santa Fe, New Mexico.

1. Roll Call

Roll call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry
Mr. Joe Simmons

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Member Bienvenu moved to approve the agenda as presented. Member Biedscheid seconded. The motion passed unanimously by voice vote (5-0).

3. **Approval of Minutes**

There were no minutes to approve.

4. **Approval of Findings of Fact and Conclusions of Law**

- a. 2025-010497-HDRB. 964 Acequia Madre (July 22, 2025)
- b. 2025-010664-HDRB. 619 West Alameda Street (July 22, 2025)
- c. 2025-010869-HDRB. 516 & 516 1/2 Alto Street (August 12, 2025)
- d. 2025-10870-HDRB. 549 Agua Fria Street (August 12, 2025)

Member Degnan moved to approve the four sets of findings and conclusions, as submitted. Member Biedscheid seconded. The motion passed unanimously by voice vote (5-0).

5. **Matters from the Public**

There were no matters from the public.

6. **Staff Communications**

- a. **National Alliance of Preservation Commissions:** Ms. Lamboy will provide information on the National Alliance of Preservation Commissions conference, scheduled for July 23 to 26, 2026, in Minneapolis, Minnesota.
- b. **Wildland Urban Interface:** At the June 9, 2026, Board meeting, staff will share a presentation on the wildland urban interface. Staff is working with the fire department to draft language related to fire prevention as part of Phase 2a of the code update.

7. **Old Business**

- a. **2026-012126-HDRB, 515 Paseo de Peralta, Downtown & Eastside Historic District, Significant.** Rebecca Wood, agent for George and Tina Feghali, owners, proposes to construct a 3,470-square-foot addition to a height of 24 feet where the maximum allowable is 23 feet. Exceptions are requested to Sections 14-4.6(E)(2)(III)(a) to exceed the maximum allowable height, 14-4.6 (E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade, and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint.

Ms. Lamboy presented the case and the staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exceptions to Sections 14-4.6 (E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade, and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint. Staff also recommended approval of the other elements of the application, as they comply with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

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Devendra Narayan and Rebecca Wood, Contractor Architects, 924 Shoofly Street, Santa Fe, were sworn in. Mr. Narayan noted that this would be the fifth presentation to the Board in the past 12 months and shared the revisions developed with the Board subcommittee. The owners wish to honor the historic building while adding amenities and accessibility for aging in place.

Ms. Wood shared the revised site design, noting that the net new area would comprise 81% of the building's historic footprint.

Chair Rios inquired regarding the architectural style of the addition, noting that it had sharp corners, and requested clarification regarding the size of the historic footprint. Mr. Narayan responded that the design does not follow a particular style but accounts for the neighborhood context. Ms. Wood responded that the new net area would be 2,254 square feet, as some portions of the original footprint were approved for demolition.

Chair Rios inquired regarding the size reduction and the picket fence. Ms. Wood responded that the massing was adjusted to make the building appear smaller. The lower parapets were reduced by two feet, and the covered walkway on the upper floor was removed. The tops of the picket fence have not been changed and were inspired by historic photographs of the site. The wood will be stained or oiled rather than painted white.

Member Simmons, who served on the Board subcommittee for the project along with Member Degan, noted that the applicants had significantly improved the project and incorporated the Board's concerns. He expressed concern that the applicant had distinguished the addition too significantly from the existing house and suggested that a subtle cornice reference be added. Chair Rios inquired whether Member Simmons had expressed those concerns during the subcommittee meetings. Member Simmons responded that the subcommittee had focused mainly on layering the massing along the slope.

Member Bienvenu noted that the project had been significantly improved, and the issues of the original proposal had been solved. He inquired regarding the color of the window trim and suggested that the corners be slightly rounded and the windows recessed. Ms. Wood shared an image of the proposed trim color: a reddish brown.

Member Biedscheid noted that her concern regarding massing had been resolved. She noted that the neighboring properties have modern windows and less rounded corners.

Member Cherry expressed approval of the project, noting that square corners would make the addition more similar to the existing structure. Ms. Wood responded that the architects intend to measure the corners of the existing structure and make those of the addition similar.

Member Degnan expressed approval of the design.

Public Comment:

Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She expressed approval of the design and suggested that the corners be slightly rounded but noted that the fence appears rigid.

Max Schooler, 316 Otero Street, Santa Fe, was sworn in. He noted that he lives immediately behind the subject property and that the addition would impair the view from his garden. He requested that the 23-foot height requirement be observed.

John Berkenfield, 9 Elk Circle, Santa Fe, was sworn in. He noted that he has worked in historic preservation and that the existing building is neither attractive nor interesting to tourists. He expressed approval of the addition, noting that it added to the visual aesthetic of the property.

Anthony Guida, 1711 Second Street, Santa Fe, was sworn in. Speaking via teleconference, he expressed approval of the design and noted that radiused corners are not required per code. As an architect for the National Park Service, he noted that former homes of presidents underwent less review than buildings in Santa Fe and suggested that the city adopt the Secretary of the Interior's Standards for the Treatment of Historic Properties. He noted that flaws in the code lead to excessive focus on quantitative rather than qualitative issues.

Jordan Young, 652 Galisteo Street, Santa Fe, was sworn in. Speaking via teleconference, she noted that it should not require a subcommittee for a homeowner and a reputable architect to have a home addition approved. She noted that details such as corners need not be discussed thoroughly at a public meeting.

Mr. Ruybalid noted that the law does not protect viewsheds but places height restrictions.

Mr. Simmons noted that there was an amendment to the staff report stating that an exception for height would not be required, as the applicant is allowed up to four additional feet due to the slope, per the code. Ms. Lamboy confirmed that this is correct; however, the Board has jurisdiction regarding whether to grant it.

Chair Rios noted that the applicant and subcommittee worked well together to improve the project.

Member Bienvenu inquired whether the applicant would be willing to round the corners. Mr. Narayan responded that he would use a standard bullnose bead for stucco, which he believes would provide a radius of approximately 1.5 inches.

Board Action:

Member Bienvenu moved in case 2026-012126-HDRB at 515 Paseo de Peralta to adopt the staff's findings that the exception criteria have been met, namely, that the Board finds that the additional one foot of height is granted for the reasons outlined in the staff report, though an exception is not required; that staff's recommendations be adopted regarding the exception request for the removal of historic materials; that the exception criteria have been met regarding the construction of an addition, and that staff's recommendations be adopted on this matter; that staff's recommendations be adopted as findings regarding the exception allowing an addition exceeding 50% of the footprint; and that the application otherwise be approved as submitted, on the understanding that the corners of the new building will be somewhat rounded in the 1.5-to-two-inch radius range. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

8. New Business

- a. **2026-012413-HDRB, 247 Barela Street, Westside-Guadalupe Historic District, Non-contributing.** Santa Fe Permits, agent for Jeremy Martinez, owner, requests a status review and primary façade designation, if applicable, for a residential structure.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be upgraded from non-contributing to contributing with the north and west façades (1, 2, 3, and 4), including the corner portal, designated as primary, and the yard walls and shed designated as non-contributing, per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

It was noted that, during the status review period, between the time staff visited the property to assess its status and the time of the meeting, significant work was allegedly performed on the property illegally. The staff recommendation was based on the assessment taken at the site visit before the work was performed. Permits were issued for roof replacement and stuccoing, but not for any other work.

Chair Rios inquired regarding the work that was performed. Ms. McCulley shared images and responded that the arches of the portal and the canales were removed, the solarium and small door entry were enclosed with wood, and the wooden windows were replaced with metal ones. Chair Rios inquired whether these elements should be restored if the Board were to designate the structure as contributing. Ms. McCulley responded that they should.

Member Simmons noted that much of the structure was changed in the 1980s and inquired regarding the staff assessment of these features. Ms. McCulley responded that they were approved by the Board and in keeping with the rest of the house.

There was a discussion regarding whether the Board could assign a status to a building based on structural components that are no longer present. Ms. Lamboy noted that there

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is precedent for this, as a status was once assigned to a building that had burned down, and it was rebuilt accordingly. She noted that the Board could vote to maintain the structure's non-contributing status or designate it as contributing based on the staff assessment; if the building is designated as contributing, further discussions would be needed regarding remediation. Member Degnan noted that there may not be any historic property left after the work is complete. Member Bienvenu noted that it may be possible to make a motion stating that the building was contributing at the time of the staff assessment and was non-contributing at the time of the meeting.

There was a discussion regarding the extent of the Board's authority in this matter. Member Bienvenu noted that the city may order the builder to reestablish the structure's previous features, a process that is separate from the Board, after which the Board could assign a status. Ms. Lamboy noted that a notice of violation would be issued on May 27, 2026, if it had not been issued already. The next step would be a criminal summons. Member Cherry agreed with Member Bienvenu, noting that the Board cannot enforce the code.

There was a discussion regarding whether the Board should assign a status or postpone the case. Member Biedscheid suggested that the Board designate the structure as non-contributing and reevaluate it after the applicant has finished making changes. Mr. Ruybalid suggested that the Board not wait for the Municipal Court's decision, noting that only the status was on the agenda. He added that the summons to the Municipal Court may depend on the Board's decision regarding the building's status.

Jennifer Salimbene, the agent at 125 Lincoln Avenue, Santa Fe, was sworn in. She noted that staff had informed her on the afternoon of May 26, 2026, of work performed beyond the permitted scope, and she has not independently verified the extent at this time. Regarding the status review, she expressed disagreement with the staff recommendation, as the historic cultural properties inventory (HCPI) supported retaining the property's longstanding non-contributing designation. She requested that the Board vote to retain the property as non-contributing.

Public Comment:

Ms. West, previously sworn in, suggested that the applicant use the red-tag experience to improve the property based on the code guidelines.

Member Bienvenu suggested that the decision regarding status be postponed to allow the city an opportunity to work with the applicant.

Member Biedscheid agreed with the HCPI that the 1980s additions to the house make it non-contributing and suggested that the Board designate it as such.

Member Cherry expressed concern that designating the house as non-contributing may set a negative precedent, thereby allowing other homeowners to change their homes during a status review. He suggested the case be postponed.

Board Action:

Member Bienvenu moved in case 2026-012413-HDRB at 247 Barela Street that the case be postponed until staff has determined it is appropriate to bring it back before the Board for status review based on additional information, specifically regarding the nature of unauthorized work performed, the discussions undertaken between staff and the applicant for remedying the unauthorized work, and whether the city intends to take any enforcement action. Member Cherry seconded. The motion passed (3-2).

- b. **2026-012414-HDRB, 426 Delgado Lane, Downtown & Eastside Historic District, Contributing.** Gayla Bectol, agent for Paige Cochran and Kareem Abu-Zeid, owners, requests a status review and primary façade designation, if applicable, for a residence, guesthouse, and yard walls.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the primary residence be maintained as contributing, with east façades 1, 2, 3, 4, and 5 as primary; that the shed be designated as contributing, with the east façade as primary; that the three perimeter walls be designated as contributing; and that the guesthouse be designated as non-contributing due to age, per Section 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Gayla Bectol, the agent, 320 Aztec Street, Santa Fe, was sworn in. She agreed with the staff recommendation but noted that most of the windows are non-historic. She noted that the profile of the east yard wall appears to be slightly different in the 1980s photos and inquired whether its profile, height, or location were considered historic. Ms. McCulley responded that all three factors were considered. The materials, age, and location are discussed in the HCPI.

Ms. McCulley and Ms. Bectol confirmed that, per the window assessment, all of the windows were replaced in 1993, with the exception of W1 and W15, which are historic. Ms. Lamboy was unable to find evidence that the window replacements were approved but acknowledged that they may have been.

Public Comment:

There was no public comment.

Board Action:

Member Biedscheid moved in case 2026-012414-HDRB at 426 Delgado Lane to retain the primary residence as contributing, designating the east façade, namely, façades 1, 2, 3, 4, and 5, as primary, excluding all non-historic windows; to designate the shed as contributing, with the east façade as primary; to designate the east yard wall as

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contributing, per the HCPI, which indicates it is the most historic and significant of the walls, and reflecting the applicant's testimony regarding the different styles; to designate the south and west walls as non-contributing; and to designate the guesthouse as non-contributing, per staff's recommendation. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

- c. **2026-012284-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Contributing.** Gabriel Browne, agent/owner, proposes to replace windows and doors and install exterior insulation on the contributing structure; construct a 3,440-square-foot freestanding residence to a height of 20 feet, nine inches, where the maximum allowable is 16 feet, nine inches; construct a 733-square-foot guesthouse with a pitched roof; and construct a six-foot-high fence and a four-foot-high yard wall. Additional height is requested due to slope, per Section 14-4.6(F)(2)(II)(f). Exceptions are requested to Section 14-4.6(E)(4)(II) for placing a new architectural finish on a primary façade and for using material not in keeping with the district.

The case was postponed, as the library hours were nearly over. Staff will work with the applicant to add story poles.

Board Action:

Member Cherry moved in case 2026-012284-HDRB at 1062 Camino San Acacio to postpone the case to the June 9, 2026, Board meeting. Member Bienvenu seconded. The motion passed with the Board voting unanimously (5-0).

9. Discussion Items

Mr. Ruybalid reported that the Governing Body would likely hear the appeal of the Planning Commission's approval of the Marriott Hotel on June 24, 2026.

10. Matters from the Board

There were no matters from the Board.

11. Next Meeting

The next meeting date is June 9, 2026.

12. Adjournment

Member Cherry moved to adjourn. Member Degnan seconded. The vote passed unanimously, and the meeting was adjourned at 7:38 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

Cecilia Rios, Historic Districts Review Board Chair

Date



**Regular Meeting of the Historic
Districts Review Board
June 9, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue
Santa Fe, New Mexico**

Meeting Minutes

View meeting on City YouTube: <https://www.youtube.com/watch?v=WMok3LylLaU>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:36 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Joe Simmons

Members Absent

Mr. Scott Cherry

Others Present

Ms. Maggie Moore, Assistant Planning and Land Use Director
Ms. Natalie Cauley, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Mr. Dan Esquibel, Land Use Planner Senior

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Ms. Moore advised that the following cases had been postponed: 2026-012513-HDRB at 1226 Cerro Gordo Unit A, 2026-012285-HDRB at 619 West Alameda Street, 2026-012487-HDRB at 998 Acequia Madre, 2026-012488-HDRB at 925 Canyon Road, 2026-

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012490-HDRB at 507 Paseo de Peralta, and 2026-012491-HDRB and 511 Paseo de Peralta.

As many cases were postponed due to lack of, or improperly placed, story poles, Ms. Moore noted that story poles must be placed on all essential corners of freestanding buildings to indicate roof height, and failure to place them will result in postponement. Chair Rios noted the importance of applicants working with staff to ensure the process is performed correctly.

Member Degnan moved to approve the agenda as amended. Member Simmons seconded. The motion passed unanimously by voice vote (4-0).

3. Approval of Minutes

There were no minutes to approve.

4. Approval of Findings of Fact and Conclusions of Law

- a. 2025-10839-HDRB. 433 Calle de la Paz (August 12, 2025)
- b. 2025-10840-HDRB. 815 East Alameda Street, Unit 8 (August 12, 2025)
- c. 2025-10872-HDRB. 836 Don Cubero Avenue (August 12, 2025)
- d. 2025-10874-HDRB. 423 1/2 West San Francisco Street, Unit A (August 12, 2025)
- e. 2025-10871-HDRB. 439 Camino del Monte Sol (August 26, 2025)
- f. 2025-10948-HDRB. 800 Gildersleeve Street (August 26, 2025)

Member Biedscheid moved to approve the six sets of findings and conclusions, as submitted. Member Bienvenu seconded. The motion passed unanimously by voice vote (4-0).

5. Matters from the Public

Todd Anthony, 300 block of Garcia Street, Santa Fe, expressed concern regarding the house at 334 Garcia Street, known as “the pink house.” The owners recently had it painted dark brown with white trim. He believes the city approved restuccoing but not the color change. The work continued even after a red tag was issued. He requested that a mandate be issued for the owners to restore the house to its previous color.

Raymond Herrera, 379 Hillside Avenue, Santa Fe, also expressed opposition to the repainting of the pink house. He stated that he grew up in the neighborhood, and the house was an important landmark. He agreed with Mr. Anthony’s recommendation.

John Pen La Farge, 647 Old Santa Fe Trail, Santa Fe, noted that the pink house had been the only example of adobe Art Nouveau architecture that he knew of, and the color was part of that.

Jennifer Berkley, 126 Martinez Street, Santa Fe, expressed agreement with the previous commenters and read a report about the pink house written 30 years prior, describing the importance of the building.

Stefanie Beninato, P.O. Box 1601, Santa Fe, agreed in teleconference with the previous commenters regarding the pink house and noted other houses of concern: one on East Houghton with two large solar panels and one on the West Houghton alley with a mini-split visible from the street.

6. **Staff Communications**

- a. **Wildland-Urban Interface Educational Presentation by Ryan Handy:** Ryan Handy, Headwaters Economics, speaking via teleconference, shared a presentation called Living with Wildfire: Risk, Resilience, and Our Economic Future. Susan Riggs, Headwaters Economics, speaking via teleconference, shared strategies to balance historic preservation and wildfire mitigation. While some features common to historical homes, such as adobe, wall thickness, and fewer openings, promote wildfire resilience, others present vulnerabilities: flat roofs that are not Class A, exposed wood, wooden windows and doors, vegetation close to buildings, and wooden fencing close to buildings.

7. **Old Business**

There was no old business.

8. **New Business**

- a. **2026-012284-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Contributing.** Gabriel Browne, agent/owner, proposes to replace windows and doors and install exterior insulation on the contributing structure; to construct a 3,440-square-foot freestanding residence to a height of 20 feet, nine inches, where the maximum allowable is 16 feet, nine inches; to construct a 733-square-foot guesthouse with a pitched roof; and to construct a six-foot-high fence and a four-foot-high yard wall. Additional height is requested due to slope, per Section 14-4.6(F)(2)(II)(f). Exceptions are requested to Section 14-4.6(E)(4)(II) for placing a new architectural finish on a primary façade and for using material not in keeping with the district.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria to Section 14-4.6 (E)(4)(II)(a) have not been met and recommended denial of the request for placing exterior insulation on the primary façade of a contributing structure. The staff found that the exception criteria to Section 14-4.6(E)(4)(II)(b) have not

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been met and recommended denial for the use of metal for details on the portal, roof overhangs, and canales. The staff recommended approval of the other elements of the application, as they comply with Sections 14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Chair Rios inquired regarding the ordinance on pitched roofs in the area. Ms. McCulley responded that, per code, pitched roofs are only permitted if more than 50% of roofs in the applicable streetscape are pitched. Currently, exactly 50% of roofs in the streetscape in question are pitched. Staff did not request an exception, believing 50% was the correct guideline. Chair Rios noted that not many homes in the neighborhood had pitched roofs. Ms. McCulley responded that some of the roofs may have changed since the 1990s.

Member Bienvenu noted that three buildings are being described and that the requests are complicated. He noted that the proposed insulation would add several inches to the exterior, and colors that are not on the approved list are proposed. Ms. McCulley noted that the sand finish is acceptable, and synthetic stucco is acceptable on new construction. Rustic taupe would require an exception due to both the color and texture.

Member Bienvenu noted that the pitched roof of the accessory dwelling unit (ADU) must match the predominant pitch in the streetscape, if it is allowed. He inquired regarding the radius of the corners and the depths of the door and window reveals. Ms. McCulley responded that she believes they are two inches or less.

Chair Rios requested that Member Simmons explain the disadvantages of exterior insulation. Member Simmons responded that there are many ways to insulate the exterior of a building. Spray foam would prevent the walls from breathing; however, Rockwool insulation is more permeable.

Gabriel Browne, the applicant, 7604 Old Santa Fe Trail, Santa Fe, was sworn in. He noted that, as an architect, he was educated in the regional modernism style and wished to create connections to both the historic and current periods. He intends to create a family compound and noted that the casita needs to be at street level to accommodate his mother, who has mobility issues. He has discussed the design with his neighbors, and they have provided letters of support. He requested exterior insulation on the shed because insulating the inside would significantly reduce the available space. He noted that steel accents are found in the historic district and last longer than wood details. He noted that one of the neighborhood roofs is indicated as flat on the site map but is actually pitched; therefore, over 50% of roofs in the area are pitched. He noted that all of the windows on the ADU will be divided light.

Chair Rios inquired how many pitched roofs one would see when standing in front of the property and whether the applicant planned to round the corners of the two homes. Mr. Browne responded that the code does not specify that the pitched roofs in the

neighborhood must be visible from his home and that he prefers square corners but is open to the Board's direction.

Member Simmons noted that the three buildings in question are very different and that the two proposed new buildings should be in conversation with the existing contributing structure. Mr. Browne responded that the two proposed new buildings are in recent Santa Fe style. Member Simmons noted that two windows near the corner would look odd when viewing the home from an angle and that the ADU appears to be turning its back to the street. Mr. Browne responded that the street is dusty and noisy, and the form and shape of the ADU are intended to protect the courtyard. Additional windows can be added.

Member Simmons noted that he has no issue with the steel portal columns and requested that the applicant show perspective drawings. Mr. Browne did so.

Member Bienvenu inquired regarding a structure in front of the ADU and noted that steel, aside from roofs, is not traditional to the historic district. Mr. Browne responded that the structure is a trash enclosure.

Member Biedscheid noted that it would not be possible to address pitch without a noticed exception. She noted that the angle of the house facing the road is not traditional and inquired whether the applicants had considered setting the structure farther into the ground to avoid the height exception. She noted that stucco on a contributing building must be cementitious and expressed concern regarding the aluminum windows and combination of divided light and non-divided light.

Public Comment:

Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She noted that a wall on the north elevation appears to overlap with the windows and that the supports appear spindly.

Ms. Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she noted that the design is not compatible with the streetscape and that the windows appear modern.

Member Biedscheid inquired whether the applicant was willing to consider a redesign based on the concerns presented. Mr. Browne responded that he was; however, he does not feel he was given specific direction.

Chair Rios noted that it was unclear whether there were sufficient pitched roofs in the area to allow the applicant to build one, and that the proposal had too many modern elements as well as three different architectural styles.

Member Bienvenu suggested that one motion be made for the shed and another for the remainder of the application. He encouraged the applicant to view the video recording of the meeting and review the Board's comments.

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Board Action:

Member Bienvenu moved in case 2026-012284-HDRB at 1062 Camino San Acacio, with respect to aspects of the application relating to the contributing shed and garage, to adopt staff's findings and recommendations that the exception criteria regarding the exterior insulation have not been met, and to otherwise approve the project with the conditions that the existing stucco and framing color and texture be matched as closely as possible, and that the stucco be cementitious. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

Member Bienvenu moved in case 2026-012284-HDRB at 1062 Camino San Acacio, with respect to the remainder of the application, specifically the construction of an ADU, fence, garbage enclosure, and primary residence, to postpone its consideration to a date to be determined by staff and the applicant and allow the applicant an opportunity for a redesign, taking into account the concerns expressed by the Board regarding the proposed design; and that staff determine whether an exception would be necessary for a pitched roof, and if so, that the applicant be consulted as to whether he will pursue an exception or redesign the roof as non-gabled. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

- b. **2026-012512-HDRB, 616 Acequia Madre, Downtown & Eastside Historic District, Significant.** Barbara Felix, agent for Jusbasche Investments LTD, owner, requests a historic downgrade for the main residence and status review with primary façade(s) designation for the garage/guesthouse, if applicable.

Ms. Romero presented the case and staff recommendation. Staff recommended, per Section 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts, that the historic status of the main residence structure be maintained as significant with all façades as primary, and that the guesthouse be designated as significant, with all façades designated primary, excluding the addition of the shed enclosure, or façades 7, 8, and 9 on the façade diagram.

Ms. Romero added that façades 7, 8, and 9 of the guesthouse are now gone. There is insufficient information to recommend a status for the horse barn and the yard walls; further study will be required.

Barbara Felix, the applicant, 1828 Cristobal Lane, Santa Fe, was sworn in. She discussed the history of the property, noting that the house has changed over time to meet the needs of its era and the families who lived there. The owners intend to maintain the house as a residence, with a guesthouse and garage. The shed enclosure was removed because it presented safety concerns; she is unsure when this was done. She requested that the home be downgraded to contributing, to allow the owners to make practical changes to portions that are not publicly visible. She requested that the garage and guesthouse be

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designated as contributing, and that north façade nos. 1, 2, 3, 4, and 5 be designated as primary. She requested that the main house be downgraded to contributing status so that the sauna and changing rooms façade nos. 14, 15, and 16 can be removed.

Chair Rios inquired regarding the square footage of the main house. Ms. Felix responded that the main house, not including the front porch, is 5,490 square feet, and the guesthouse is 1,481 square feet. The former horse barn is 40 square feet. Chair Rios requested that staff read the code definitions of contributing and significant. Ms. Moore did so.

Members Degnan and Bienvenu requested the reason for the downgrade request. It was noted that the Board must not base its decision on what the applicant wishes to do with the property in the future. Ms. Felix noted that the home is in good condition but requires repairs, such as stucco removal and possibly brick restoration. The owner would like flexibility to perform repairs and make some changes to the south façade, which is not visible to the street.

Member Bienvenu noted that insufficient data were presented to justify a downgrade in status.

Public Comment:

Carrie Marsh, 533 East Palace Avenue, Santa Fe; Larry Good, 721 Garcia Street, Santa Fe; Diana Stege, 434 San Pascual, Santa Fe; Scott Tobey, 540 Canyon Road, Santa Fe; Cornelia Tobey, 540 Canyon Road, Santa Fe; Jane Farrar, 401 Delgado Lane, Santa Fe; Randall Bell, 2991 Viaje Pavo Real, Santa Fe; Raymond Herrera, 379 Hillside Avenue, Santa Fe; Katherine Rivera, P.O. Box 363, Santa Fe; and John Pen La Farge, 647 Old Santa Fe Trail, Santa Fe, were sworn in.

Ms. Marsh noted that no good reason for a downgrade had been presented and that older houses can still be functional.

Mr. Good expressed agreement with the applicant regarding the need for historic properties to adapt. He noted that the status was unlikely to change but suggested that the Board be open to requests from the agent and owners.

Ms. Stege expressed opposition to the downgrade request, noting that the three women who once lived in the house made it significant. She noted that some trees were removed without permission.

Mr. Tobey noted that he was able to work with the Board to renovate his family's significant house and that the idea that a significant status does not allow for repairs is a misconception.

Ms. Tobey expressed opposition to the downgrade request, noting the importance of Santa Fe history.

Ms. Farrar agreed with the staff recommendation.

Mr. Bell noted that the property is historically and architecturally important, and that no evidence was presented to justify a downgrade.

Mr. Herrera expressed opposition to a downgrade, noting the importance of the property to his family's history.

Ms. Rivera expressed opposition to a downgrade, citing the history of the people who once lived there. She noted that a precedent should not be set for downgrading significant structures because they require repairs.

Mr. La Farge noted that the house should not be downgraded and expressed agreement with Mr. Good regarding the need for a home to change with its use.

Ms. Beninato, previously sworn in, expressed opposition, via teleconference, to a downgrade, noting that it had been a living museum.

Jordan Young, 652 Galisteo Street, was sworn in. Speaking via teleconference, she noted that the home fits the definition of significant; however, flaws in the code and lack of professional expertise in the land use department have had severe consequences. She noted that there had been plans for the house to become a self-sustaining museum, but many neighbors worked against them.

Ms. Felix clarified that the trees in question were removed by the Public Service Company of New Mexico.

Chair Rios noted that changes may not be made to the house without the Board's permission.

Member Bienvenu noted that the Board often approves alterations on primary façades, provided exception criteria are met, as people must be able to live in historic buildings.

Board Action:

Member Bienvenu moved in case 2026-012512-HDRB at 616 Acequia Madre to adopt staff's recommendations that the historic status of the main structure be maintained as significant, with all façades as primary; that the guesthouse be designated as significant, with all façades as primary, excluding the addition of the shed enclosure façade nos. 7, 8, and 9 on the diagram, which are no longer present; that the city determine any consequences for the demolition of the shed; and that staff provide recommendations, in writing, to the Board regarding whether the property should be considered a historic

Historic Districts Review Board

June 9, 2026

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compound, which would require designating a status to the horse barn. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- c. **2026-012513-HDRB, 1226 Cerro Gordo Unit A, Downtown & Eastside Historic District, Non-contributing.** Christopher Purvis, agent for Jeremy Martin, owner, proposes to replace windows and doors, enclose the carport, construct a 400-square-foot portal and exterior stairs, install exterior insulation and an HVAC, and stucco.

This case was postponed.

- d. **2026-012514-HDRB, 669 Garcia Street, Downtown & Eastside Historic District, Non-contributing.** Jeffrey Seres, agent for Christine Teneyck & Gary Deaver, LLC, owners, proposes to construct a four-foot-two-inch yard wall and pedestrian and vehicular gates, and demolish a portion of a stone retaining wall.

Ms. Romero presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Jeffrey Seres, the applicant, 122 Lorenzo Road, Santa Fe, was sworn in and noted his availability to answer questions.

Public Comment:

Mr. Good, previously sworn in, identified himself as an architect living in the neighborhood of the subject site and expressed approval of the design.

Ms. West, previously sworn in, expressed approval of the design.

Ms. Beninato, previously sworn in, expressed appreciation to the applicants via teleconference and inquired regarding the height of the gates. Ms. Romero responded that the vehicular gates are six feet high, and the pedestrian gates are four feet high.

Board Action:

Member Degnan moved in case 2026-012514-HDRB at 669 Garcia Street to adopt staff's recommendations and approve the project as submitted. Member Simmons seconded. The motion passed with the Board voting unanimously (4-0).

- e. **2026-012285-HDRB, 619 West Alameda Street, Westside-Guadalupe Historic District, Contributing.** Dura Build Construction, agent for Max Scott, owner, proposes to construct a 230-square-foot addition to a height of 11 feet, six inches, and a freestanding 763-square-foot casita to a height of 11 feet, one inch, where the maximum allowable height is 14 feet, 10 inches.

This case was postponed.

- f. **2026-012487-HDRB, 998 Acequia Madre, Downtown & Eastside Historic District, Non-contributing.** Mark Brown, agent for Lisa Ronningen-Brown, owner, proposes to construct a 400-square-foot freestanding carport to a height of nine feet, seven inches.

This case was postponed.

- g. **2026-012488-HDRB, 925 Canyon Road, Downtown & Eastside Historic District, Non-contributing.** Grant Alexander, agent for Lithe LLC, owners, proposes to alter the roofline; remove the 357-square-foot portal; construct 475 square feet of additions to a height of 19 feet, nine inches, where the maximum allowable height is 18 feet, one inch on a sloping site; replace windows and doors; and construct a 2,506-square-foot freestanding residence to a height of 18 feet, six-foot-high yard walls and gates, and exterior stairs.

This case was postponed.

- h. **2026-012489-HDRB, 1103 Canyon Road, Downtown & Eastside Historic District, Contributing.** Tom Gifford Architect LLC, agent for Ian Kovach and Laurie GypHills, LLC, owners, proposes to replace windows and doors; install exterior insulation; stucco; reroof; replace portal, carport, and deck wood elements; and repair yard walls. Exceptions are requested to Sections 14-4.6(E)(4)(II) for placing exterior insulation on a primary façade and 14-4.6(E)(4)(I)(a) for replacing windows on a primary façade.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria to Section 14-4.6(E)(4)(II) have not been met and recommended denial of placing exterior insulation on a primary façade. Staff found that the exception criteria to Section 14-4.6(E)(4)(I)(a) have been met and recommended approval for replacing windows on a primary façade. Otherwise, staff recommended approval of the other elements of the application, as they comply with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Chair Rios expressed appreciation that the house is receiving long-needed attention and inquired regarding the portion of the wall that is being increased. Ms. McCulley indicated the area on the slide and responded that it would be increased by approximately one foot. Ms. Rios requested the reason for the extra height, as she is tall and was able to pass through the gate easily.

Tom Gifford, 1709 Paseo de Peralta, Santa Fe, was sworn in. He noted that the gate would be six feet, eight inches, as required by fire code. He often strikes his head on the beam when walking through.

Member Simmons noted that the fire code does not specify gate height; however, the building code specifies six feet, eight inches. He suggested that the applicant work with the building department if the height becomes an issue. He agreed with staff regarding the insulation and recommended the applicant research a product called AeroBarrier. Mr. Gifford responded that he is familiar with AeroBarrier and Rockwall; however, adobe needs to be insulated from the outside. Member Simmons noted that spray foam creates a moisture barrier that will deteriorate an adobe wall.

Member Biedscheid inquired whether the proposed blue matched the existing color and inquired regarding two windows on the north façade that resemble a door with a divider. Mr. Gifford responded that the proposed blue is as close to the existing color as he could find; further, the existing color has faded over time. The window in question, which is on a non-contributing façade, lights a stairwell. The divider is a wooden beam.

Public Comment:

Ms. Beninato, previously sworn in, noted via teleconference that she once insulated a roof on a building built in the late 1890s, which served to conserve energy without the need for insulation on the walls.

Board Action:

Member Simmons moved in case 2026-012489-HDRB at 1103 Canyon Road to adopt staff's recommendations to deny the application of spray foam, with the caveat that the matter may be entertained at a later date if the applicant returns with evidence of air permeability; to deny the increase in gate and parapet height, unless the fire department and building department indicate that it should be raised; and to approve all other items in the application, per staff recommendation. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- i. **2026-012490-HDRB, 507 Paseo de Peralta, Downtown & Eastside Historic District.** Marisol Ortiz, agent for Peralta's Walk LLC, owners, proposes to construct a 4,235-square-foot multi-family residence to a height of 24 feet where the maximum allowable height is 25 feet on a vacant lot.

This case was postponed.

- j. **2026-012491-HDRB, 511 Paseo de Peralta, Downtown & Eastside Historic District.** Marisol Ortiz, agent for Peralta's Walk LLC, owners, proposes to construct a 6,212-square-foot multi-family residence to a height of 27 feet, six inches, where the maximum allowable height is 23 feet on a sloping vacant lot.

This case was postponed.

9. Discussion Items

Chair Rios recognized Natalie Cauley as a new Assistant City Attorney.

10. Matters from the Board

Member Simmons requested that staff ensure that the applicant for case 2026-012284-HDRB at 1062 Camino San Acacio provide a complete set of well-organized drawings. A floor plan of the walk-out basement may help the applicant demonstrate the height exception. The corner window detail also requires attention. He noted that the perspective views were helpful.

Member Bienvenu requested that staff provide information regarding the former pink house at 334 Garcia Street. Ms. Moore noted that the property was issued a red tag on April 7, 2026, for unauthorized work, and the owners applied for it to be restuccoed. Gary Moquino, Historic Preservation Division Planner Manager, administratively approved the restucco, as submitted, with the adobe color. Member Bienvenu inquired regarding the building's status and whether the color had contributed to the status. Ms. Moore responded that she believes the structure is contributing and that the color and finish were indicated as characteristic. Ms. Romero noted that she and Heather Lamboy, Planning and Land Use Director, met with the contractors, and they were instructed to restore the color to pink. She is unsure whether Mr. Moquino or Ms. Lamboy had any further correspondence with them. She believes there was an error at some point. Mr. Moquino will provide an update at the next meeting.

Member Biedscheid cautioned the Board against showing preference to in-person commenters over those attending via Zoom, such as by allowing some commenters to exceed their time limits. Chair Rios noted that she typically allows speakers to finish a thought if they are in the middle of it; however, she agreed to ensure all public commenters are held to a two-minute limit.

11. Next Meeting

The next meeting date is June 23, 2026.

12. **Adjournment**

Member Simmons moved to adjourn. Member Biedscheid seconded. The vote passed unanimously, and the meeting was adjourned at 9:35 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

Cecilia Rios, Historic Districts Review Board Chair

Date

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

Case # 2025-10949-HDRB

Address – 913½ Acequia Madre

Agent's Name – Richard Martinez, Martinez Architecture Studio, PC

Owner/Applicant's Name – Diane Buchanan and Rick Andrew

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on August 26, 2025.

BACKGROUND

The single-family residence at 913½ Acequia Madre is designated as contributing to the Downtown and Eastside Historic District, with the north and northeastern façades identified as primary. The structure was reviewed by the Board for status two times – November 28, 2023, in Case # 2023-7525-HDRB, then reconsidered January 9, 2024 – and both times the structure was given a contributing historic status.

The structure was built on a .10-acre lot in 1940, and totaled 1,702 square feet. The primary architectural design of the structure is a combination of Spanish-Pueblo revival elements built in a vernacular manner. The construction materials are adobe and concrete block, and the building is characterized by its flat, shed roof, wooden and aluminum single-hung, three-over-one and one-over-one windows. The original core of the structure can be seen at the north and northeastern façades. Due to additions between 1958 and 1978, the existing house now has 2,312 square feet.

In a hearing June 11, 2024, Case # 2024-8413-HDRB, the Board approved an extensive remodeling application, granting three exceptions for raising the height of walls on two primary façades and within 10 feet of another, adding parapets, removing a historic overhang, replacing windows on two primary façades, infilling a window opening on the north façade, and replacing the front porch on the northeast façade. As a part of that project application, the HDRB approved the construction of a new 290-square-foot portal on the west elevation (Item # 11).

At this hearing (Aug. 26, 2025), the Applicant requested Board approval of the following:

- 1) Construct a portal on the west elevation with a metal roof instead of a parapeted roof, with an outdoor fireplace.
- 2) Replace part of the proposed rear, western portal with a relocated kitchen.
- 3) Replace the former kitchen area with a garage. Replace the existing garage door with a new garage door similar in design.

Replacement of the rear, western portal with a kitchen does not involve the closure of an existing portal, prohibited by Santa Fe City Code Section 14-5.2(D)(4). The place to be occupied by the new kitchen is the location where the Applicant planned to build the portal, Item

11, in the application approved in June, 2024.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that no exception request is necessary, and that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. The Board finds, based on a January 23, 2024, window and door assessment by RPA & Associates, LLC, submitted in Case # 2024-8413-HDRB, that the existing metal garage door is non-historic.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-3 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 28th DAY of JULY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2025-11031-HDRB

Address – 127 Duran St.

Agent's Name – Gayla Bechtol, AIA

Owner/Applicant's Name – Jenny Allen and Karen Kalat

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 9, 2025.

BACKGROUND

Duran Street in the Westside-Guadalupe Historic District is narrow and lined with low yard walls with fencing on top, as well as a combination of coyote fencing, wrought iron, metal gates, and chain link fences. The residences are a combination of vernacular and Spanish Pueblo Revival styles in earth-toned stucco, with flat or hipped roofs and divided-lite windows. According to a November 25, 2024, Historic Cultural Properties Inventory, a Duran family descendant in the 1920s subdivided a portion of the large estate into the Duran Addition (also called the Duran Subdivision). Elena, Duran, Candelario and Quintana streets are all a part of this subdivision. By the late 1930s, Duran Street was lined with homes, typically simple adobe structures topped with tin roofs. All the primary residences were owner-occupied, and the street was entirely populated by families with Spanish surnames.

The 1938 city directory indicates the presence of “rear” houses, smaller homes built at the back of properties that were rented out to generate additional income or to accommodate family members. The back structure at 127 Duran St. appears to be one of those smaller, four-room homes. After being used as a rental property, the home was split off from the house that fronts Duran Street, creating the “flag lot.” The flag lot holds a shed accessory structure on the northeast corner, which is the subject of this application. The HCPI reads that the lot was once used for farming, and has a remnant acequia, thought to be part of the Acequia Pública, across the east edge of the property. The HDRB reviewed the property for historic status February 11, 2025, in Case # 2025-9773-HDRB. The Board retained the status of the residence and accessory structure as non-contributing, and designated the wall at the acequia as contributing.

The HCPI dates the shed to post-1978 and reads that it is constructed of concrete block. The roof is supported by posts set on the dirt floor. An adjacent frame lean-to storage room is covered with gray coat stucco. Upon a recent site inspection, the entire accessory structure appears unstable. The Applicant proposes to demolish the accessory structure. There are no plans for a replacement structure.

FINDINGS OF FACT

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

1. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: The Staff found that the application complied with SFCC Section 14-3.14, Demolition of Historic or Landmark Structures; Section 14-5.2(D), General Design Standards for all Historic Districts; and Section 14-5.2(I), Westside-Guadalupe Historic District Design Standards, and recommended approval of the proposed project to demolish the shed.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
5. SFCC Sections 14-2.6(C)(1) and 14-5.2(A)(1) give the Board authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed demolition in a historic district in accordance with the standards and procedures set out in SFCC Sections 14-3.14 and 14-5.2.
6. Staff provided to the Board information on a structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
7. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historic importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure:
 - a. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the structure is not of historic significance. Evidence indicates it is likely not historic, being built in 1979.
 - b. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure is not an essential part of a unique street section or block front. There is no plan to re-establish the shed’s location by any proposed structure.
 - c. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the structure under consideration is dilapidated, uninhabitable, and structurally unsafe.
8. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
9. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that all of the demolition criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves the application to demolish the shed accessory structure.

IT IS SO ORDERED ON THIS 28th DAY of JULY, 2025, BY THE HISTORIC

Finding of Fact and Conclusions of Law – Demolition

Case # 2025-11031-HDRB

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DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2025-11032-HDRB

Address – 241 Maynard St.

Agent's Name – Martinez Architecture Studio, P.C.

Owner/Applicant's Name – Isaac Montoya and Jacqueline Maestas

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 9, 2025.

BACKGROUND

The property at 241 Maynard St., on the corner of Maynard and Don Felix Streets, has a non-contributing designation in the Westside-Guadalupe Historic District. The lot has a single-family residence, built in 1984 and ineligible for a historic designation due to its modernity. The residence is behind a 40" high chain link fence on its north, west and south property lines. The east property line holds an unfinished yard wall of varying heights. the residence is a simple rectangular building with a bump-out on the south end of the west elevation and a small porch around the double-front door just to the north of the bump-out. The windows are all single-pane, vinyl windows with white trim on the east and west elevations. There is a single-entry door on the south elevation and no openings on the north elevation.

The yard walls and fences in this neighborhood range from 40" to 72" in height, with a street average of 60". The houses are mostly Spanish Pueblo Revival and vernacular. The roofs are a combination of flat roofs with parapets, several of which are undulating, and pitched roofs. Most of the residences are single-story, low-height homes, though there is a two-story residence across the street from the subject property and others at the end of the road. The stucco colors are earth tones, with paint being mostly browns and whites, with some green and blue. Don Felix Street is lined with mostly yard walls with one chain-link, one picket, and a few board fences, all set back from the street with a sidewalk. The pedestrian gates tend to be wood, and the one vehicle gate is a metal frame with wire. The average height of fences on the street is 56".

The Applicant proposes the following exterior alterations:

1. Construct a 67-square-foot addition on the west elevation to a height of 14 feet, where the maximum allowable height is 15'1".
2. Construct an 86-square-foot portal on the west elevation to a height of 13 feet, where the maximum allowable height is 15'1".
3. Replace the front double doors with a single arched door.
4. Replace the dining room window with the kitchen door that has been removed from the east elevation.
5. Install the dining room window that has been removed into the primary bedroom north elevation wall.
6. Install exterior steps with metal handrails at the new east-elevation door.
7. Install exterior steps with metal handrails at the new west-elevation portal.

8. Replace the existing, grey shingle roof with a metal pro-panel roof in a barn red color
9. Remove the solar panels.
10. Install three skylights, which will be publicly visible due to the pitched roof. The profile of the skylights will be approximately 6” to 8” in height. The skylights will be low and flat along the pitch of the roof as required under SFCC Section 14-5.2(I)(1)(d)(iv).
11. Construct a yard wall with wood pedestrian and vehicle gates to the maximum allowable heights of 56” along Don Felix Street and 60” along Maynard Street.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and Section 14-5.2(I), Westside-Guadalupe Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

Finding of Fact and Conclusions of Law – Remodel or New Construction

Case # 2025-11032-HDRB

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1. The Board has the authority to review and approve the application.
2. Board approves Items # 1-11 as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. The roof be a reddish brown or rust color, to be approved by staff.

**IT IS SO ORDERED ON THIS 28th DAY of JULY, 2026, BY THE
HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2025-11043-HDRB

Address – 528 and 530 Calle Corvo

Agent's Name – Ju Tan, Architect

Owner/Applicant's Name – Susan Lamden

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 9, 2025.

BACKGROUND

The single-family and apartment residences at 528 and 530 Calle Corvo are designated as non-contributing to the Downtown and Eastside Historic District. The general site description can be described as a multi-residential structure with a converted-garage workshop at the rear of the property. The house at 528 Calle Corvo is the main residence and 530 Calle Corvo is the apartment. The structure was built in 1950 out of concrete masonry units as per Architectural Historian John Murphey’s Historic Cultural Properties Inventory. Although there are two addresses, the current owner occupies all the spaces, including the apartment and freestanding workshop.

The workshop originally was a shared garage with the residents at 532 Calle Corvo, to the south. It is partitioned, and accessed from the east elevation. There are two non-historic greenhouses and metal shed structures at the rear of the property; those structures are not being considered for status as they do not meet the age requirement for historic status. At this hearing, the Applicant asks the Board to review the structures’ historic status and to designate primary façades, if applicable.

The general streetscape at 528 and 530 Calle Corvo consists of a mix of Spanish Pueblo Revival and Territorial architecturally designed structures constructed from the 1930s to 1950s. The structures are generally built of adobe block, wooden vigas, wood frame, and concrete masonry block with low, stucco yard walls from the street to the entry of the residences. Several structures have red terracotta tile for portal and entry-way roof material making this a uniquely special characteristic on this street. Common architectural elements include but are not limited to round parapets, brick coping, bullnosed corners, wrought-iron elements, and recessed picture and divided-lite windows. Most of the structures in the streetscape are one story, but two-story structures are occasional. The area is highly vegetated with mature trees and seasonal plants.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials

and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.

2. Historic Preservation Division Staff Recommendation: Staff recommended the HDRB upgrade the historic status of the main residence and yard wall to contributing, and designate the east and southeastern façades as the primary façades, including the portal, but excluding the non-historic doors and windows; and designate the workshop as non-contributing, per SFCC Sections 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate the primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
8. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.”
9. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the residential structure and the yard wall surrounding the front yard and extending along the north side of the residence meet the definition of “contributing structures,” as recommended by Staff.
11. The Board finds architectural distinction in the brick coping atop the stuccoed walls, the terracotta-topped portal and the manner in which the portal fits into cutaways on the north and east elevations. The Board also finds distinction in the dimensions and pilastered design of the yard wall, but finds no distinction in its exposed-CMU, unstuccoed condition.
12. The Board finds that the east façade, and the southeastern façade under the front portal and including the front portal, excluding the non-historic doors and windows, are the primary elevations of the structure, with features that define the character of the structure’s architecture.
13. Based on the information set forth in the Staff Report and exhibits and the testimony and

evidence presented at the hearing, the Board finds that the workshop/garage accessory structure meets the definition of a “non-contributing structure,” as recommended by the Staff.

14. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review the historic status of this property.
3. The Board designates the main residential structure and yard wall as contributing structures.
4. The Board designates the following elevations of the main house as the primary façades: the entire east elevation, and that part of the southeastern elevation under the portal, but excluding the non-historic doors and windows.
5. The Board designates the workshop and garage structure as a non-contributing structure.

IT IS SO ORDERED ON THIS 28th DAY of JULY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2025-11033-HDRB

Address – 425 Abeyta St.

Agent's Name – Rajah Bose, Studio Bose, Principal Architect

Owner/Applicant's Name – Henry R. Lanman III

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 9, 2025.

BACKGROUND

Abeyta Street is a narrow, one-way dirt road lined with high yard walls and foliage overgrowth, in the Downtown and Eastside Historic District. The houses are Spanish Pueblo-style single-story homes with a variety of white, blue and green trim colors. Most of the homes have protruding vigas and portals with wood elements in natural stains or painted brown. This address, 425 Abeyta St., is a 0.46-acre vacant lot just south of the corner lot at Abeyta and Camino del Poniente. Currently, the property is fenced with a tall, chain-link fence and is overgrown with a variety of vegetation.

The Applicant proposes the following:

- 1) Construct a 2,239-square-foot residence to a height of 15 feet in a Spanish Pueblo Style with a mix of divided-lite and single-pane windows, a flat roof with parapets, in an earth-toned stucco. The corners of the building will be sharp with no bull nosing. The divided-lite windows are integrated divided lite with muntins that are not easily removable. Corner windows planned at two places – in the kitchen on the northwest corner of the west elevation, and in the master suite on the southwest corner of the south elevation – will be publicly visible; therefore, an exception is requested to SFCC Section 14-5.2(E) (2)(b) to place windows at less than 36 inches from a corner on a publicly visible façade.
- 2) Construct an 866-square-foot garage to a height of 12’10”.
- 3) Construct a covered 9’6”-high breezeway between the garage and residence.
- 4) Construct 551 square feet of portals with “wafer” style roofs.
- 5) Install skylights, which will not be publicly visible.
- 6) Install ground-mounted HVAC on the east elevation, which will not be publicly visible.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC

requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.

3. Historic Preservation Division Staff Recommendation: Staff found that the exception criteria had not been met and recommended denial of the exception to place the two publicly visible corner windows less than three feet from the corner. Otherwise, staff recommended approval of the other elements of the application as they comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Historic District Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(E)(2)(b), no door or window in a publicly visible façade shall be located nearer than three feet from the corner of the façade.
8. The Applicant proposes to install two corner windows which will be less than three feet from the corners. The Staff determined that an exception to SFCC Section 14-5.2(E)(2)(b) would be required for approval of the application, and the Applicant requested an exception.
9. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff’s finding that the Applicant has not conclusively demonstrated that all exception criteria have been met.
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district because the design for these windows is characteristic of a modern style not permitted in the Downtown and Eastside Historic District; the northwest corner window is on the elevation facing the street and is set forward from the front entrance, making it a prominent feature; and the southwest corner window is near the south lot line and plainly visible from the south;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare because a view corridor to the driveway can be accomplished with the placement of windows that meet the three-foot corner rule; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because this is a new construction on a vacant lot, and there has been no showing that this design element is necessary to create a habitable residence.
11. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met.

12. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-6 as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. All windows comply with SFCC Section 14-5.2(E)(2)(b) and be set back no less than three feet from the corners of the façade;
 - b. The building corners be rounded with a 2½-inch or greater radius;
 - c. The window reveals be inset by two inches or more, and that the reveals have rounded corners;
 - d. The clad doors, windows and other trim be a color, such as bronze, that is lighter than the charcoal color proposed;
 - e. The garage door be colored similar to the wood elements of the house; and
 - f. Revised drawings be submitted to staff for approval.
3. The Board denies the exception requested in the application.

IT IS SO ORDERED ON THIS 28th DAY of JULY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas, City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2025-11034-HDRB

Address – 511-A Camino Sin Nombre

Agent's Name – Michael Krantz

Owner/Applicant's Name – Martin J. Montoya

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 9, 2025.

BACKGROUND

The single-family residence at 511-A Camino Sin Nombre is listed as contributing to the Downtown and Eastside Historic District. The status appears to have been designated with the district’s updates in the early 1980s, as there are no cases to clarify the status. The residence at 511 Camino Sin Nombre, to the south of the subject property, was built in the 1920s of adobe. This property at 511-A Camino Sin Nombre may have been constructed about the same time, given that the two structures are connected, but the 1984 Historic Cultural Properties Inventory holds no information on the structure.

The structure is constructed of adobe with stucco and has two chimneys and a metal roof. The street-facing façade holds a wood-panel entry door, a glass-block window, and a second small entry door. To the north of the main entry, what was a window is now boarded up. The roof has been missing for some time, so that the interior of the building is dirt and rubble. The adobe walls are disintegrated at varying heights around the exterior. In photos from a 1989 case for the neighboring lot, it appears this residence had been maintained. It is difficult to tell from the Google image from 2007 the exact condition of the overall property then, but it is obvious from the 2013 image that the building had been in disrepair for at least 12 years.

Staff usually requests a new HCPI and status review with primary façade designation for properties before reviewing any request for demolition or remodel; however, in this case, given the condition of this property, status review would not impact the request for the demolition. The Applicant has opted to request an exception to demolish a contributing structure. The Applicant proposes the following:

- 1) Demolish the residential structure. An exception is requested to SFCC Section 14-5.2 (D)(1)(a) for demolition of a historic structure.

FINDINGS OF FACT

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

1. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City

- Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff found that the exception and demolition criteria had been met, and recommended approval of the exception to SFCC Section 14-5.2(D)(1)(a) to demolish this contributing residence, and Staff found that the application complies with SFCC Section 14-3.14, Demolition of Historic or Landmark Structures.
 3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
 4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
 5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
 6. Under SFCC Sections 14-2.6(C), 14-3.14, and 14-5.2(C)(3)(a), the Board has authority to review and approve or deny all applications for new construction and exterior alteration and demolition of structures in the historic districts in accordance with the standards set forth in SFCC Chapter 14.
 7. Staff determined that the demolition of this structure would eliminate its contributing status, contrary to SFCC Section 14-5.2(D)(1), and that approval of the demolition request would therefore require an exception pursuant to SFCC Section 14-5.2(C)(5)(b). The Applicant requested this exception.
 8. To obtain an exception, the Applicant must conclusively demonstrate that the following exception criteria in SFCC Section 14-5.2(C)(5)(b) have been met: (i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the applicant or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
 9. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff’s finding that the Applicant has conclusively demonstrated that all three exception criteria have been met:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district, because the advanced deteriorated condition of this structure does not contribute to the character of the district;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds permitting the demolition is required to prevent a hardship to the Applicant or an injury to the public welfare, because the deteriorated building is collapsing, uninhabitable, unsightly, unsafe for entry, and a nuisance to the surrounding neighborhood; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that the proposed demolition will strengthen the heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because the property, now occupied by an uninhabitable structure, is useless, and after demolition it can be used for a building that will provide habitation and will be harmonious with the streetscape.
 10. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.

11. Under SFCC Sections 14-2.6(C)(1) and 14-5.2(A)(1), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed demolition in a historic district in accordance with the standards and procedures set out in SFCC Sections 14-3.14 and 14-5.2.
12. Staff provided to the Board information on a structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
13. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historical importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure:
 - a. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the structure was of historical significance, but has lost its historic integrity due to years of neglect and its derelict condition;
 - b. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure, due to its deterioration, is not an essential part of a unique street section or block front, and that this street section or block front will be reestablished; and
 - c. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the structure under consideration is uninhabitable, unsafe and dilapidated to a point that it can no longer be preserved.
14. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
15. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that all of the demolition criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the exception requested in the application.
3. The Board approves the application to demolish the structure in its entirety.

IT IS SO ORDERED ON THIS 28th DAY of JULY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Geraldyn Cardenas

Date

City Clerk

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2025-10945-HDRB

Address – 549½ Agua Fria St.

Agent's Name – W. Robert Kreger, AIA

Owner/Applicant's Name – Catherine Wynne

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 23, 2025.

BACKGROUND

The single-family residence at 549½ Agua Fria St. is listed as contributing to the Westside-Guadalupe Historic District, with the south façade designated as primary, excluding non-historic materials. The structure is set back 160 feet from Agua Fria Street on the north end of a flag lot. The Santa Fe County Tax Parcel information on the property describes that the main dwelling and garage at 549 Agua Fria St., the property to the south with a frontage on Agua Fria Street, were built in 1867. Architectural Historian John W. Murphey’s 2025 Historic Cultural Property Inventory identifies the structure and attached garage at 459½ Agua Fria St. as being built in the 1920s. Mr. Murphey shares that the adobe garage was converted into a small cottage in the 1940s with additions in the 1960s. The current structure at 549½ Agua Fria St. is described as a modest Pueblo Revival style building comprised of approximately 1,000 square feet of roofed area constructed from adobe block material with a stuccoed exterior.

On August 12, 2025, in Case # 2025-10870-HDRB, the Board upgraded the historic status of the structure to contributing and designated the south elevation as the primary façade, excluding the non-historic doors and windows. The structure recently has had wholesale window and door replacement, construction of the south-elevation garden wall, and a new roof. The new roof was approved administratively January 22, 2021, in Case # 2021-3086-ADMIN. No other work has been approved administratively or by the Board prior to this time.

At this hearing, the Applicant requests Board approval of the following item:

- 1) Construct a 240-square-foot addition on the north elevation to a height of 12 feet.

The Staff has determined that the proposed addition will not adversely impact the contributing status of the structure or the primary façade given that the addition will be added on the north elevation of the structure and will not be publicly visible. The height variation will separate the addition from the original structure, which is 9’10” to 10 feet, showing the evolution of the construction on the residence.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Item # 1 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 28th DAY of JULY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2025-10946-HDRB

Address – 643 Garcia St.

Agent's Name – Graham Hogan, Architect

Owner/Applicant's Name – Michael Blum, Windmill Hill Property Owner, LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 23, 2025.

BACKGROUND

The vacant lot addressed as 643 Garcia St. is in the Downtown and Eastside Historic District. The property is within in the three-lot Windmill Hill subdivision, with an established residence on Lot 1, 647 Garcia St. The subdivision is set back from Garcia Street and is accessed via a private drive. The site is further concealed behind an existing 8-foot-high coyote fence along the subdivision’s north, east and south boundaries. The Board approved a single-family residence on Lot 3, 645 Garcia St., in a hearing August 13, 2024, Case # 2024-8759-HDRB. Michael Blum and Windmill Hill Property Owner, LLC, were the Applicants, and Graham Hogan was the Architect in that case. See also Case # 2024-9042-HDRB, in which the Board clarified the required dimensions for the bullnose at the corners of that residence in a hearing October 22, 2024.

At this hearing, the applicant requests Board approval of the following items:

- 1) The construction of an approximately 4,668-square-foot, two-story main structure and garage to a height of 15’10” where the maximum allowable is 16 feet. The structure is designed to meet Recent Santa Fe Style design standards.
- 2) The new structure will be one story for the main building and two stories for the garage, with a flat roof, STO elastomeric stucco, El Rey Suede color, with wood accents and Santa Fe River cobble walls and cistern.
- 3) Construct a rainwater cistern to a height of 15 feet.

The proposed residence is composed of multi-blocked, tiered masses from the garage up to the main structure, with the highest portion of the building at the center. The proposed structure will have divided-lite windows and bullnosed corners consistent with the streetscape study. Several outdoor covered open spaces are proposed. A cistern is proposed to be attached to the building to provide landscape irrigation.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth

- in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
 3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complied with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
 4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
 5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
 6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
 7. The Board finds that due to the setback from Garcia Street, behind four other developed lots, none of the façades on this proposed structure will be publicly visible.
 8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to its exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
 9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
 10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-3 as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. The structure shall have rounded, bull-nosed corners with a minimum radius of 2.5 inches;
 - b. The windows and doors shall be deeply recessed into their façades;
 - c. The garage doors shall be wood with a clear coat finish; and
 - d. The trim on the windows and doors shall be a lighter color than that proposed (black), such as bronze or other, lighter color, to be submitted to the Staff for approval.

IT IS SO ORDERED ON THIS 28th DAY of JULY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2025-11103-HDRB

Address – 126 Camino Santiago

Agent's Name – John A. Padilla, AIA

Owner/Applicant's Name – Onesimo and Rachel Vigil Revocable Trust

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 23, 2025.

BACKGROUND

Plaza del Monte, formerly the Plaza del Monte Retirement Compound, is an approximately six-acre, “L” shaped subdivision bounded by Bishops Lodge Road on the east and Old Taos Highway on the west. While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church from the late 1950s until 1977. The earliest plans by architects Kenneth Clark and Philippe Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, Register took over the project in the 1960s, Camino Santiago was extended to the south, and Register chose to eliminate several freestanding houses from the plans and replace them with quad apartments. His designs were for contemporary flat-roof structures with the use of canales, viga-roof portales, and carport elements. Once fully developed, the compound consisted of 25 single-family residences and three quad apartments.

The quad apartment at 126 Camino Santiago was built in 1966. It previously was addressed 128 Camino Santiago, and in June, 2018, under Case # H-17-098A, the quadplex and associated rock yard wall were designated contributing; the north elevation of the quad was identified as the primary facade. Garages and carports to the south of this unit were designated as non-contributing, and were demolished per Case # 2024-7794-HDRB.

On March 26, 2024, under Case # 2023-7680-HDRB, the Board approved an extensive remodeling project for this structure, with modifications to the south, east and north elevations. The Board approved, with some conditions, to construct additions, and a carport and garage in the location of those that had been demolished. The Applicant requested an exception to SFCC Section 14-5.2(D)(2)(d) to exceed the 50 percent footprint rule for 2,340 square feet of additions, and Board approved it. The Board denied an exception the Applicant requested to replace the north-facade windows and entrance door in-kind within the existing openings, which would require an exception to SFCC Section 14-5.2(D)(5) (b) for removal of historic materials. The Board approved a request by the Applicant to remove four unnecessary doors and infill the openings, which required an exception to SFCC Section 14-5.2(D)(5)(a) to alter openings on a contributing building.

The Applicant presented the initial design of this remodel application February 13, 2024.

The HDRB requested a redesign of the additions and reduction of the proposed yard walls. The applicant made the requested changes, and the Board approved the design with conditions on March 26, 2024. Among the conditions the Board placed on the approval were:

- The north-elevation steel casement windows that will be retained (windows A-1, B-1, C-1, D-1, E-1 and F-1 from the window/door assessment) shall be repaired rather than replaced;
- The existing wood entry door (door # 4-A from the window/door assessment) be repaired and reused, not replaced;
- The new windows throughout the project (on non-primary façades) shall be compatible with the original historic windows, with the same lite pattern, thin muntins and thin frames; and
- The garage and bunkhouse structure, proposed to be 15 feet high, be reduced in height a minimum of 1 foot, with a preference for a 1½-to-2-foot reduction, to be closer in scale with the historic part of the building.

The Applicant has made further design changes from the approved application under Case # 2024-7680-HDRB, and now seeks approval for these changes. They include:

1. Replace windows and doors and enclose windows on the primary façade. New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements, with no change in size. This request is to replace door 4-A (removal and infill of doors 1-A, 2-A, 3-A and 5-A was approved previously), and to replace windows A-1, B-1, C-1 and D-1. The proposed windows are undivided double-pane. An exception is requested to SFCC Section 14-5.2(D)(5)(a) for replacing historic windows on a primary façade.
2. Construct a 105-square-foot closet addition on the east façade to a height of 12'6". Exceptions are requested to SFCC Sections 14-5.2(D)(2)(d) to construct an addition within 10 feet of the primary, north façade, and 14-5.2(D)(2)(d) to exceed 50 percent of the historic footprint.
(The previously approved additions under Case # 2024-7680-HDRB have granted the applicant an exception to build additions up to 100.5 percent of the historic footprint. This addition, with the original approval, will exceed the historic footprint by 105 percent, a net 4 percent increase over that previously approved.)
3. Construct a freestanding 992-square-foot, two-car garage to a height of 15 feet where the maximum allowable height is 13'3". This two-car garage replaces a proposed carport, and is in addition to the previously approved four-car garage to be attached to the rear of the residence, which will be reduced to a three-car garage.
4. Install exterior stairs and roof deck to a height of 15 feet on the courtyard portal between the residence and the proposed two-car garage.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation:
 - a. Staff recommended a finding that the exception criteria had not been met and recommended denial of the exception to SFCC Section 14-5.2(D)(5)(a) for replacing historic windows on a primary façade.
 - b. Staff recommended a finding that the exception criteria had not been met and recommended denial of the exception to SFCC Section 14-5.2(D)(2)(d) for constructing an addition within 10 feet of the primary façade.
 - c. Staff recommended a finding that the exception criteria had not been met and recommended denial of the exception to SFCC Section 14-5.2(D)(2)(d) to exceed 50 percent of the historic footprint (by more than the 100.5 percent previously approved in Case # 2023-7680-HDRB).
 - d. Staff recommended denial of the other elements of the application as they did not comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Historic District Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.

Replacement of Windows and a Door on a Primary Façade:

8. Under SFCC Section 14-5.2(D)(5)(a), for the primary facades of contributing structures, historic windows shall be repaired or restored wherever possible, and historic windows that cannot be repaired or restored shall be duplicated in the size, style and material of the original; no opening shall be widened or narrowed and no existing opening shall be closed.
9. The Applicant proposed to replace six windows and a door in repairable condition on the north-facing primary façade. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a) would be required for approval of the application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and

testimony presented at the hearing, the Board agreed with Staff's recommended finding that the Applicant has not conclusively demonstrated that all exception criteria have been met:

- a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district, because the historic windows were part of a design by a noted architect, are in satisfactory condition and can continue to serve the residence and streetscape as long as they are maintained;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare because according to the professional window assessment, these historic windows are in satisfactory condition and are repairable at this time; there is no hardship in retaining the windows; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts. The Applicant and Board discussed these windows at the previous hearing, March 26, 2024, and it was made clear that they would be retained if the HDRB allowed the door removal and infill that it approved then. The Applicant is now again requesting replacement of the windows and he describes no circumstances that were not addressed previously that would justify their removal.
12. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met for replacement of door 4-A and windows A-1, B-1, C-1, D-1, E-1 and F-1.

Addition Within 10 Feet of Primary Façade and Exceeding Historic Footprint

13. Under SFCC Section 14-5.2(D)(2)(d), additions on a contributing structure are not permitted to the side of the existing footprint unless the addition is set back a minimum of 10 feet from the primary façade, and additions must not exceed 50 percent of the square footage of the existing footprint.
14. The Applicant proposed to construct an addition on the east elevation that would be seven feet from the primary, north façade. This addition would increase the previously approved excession over the historic footprint from 100.5 percent to 105 percent.
15. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the application, and the Applicant requested an exception.
16. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
17. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has not conclusively demonstrated that all exception criteria have been met:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district, because the square footage of additions previously approved for this property is 100.5 percent of the historic footprint and this would unjustifiably increase the excess to 105 percent; the previous approval was for expansion of the living space in a location with no

- public visibility (between the rear of the residence and the new garage), while this newly proposed addition would be on the publicly visible east façade; this newly proposed construction, in conjunction with other alterations previously approved, may cause the structure to lose its contributing designation;
- b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare, because the Applicant did not persuasively show that a lack of storage space elsewhere in the structure creates the need for a protrusion that extends all the way to the contributing rock yard wall on the east elevation; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because the HDRB has already approved substantial changes to the residence in order to ensure that the residence can continue to be occupied by the extended family; the Applicant did not show that he considered any design options placing the closet in a different location.
18. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met with respect to an addition only seven feet from a primary façade and that would increase the excess of additions over the historic footprint beyond those already approved in Case # 2023-7680-HDRB.
 19. The Applicant did not seek an exception for the addition of a free-standing 992-square-foot garage, and the addition of exterior stairs and a roof deck, both of which would stand 15 feet high where the maximum allowable height is 13'3". In the context of: (a) the Board's findings that the exception criteria have not been conclusively demonstrated for a further expansion of the structure's footprint beyond that permitted in Case # 2023-7680-HDRB; and (b) the condition set forth in the Board's approval in Case # 2023-7680-HDRB to reduce the height of the garage and bunkhouse structure, proposed to be 15 feet, a minimum of 1 foot, with a preference for a 1½-to-2-foot reduction; the proposed free-standing garage, exterior stairs and roof deck are denied.
 20. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
 21. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have not been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board denies the exceptions requested in the application.
3. The Board denies approval of Items # 1-4 as set forth in the application upon concluding:
 - a. The exception criteria have not been conclusively demonstrated; and

b. The Historic District design standards have not been met.

IT IS SO ORDERED ON THIS 28th DAY of JULY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2025-11105-HDRB

Address – 128 Camino Santiago

Agent's Name – John A. Padilla, AIA

Owner/Applicant's Name – Josh Gonzales, Gonzales Holdings 12 LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 23, 2025.

BACKGROUND

Plaza del Monte, formerly the Plaza del Monte Retirement Compound, is an approximately six-acre, “L” shaped subdivision bounded by Bishops Lodge Road on the east and Old Taos Highway on the west. While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church from the late 1950s until 1977. The earliest plans by architects Kenneth Clark and Philippe Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, Register took over the project in the 1960s, Camino Santiago was extended to the south, and Register chose to eliminate several freestanding houses from the plans and replace them with quad apartments. His designs were for contemporary flat-roof structures with the use of canales, viga-roof portales, and carport elements. Once fully developed, the compound consisted of 25 single-family residences and three quad apartments.

The apartment at 128 Camino Santiago was completed in 1967 and was one of four 725-square-foot apartments in its quad, according to a 2018 Historic Cultural Properties Inventory. It previously was addressed 126 Camino Santiago, and in June, 2018, under Case # H-17-098A, the quadplex and associated north-elevation rock yard wall were designated contributing; the north elevation of the quad was identified as the primary facade. Garages and carports to the south of this unit were designated non-contributing, and were demolished per Case # 2024-7794-HDRB.

On March 26, 2024, under Case # 2023-7678-HDRB, the Board approved an extensive remodeling project for this structure, with modifications to the south, west and north elevations, and approval for a portal on the east elevation on a proposed southern addition. The Board approved, with some conditions, to construct a carport and garage in the location of those that had been demolished. The Applicant requested an exception to SFCC Section 14-5.2(D)(2)(d) to exceed the 50 percent footprint rule for 1,448 square feet of additions, and Board approved it. The Board denied an exception the Applicant requested to replace three north-facade windows and entrance door in-kind within the existing openings, which would require an exception to SFCC Section 14-5.2(D)(5)(b) for removal of historic materials. The Board approved a request by the Applicant to remove three non-historic doors, infill the openings, and to remove and infill one window, which required exceptions to SFCC Sections 14-5.2(D)(1)(a) to remove historic material, and 14-5.2(D)(5)(a) to alter openings on a primary façade of a contributing building.

The Applicant presented the initial design of this remodel application February 13, 2024. The HDRB requested modifications to the design, the applicant made the requested changes and the Board approved the design with conditions on March 26, 2024. Among the conditions the Board placed on the approval were:

- The north-elevation steel casement windows that will be retained (windows A, C and D from the window/door assessment) shall repaired rather than replaced;
- The existing wood entry door (door # 4 from the window/door assessment) be repaired and reused, not replaced;
- The new windows throughout the project shall be compatible with the original historic windows, with the same lite pattern, thin muntins and thin frames; and
- The garage and bunkhouse structure, proposed to be 15 feet high, be reduced in height a minimum of 1 foot, with a preference for a 1½-to-2-foot reduction, to be closer in scale with the historic part of the building.

The Applicant has made further design changes from the approved application under Case # 2024-7678-HDRB, and now seeks approval for these changes. They include:

1. Replace two windows and one door on the primary façade. The new windows and door will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements, with no change in size. This request is to replace windows B and C (removal of window B and infill of the space was approved previously), and to replace door # 4 (removal of doors # 1, 2 and 3 and infill of the spaces was approved previously). The proposed windows are undivided double-pane. An exception is requested to SFCC Section 14-5.2(D)(5)(a) for replacing a historic window on a primary façade.
2. Construct a 162-square-foot portal on the west elevation to a height of 10'6" where the maximum allowable height is 13'3"; this would be set back seven feet from the north, primary façade. Exceptions are requested to SFCC Section 14-5.2(D)(2)(d) for constructing an addition within 10 feet of the primary façade, and 14-5.2(D)(2)(d) to exceed 50 percent of the historic footprint.
(The previously approved additions under Case # 2024-7678-HDRB have granted the Applicant an exception to add additions measuring 115 percent of the historic footprint. This addition, added to the original approval, would exceed the historic footprint by 122 percent, a net 7 percent increase over that previously approved.)

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC

requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.

3. Historic Preservation Division Staff Recommendations:
 - a. Staff recommended a finding that the exception criteria had not been met and recommended denial of the exception to SFCC Section 14-5.2(D)(5)(a) for replacing historic windows on a primary façade.
 - b. Staff recommended a finding that the exception criteria had not been met and recommended denial of the exception to SFCC Section 14-5.2(D)(2)(d) for constructing an addition within 10 feet of the primary façade.
 - c. Staff recommended a finding that the exception criteria had not been met and recommended denial of the exception to SFCC Section 14-5.2(D)(2)(d) to exceed 50 percent of the historic footprint (by more than the 115 percent previously approved in Case # 2023-7678-HDRB).
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.

Replacement of Windows and a Door on a Primary Façade:

8. Under SFCC Section 14-5.2(D)(5)(a), for the primary facades of contributing structures, historic windows shall be repaired or restored wherever possible, and historic windows that cannot be repaired or restored shall be duplicated in the size, style and material of the original; no opening shall be widened or narrowed and no existing opening shall be closed.
9. The Applicant proposed to replace two windows and a door in repairable condition on the north-facing primary façade. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a) would be required for approval of the application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agreed with Staff’s recommended finding that the Applicant has not conclusively demonstrated that all exception criteria have been met:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district, because the door and historic windows were part of a design by a noted architect, are in satisfactory condition and can continue to serve the residence and streetscape as long as they are maintained;

- b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare because according to the professional window assessment, these historic windows are in satisfactory condition and are repairable at this time; there is no hardship in retaining the windows; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts. The Applicant and Board discussed these windows and door at the previous hearing, March 26, 2024, and it was made clear that they would be retained if the HDRB allowed the door removal and infill that it approved then. The Applicant is now again requesting replacement of window C and door 4, and he describes no circumstances that were not addressed previously that would justify their removal.
12. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met for replacement of door 4 and window C.

Addition Within 10 Feet of Primary Façade and Exceeding Historic Footprint

- 13. Under SFCC Section 14-5.2(D)(2)(d), additions on a contributing structure are not permitted to the side of the existing footprint unless the addition is set back a minimum of 10 feet from the primary façade, and additions must not exceed 50 percent of the square footage of the existing footprint.
- 14. The Applicant proposed to construct an addition on the west elevation that would be seven feet from the primary, north façade. This addition would increase the previously approved excession over the historic footprint from 115 percent to 122 percent.
- 15. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the application, and the Applicant requested an exception.
- 16. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
- 17. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has not conclusively demonstrated that all exception criteria have been met:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district, because the square footage of additions previously approved for this property is 115 percent of the historic footprint and this would unjustifiably increase the excess to 122 percent; the previous approval was for expansion of the living space in a location with no public visibility (between the rear of the residence and the new garage), while this newly proposed addition would be on the publicly visible west façade; this newly proposed construction, in conjunction with other alterations previously approved, may cause the structure to lose its contributing designation;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare, because the Applicant did not persuasively show that lack of a portal on the west elevation (which would be the third portal on this structure) is a hardship; and

- c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because the HDRB has already approved substantial changes to the residence in order to ensure that the residence can continue to be occupied by the extended family; the Applicant did not show that he considered any design options that would reduce the total area by which this project exceeds the historic footprint of the structure.
18. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met with respect to an addition only seven feet from a primary façade and that would increase the excess of additions over the historic footprint beyond those already approved in Case # 2023-7678-HDRB.
19. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
20. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have not been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board denies the exceptions requested in the application.
3. The Board denies approval of Items # 1-2 as set forth in the application.

IT IS SO ORDERED ON THIS 28th DAY of JULY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2025-11108-HDRB

Address – 532 Calle Corvo

Agent's Name – John A. Padilla, AIA

Owner/Applicant's Name – Susan McShane Salomone

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 23, 2025.

BACKGROUND

The single-family residence at 532 Calle Corvo is designated as non-contributing to the Downtown and Eastside Historic District. The Calle Corvo streetscape consists of a mix of Spanish Pueblo Revival and Territorial architectural designed houses constructed from the 1930s to 1950s. They are generally built of adobe block, wooden vigas, wood frame and concrete masonry block with low stucco yard walls. Common architectural elements include but are not limited to rounded parapets, brick coping, bullnosed corners, wrought-iron elements, recessed picture and divided-lite windows. Most of the structures in the streetscape are one-story with occasional two-story structures.

The house at 532 Calle Corvo was built on a 0.16-acre lot in 1952 and totals 1,638 square feet of roofed area with a 368-square-foot detached garage. The main residential structure and garage are designed in the Spanish Pueblo Revival style, as observed by the construction material, recessed doors and windows, flat roof and rounded parapets. The previous status of the structure was assigned in the 1980s during a “drive-by” assessment by Staff, which was a common practice at the time in the historic districts. There are no records of any permitted or non-permitted work done on this property in the Historic Preservation Division or Permitting files. A 1985 Historic Building Inventory completed by Staff has nominal information about the structure and its historic significance.

John Murphey’s 2025 Historic Cultural Property Inventory identifies several modifications and alterations from 1958 to 1996, including a bedroom addition, covered portal, and laundry room. A post-1975 window replacement and exterior insulation project took place on the exterior of the main residential structure. Around 2015, the front façade was modestly reworked, with the original 1950s faux wrought-iron porch supports replaced with rustic, stained wood posts and beams in a retrofit Old Santa Fe Style. While this alteration introduces a false sense of historical development, Murphey noted that the building overall has retained its form since 1966, and, for these reasons, he recommended it for contributing status, with the east (front) elevation designated as the primary façade.

As for the garage, minimal changes have occurred. It features a post-1975 metal garage door, while the opening is historic as well as the original footprint. The southern portion of the yard wall is historic while the east and north portions are recent, and replaced a metal fence that

once was along Calle Corvo.

At this hearing, the Applicant asks the Board to review the structure's historic status and to designate primary façades, if applicable.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and designate the east façades of each structure as the primary façades (numbers 1 and 2 on the façade drawing), per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate the primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
9. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main residential structure, garage, and southern yard wall meet the definition of a "contributing structure," as recommended by the Staff. The Board finds that it is constructed of traditional materials

in an authentic Spanish Pueblo Style, it supports the cohesive, suburban-style neighborhood, that all massings in its present footprint are historic, and these characteristics add to the historic architectural design qualities that are significant for the district

11. The Board finds that the east façades are the primary elevations of the main residential structure and garage, with the features that define the character of the structure's architecture.
12. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the main residential structure, garage, and south lot-line yard wall as contributing structures.
4. The Board upgrades the status of the main residential structure, garage and southern yard wall to contributing.
5. The Board designates the east elevations of the main residential structure and garage as the primary façades.

IT IS SO ORDERED ON THIS 28th DAY of JULY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2026-11903-HDRB

Address – 911 Roybal St.

Agent's Name – Jay Jay Shapiro, Architect

Owner/Applicant's Name – Claudia Quan

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 10, 2026.

BACKGROUND

On a vacant lot at 911 Roybal St. in the Westside-Guadalupe Historic District, the Applicant has proposed to construct a mixed-use structure to a height of 24 feet where the maximum allowable height is 14 feet 1 inch. The property is on the northwest corner of Roybal Street and St. Francis Drive and has frontage on both streets. A single-story residence with freestanding garage had occupied that lot since 1945, but went unoccupied for years, and by 2016 it had deteriorated to an uninhabitable condition. The Appellant's mother, Adalucia Quan, acquired the property and applied to the HDRB for approval to demolish those structures. In 2016 in Case # H-16-030 the HDRB approved the demolition. After the demolition Ms. Quan deeded the property to her daughter, the Applicant Claudia Quan.

The Applicant is a dentist and wishes to build a mixed-use structure so she can practice dentistry in a clinic on the ground floor and her mother and stepfather can live upstairs, caring for Dr. Quan's children while she works. The Architect Jay Jay Shapiro has submitted plans for a two-story office/residence with a 1,904-square-foot, ground-floor dentist's clinic and an 892-square-foot, upper-floor residence. The height of the proposed structure would exceed by almost 10 feet the height restriction for that streetscape.

Dr. Quan previously, in 2017, submitted an application to build a similar structure, which was approved but never built. The architectural drafts for the 2017 application showed a two-story office/residence with a 1,661-square-foot, ground-floor dentist's clinic and a 441-square-foot, upper-floor residence. The proposed height of that building was 23'10", and the Applicant requested an exception to the height restriction in the Historic Districts Code. In the HDRB hearing for that application February 14, 2017, the project was approved, however, to reduce the prominence of the two-story façade facing St. Francis Drive, the HDRB required the Applicant, and the Applicant agreed, to reverse the floor plan so that the two-story elevation would be on the east side of the building, away from St. Francis Drive.

For this new application, the Applicant again requests an exception to Santa Fe City Code Section 14-4.6(F) to exceed the allowable height. From the previous, 2017, application, the Applicant has increased the first-floor square footage by 243 feet and the second-floor square footage by 451 feet. The floor plan for the new application also shows the second-floor massing on the west side of the structure, facing St. Francis Drive.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended a finding that the exception criteria had been met and recommended approval of the height of 24 feet where the maximum allowable height was 14’1”. An exception was requested to SFCC Section 14-4.6(F)(2)(II)(a) to exceed the allowable height. The Staff recommended approval of the other elements of the application, as they comply with SFCC Sections 14-4.6(E), General Design Standards for all Historic Districts, and 14-4.6(G)(5), Westside-Guadalupe Historic District standards
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-4.6(E), General Design Standards.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-4.6(G)(5), Westside-Guadalupe Historic District.
6. Under SFCC Sections 14-2.2(F)(I) and 14-4.6(C)(3), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-4.6(F), the height, pitch, scale, and massing of any structure in a Historic District, as defined in Section 14-4.6, shall be limited as provided for in this section, unless further restricted elsewhere within SFCC Chapter 14. Under SFCC Section 14-4.6(F)(2)(II)(a), if a proposed building has a parapet, the facade shall not exceed two feet of the average of the height of the façades in the streetscape.
8. The Applicant proposes the construction of a flat-roofed, parapeted building to a height of 24 feet, which exceeds the maximum allowable height of 14 feet 1 inch by 9 feet 11 inches. The Staff determined that an exception to SFCC Section 14-4.6(F) would be required for approval of the application, and the Applicant requested an exception.
9. To obtain an exception, the Applicant was required to conclusively demonstrate that the project complies with the six exception criteria set forth in SFCC Section 14-4.6(D)(3)(II)(a-f).
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has not conclusively demonstrated compliance with all exception criteria:
 - a. Pursuant to SFCC Section 14-4.6(D)(3)(II)(a), the Board finds that granting the exception would damage the character of the streetscape because the height proposed exceeds what is allowed by more than 70 percent, it would damage the

- character of the historic residential district, and the proposed structure is out of harmony with adjacent buildings;
- b. Pursuant to SFCC Section 14-4.6(D)(3)(II)(b), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare that cannot be remedied by other reasonable means or design options;
 - c. Pursuant to SFCC Section 14-4.6(D)(3)(II)(c), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts; according to the evidence at the hearing, the Applicant and her family live close by, in this Historic District;
 - d. Pursuant to SFCC Section 14-4.6(D)(3)(II)(d), the Board finds that there are not special conditions or circumstances that are peculiar to the land or structure involved that are not applicable to other lands or structures in the related streetscape; to the contrary, this lot has a similar configuration to other lots on the streetscape, and is either the same size or larger than many;
 - e. Pursuant to SFCC Section 14-4.6(D)(3)(II)(e), the Board finds that the Applicant has not conclusively demonstrated that the need for excessive height is due to special conditions or circumstances that are not a result of the actions of the Applicant; and
 - f. Pursuant to SFCC Section 14-4.6(D)(3)(II)(f), the Board finds that granting the exception would not provide the least negative impact with respect to the purposes set forth in SFCC Section 14-4.6(A)(1); the property is at an entrance to this residential Historic District and would set a disproportionate, unharmonious precedence for this streetscape.
11. The Board finds that the Applicant has failed to conclusively demonstrate that the proposed new structure complies with all the exception criteria.
 12. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
 13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have not been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve or deny the application.
2. The Board denies the exception requested in the application.
3. The Board denies approval of the project as set forth in the application.

IT IS SO ORDERED ON THIS 28th DAY of JULY BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

Finding of Fact and Conclusions of Law – Remodel or New Construction

Case # 2026-11903-HDRB

p. 3

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

City of Santa Fe, New Mexico

memo

DATE: July 28, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

2026-012691-HDRB. 216 Maynard Unit A & B. Westside-Guadalupe Historic District, Contributing, Green Image Construction, agent for Jennica Kilbride, owner, proposes to replace windows and change garage door into a window with exceptions to 14-4.6(E)(4)(I)(a) altering openings on a primary façade and replacing historic windows on primary façade. Construct a 4'-4" yard wall.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ District Standards & yard wall
& fence standards.

☒ Historic Inventory Form

☒ Zoning Review Sheet

☐ Other:

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☒ Other: Windows Assessment

STAFF RECOMMENDATION:

Staff finds that the exception criteria 14-4.6(E)(4)(I)(a) replacing historic windows on primary façade has been met for unit A and recommends denial of unit B exception of 14-4.6(E)(4)(I)(a) altering openings on a primary façade. Otherwise, staff recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(5) Westside-Guadalupe Historic District Design Standards.

Sample motions:

Four motions will be required in this case.

- a. In case 2026-012691-HDRB, for 216 Maynard unit A & B, approve or deny the application as submitted.
- b. In case 2026-012691-HDRB, for 216 Maynard unit A, to approve /deny the exception to 14-4.6(E)(4)(I)(a) replacing historic windows on primary façade, finding that the exception criteria have/ have not been met.
- c. In case 2026-012691-HDRB, for 216 Maynard unit B, to approve /deny the exception to 14-4.6(E)(4)(I)(a) altering openings on a primary façade, finding that the exception criteria have/ have not been met.
- d. In case 2026-012691-HDRB, for 216 Maynard unit A, approve/deny the elements of the project that do not require an exception.
- e. In case 2026-012691-HDRB, for 216 Maynard unit B, approve/deny the elements of the project that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-14.4.2(D). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

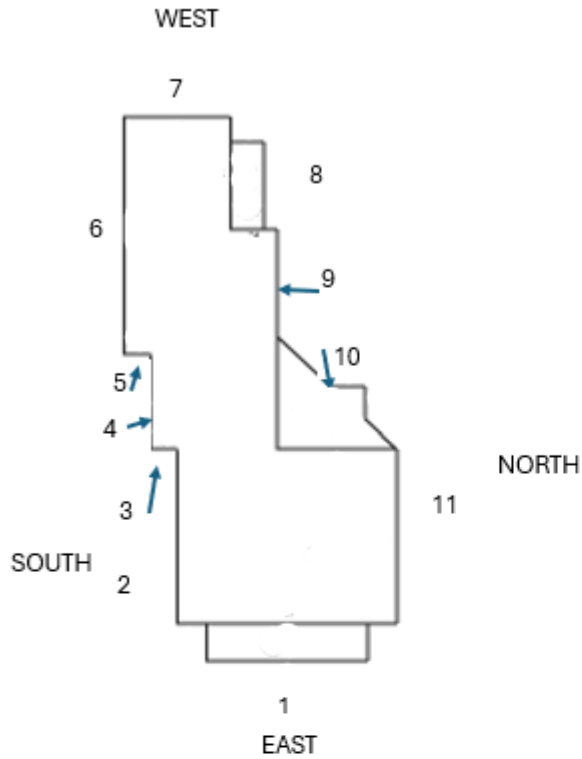
Streetscape:

These residential units are in Westside-Guadalupe Historic District. The streetscape architecture is vernacular in style, primarily adobe-built homes.

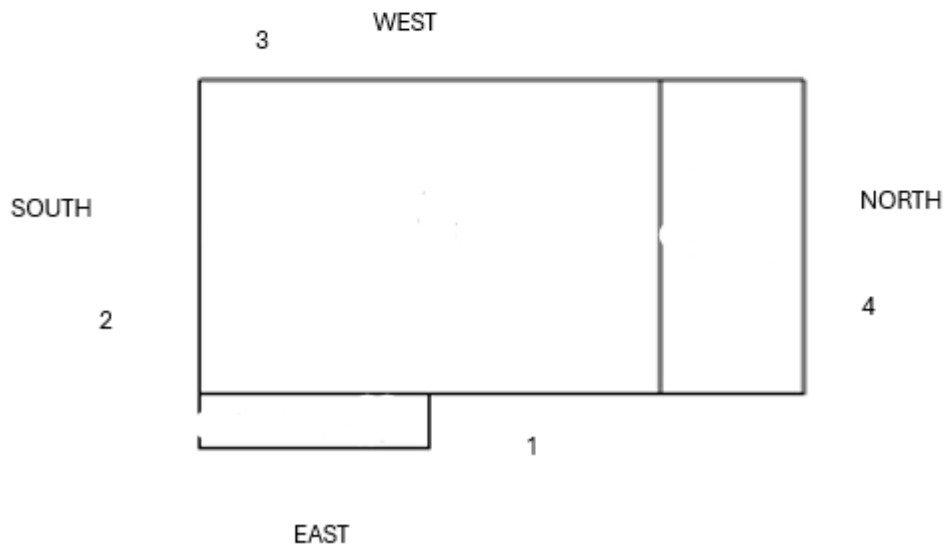
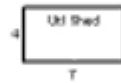
Site Description:

Residence (Unit A) was built in 1933-1939 by the Vigil family, and later built the garage (Unit B) prior to 1944. Both were built in Spanish Pueblo Revival style. These structures were given non-contributing status in 1958. In April 2026, the Historic Districts Review Board designated Unit A as contributing with east façade number 1, south façade numbers 2,3,4,5, and north façade number 11 as primary excluding non-historic materials. Unit B was also designated as contributing with the east façade 1 as primary.

UNIT A



UNIT B



PREVIOUS CASE SUMMARIES:

HDRB:

This property was red tagged for construction without a permit by the historic inspector on February 5, 2025.

2026-012125-HDRB. Status review and primary façade designation

No other previous cases were located for this property.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- Remove approximately 55' existing chain-link fence.
- Construct a new pony wall approximately 55' in length and 4'-0" in height, cmu block wall, cement stucco, pueblo color.
- 4'-0" high wood gates, in natural stain finish.

Unit A

- Stucco over the existing wood panel section measuring approximately 20' long by 8' high of non -historic material under portal on primary façade, stucco finish shall include Traditional Pueblo in style and color.
- Window Restoration and Replacement:- According to the window assessment windows B, C, F, and I on the primary facades are not historic. Windows D, E, G, H, and O are historic and are all in fair condition. The new windows will read as similar to the existing with the same divided lites using in-kind materials.
- Window sizes will not change. New windows shall be Kolbe Windows, replace window with wood clad. Installation shall include all required flashing, weatherproofing, trim work, and related finish work.
- Removal of existing non-historic material, awnings/canopies located on the south side elevation and at the southeast corner of the east elevation.
- Repair and patch affected wall and roof surfaces as required.
- Replace window with wood clad.

Unit B

- Change garage door into a window opening on a primary façade.
- Stucco finish shall include Traditional Pueblo in style and color.

EXCEPTION CRITERIA AND RESPONSES:

Unit A

Exception to 14-4.6(E)(4)(I)(a) The applicant requests an exception to replacing historic windows on primary façades .

(i) *Do not damage the character of the district*

Applicant Response:

The existing windows have experienced significant deterioration and damage beyond practical repair. Replacement windows will follow the recommendations and window schedule prepared by

Ra Patterson, Historic Window Specialist, and will be designed to match the existing historic appearance, dimensions, proportions, and architectural character of the residence. The existing wood paneling located on the front elevation is deteriorated and no longer serviceable. Replacement materials and finishes will match the existing historic appearance and architectural style of the structure. Existing awnings proposed for removal are deteriorated and have reached the end of their useful life. Their removal will not adversely affect the historic character of the property or surrounding neighborhood. Selective stucco removal around affected window openings will be limited to areas necessary to perform repairs and window installation. New stucco will be applied using a traditional three-coat stucco system and finished to match the existing texture, color, and appearance of the structure.

Staff Response: Staff finds that this criterion is met. According to the window assessment, windows B, C, F, and I on the primary facades are not historic. Windows D, E, G, H, and O are historic and in fair condition. The new windows will read as similar to the existing with the same divided lites and using in-kind materials. This will not damage the character of the district.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare.

Applicant Response:

All replacement materials, finishes, textures, and architectural details will be compatible with the existing residence and surrounding historic neighborhood.

Staff Response: Staff finds that this criterion is met. The existing windows are in fair condition but surrounding walls show evidence of deterioration from condensation. The replacement of the windows will prevent long-term moisture damage to the walls of the building.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response:

The proposed improvements are limited to only those areas requiring repair or replacement due to deterioration and damage. Approval of this request will allow for the preservation, stabilization, and continued maintenance of the property while ensuring that replacement materials remain historically compatible with the surrounding district.

Staff Response: Staff finds that this criterion is met. The applicant offered to make repairs to the historic windows when possible, but found that the repairs were not possible. The applicant is replacing the windows using in-kind wooden cladding to retain the historic design, material, and appearance of the historic windows.

Unit B

Exception to 14-4.6(E)(4)(I)(a) The applicant requests an exception to replacing altering openings on a primary façade.

(i) Do not damage the character of the district.

Applicant Response:

The proposed modification at 216 B Maynard St will not damage the historic character of the district. The existing garage door opening will be enclosed and replaced with a new window designed to be compatible with the existing residence and surrounding historic neighborhood. The size, configuration, and placement of the proposed window are based on the findings and recommendations contained in the Window Analysis Report prepared by Ra Patterson, Historic Window Specialist, and will follow the approved Window Schedule for 216 Maynard Street. The materials, Traditional Pueblo stucco finish, color, proportions, and architectural appearance will match the existing structure. A new three-coat cement stucco system will be installed around the new window opening, and the stucco color, texture, and appearance will be matched to the existing residence. The proposed window and wall assembly will maintain the residential and historic character of the property and will be compatible with the surrounding historic district.

Staff Response: Staff finds that this criterion is not met. The window replaces a garage opening which no longer reads as a garage. The opening should remain as it was historically or it will damage the character of the district.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare.

Applicant Response:

The requested exception is necessary to improve the functionality, safety, energy efficiency, and long-term maintenance of the existing structure. The garage opening is no longer needed for vehicle access, and converting the opening to a properly framed wall with a historically compatible window will improve the usability of the space while maintaining the architectural character of the property. The modification will not negatively impact neighboring properties or the public welfare.

Staff Response: Staff finds that this criterion is not met. While the use of the garage space has changed, having the garage opening remain is not a hardship. The applicant could place a false door in front of the window and leave the opening to read as a garage opening. There is no hardship recognized.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response:

The proposed modification supports the continued use and preservation of the existing residence while respecting the character-defining features of the historic district. The new window, traditional Pueblo stucco finish, and matching architectural details will preserve the visual integrity of the property while allowing the structure to remain functional and sustainable for long-term residential use.

Staff Response: Staff finds that this criterion is not met. Other design options have not been considered.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

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

- I. Continue the existence and preservation of historic areas and buildings;
 - II. Continued construction of buildings in Santa Fe's historic styles; and
 - III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.
-

C. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

- I. Recognizing each structure as a physical record of its time, place, and use.
- II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;
- III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;
- IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and
- V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

2. Designation of Significant, Contributing, or Noncontributing Status

1. Status Designation

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

II. HDRB Authority to Review Status Designation

- a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.
- b. A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."
- c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

V. Restoration of Status

If a property owner makes changes to a structure without the proper City approvals, which result in the lowering of the structure's status, staff or the Board may require the property owner to restore the structure such that its former status is restored.

3. Review by Historic Districts Review Board Required

- I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.
- II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.
- III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
 - a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
 - b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.
- IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts*, as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards*.

E. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6(G).

I. General

- I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status is prohibited.
- II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.
- III. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

- a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District*, shall continue to meet those standards, in addition to the standards set forth in this section.
- b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

- a. Building additions are not permitted on primary facades.
- b. All building additions shall be set back a minimum of ten feet from the primary facade.
- c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.
- d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

- a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
- b. Building additions to contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of

Subsection A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

IV. Remodeling to Increase Height

- a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
- b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:

- a. Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double-pane glass may be used. No window opening shall be widened or narrowed.
- b. Window depth and other characteristics of window and door fenestration shall be preserved.
- c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
- d. No historic opening shall be closed.

II. For all facades of contributing, significant, and landmark structures:

- a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
- b. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.
- c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

The existing historic roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing historic feature of the structure.

6. Surface Cleaning

The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries*.

8. Signs

9. Murals

10. Pedestrian-Oriented Areas

F. Height, Pitch, Scale, Massing, and Floor Stepbacks.

The height, pitch, scale, and massing of any structure in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted elsewhere within this chapter.

I. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:

1. Downtown and Eastside;
2. Don Gaspar Area;
3. Historic Transition; and
4. Westside-Guadalupe.

b. In the Historic Review district, as specified herein.

II. Streetscape Standards

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

II. Height Limitations

The HDRB shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

- a. If a proposed building has a parapet, the façade shall not exceed two feet of the average of the height of the façades in the streetscape.

- b. If the proposed building has a pitched roof, the ridge height of the proposed building shall not exceed two feet of the average of the ridge height of the pitched roofs in the streetscape.
- c. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.
- d. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.
- e. The height and dimension of signage are as set forth in Section 14-7.61, *Sign Regulations in the Historic Districts*.
- f. The HDRB may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two feet. In no case shall the height of a façade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

III. Height Measurement

- a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).
- b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.

V. Scale

The height of a proposed building or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of buildings in the applicable streetscape, or the building on which the addition is proposed.

VI. Massing and Floor Stepbacks

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the

applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades of the structure be in conformance with Section 14-4.6G), *Additional District-Specific Design Standards*, and in meeting those requirements, may require that different floor levels be stepped back.

G. Additional District-Specific Design Standards

2. Westside-Guadalupe Historic District

1. District Standards

Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished.

- a. Slump block, stucco, brick, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal, panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;
- b. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
- c. Roof form, slope, and shape. It is intended that the buildings be designed to be "wall-dominated". "Wall-dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic, or mansard roofs are not allowed;
- d. The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:
 1. raising the parapet;
 2. setting back from the edge of the roof;
 3. Framing the collector with wood.
 4. In the case of pitched roofs, by integrating the collector into the pitch;
 5. In the case of ground solar collectors, by a wall or vegetation;
 6. In the case of wall collectors, by enclosing or other walls;
 7. Other means that screen the collector or integrate it into the overall

structure. Non-glare materials shall be used in solar collectors.

- e. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obstructive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.
- f. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage.
- g. Greenhouses;
- h. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends, and that greenhouses made from enclosed porches or portals maintain the shape of the porch or portal.
- i. Porches and portales are encouraged;
- j. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

II. Walls; Fences; Solar Collectors: Administration

Applications for the erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division staff shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30, Ord. No. 2020-22)

PROPOSAL LETTER / SCOPE OF WORK

Project Address:

216 A Maynard St.
Santa Fe, NM 87501

Owner: Jernica Kibrito

Contractor: Green Image Construction

1. Fence Removal & Pony Wall Installation

- Remove approximately 55 linear feet of existing chain-link fence.
- Construct a new pony wall approximately 55 linear feet in length and 4'-0" in height.
- Pony wall shall be constructed using 8-inch concrete masonry units (CMU block).
- Apply a complete three-coat cement stucco and color system.
- Finish shall include traditional Pueblo-style stucco with sand finish texture.
- Stucco color shall match the existing Pueblo color of the residence as closely as possible.
- Install one (1) new 3'-0" wide x 4'-0" high wood gate.
- Gate shall receive a natural stain finish.
- Gate shall swing inward toward the interior courtyard/property.

2. Stucco Application – Wood Panel Area

- Apply a three-coat stucco system over the existing wood panel section measuring approximately 20 feet long by 8 feet high.
- Include all required surface preparation, weather-resistant barrier, metal lath, trims, and bonding materials as required.
- Finish shall include traditional Pueblo-style stucco with sand finish texture.
- Stucco color shall match the existing Pueblo color of the residence as closely as possible.
- Texture, color, and appearance shall blend seamlessly with the adjacent existing stucco surfaces.
- Final finish shall be consistent with the historic character and architectural appearance of the existing residence.

3. Window Restoration and Replacement

- Remove and replace windows as approved by the City of Santa Fe Historic Preservation Division.
- Window sizes, operation, and specifications shall follow the Historic Window Analysis and Window Schedule prepared by Ra Patterson (Window Expert).
- New windows shall be Kolbe Windows or approved equivalent meeting Historic Preservation requirements.
- Installation shall include all required flashing, weatherproofing, trim work, and related finish work.
- Existing historic windows identified as repairable shall be restored and preserved as directed by the approved Historic Window Analysis.

4. New Window Installation

- Install one (1) new window at the approved location.
- Window dimensions, operation, and specifications shall follow the Historic Window Analysis and Window Schedule prepared by Ra Patterson (Window Expert).
- New window shall be a Kolbe Window or approved equivalent meeting Historic Preservation requirements.
- Installation shall include all required flashing, weatherproofing, and related finish work.
- Exterior stucco work shall be limited to patching and blending the area immediately surrounding the new window opening.
- Patching shall include a complete three-coat cement stucco system.
- Finish shall include traditional Pueblo-style stucco with sand finish texture.
- Stucco color, texture, and finish shall match the existing adjacent wall surfaces and Pueblo color as closely as possible.

5. Awning Removal

- Remove existing wood awnings/canopies located on the south side elevation and at the southeast

corner of the front elevation.

- Remove all associated framing, supports, roofing materials, fasteners, and related components.
- Dispose of demolition debris off-site.
- Repair and patch affected wall and roof surfaces as required.
- Apply a complete three-coat cement stucco system where necessary.
- Finish shall include traditional Pueblo-style stucco with sand finish texture.
- Stucco color, texture, and appearance shall match the existing residence as closely as possible.

Permits & Approvals

- All work shall be performed subject to City of Santa Fe permits, inspections, Historic Preservation Division review, and final approvals.
- All work shall comply with applicable City of Santa Fe building codes, Historic District requirements, and approved plans.
- Minor field adjustments may be made as required to satisfy code compliance and Historic Preservation requirements.

Respectfully Submitted,

Sergio Nunez
sergio.an@live.com
(505) 570-1641

AAA Abatement, LLC
Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641
Email: Sergio.an@live.com

June 12, 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Exception Request – 216A Maynard St, Santa Fe, NM

Dear Amanda Romero,

Please accept this exception request regarding rehabilitation and restoration work proposed at the property located at 216A Maynard Street, Santa Fe, New Mexico. The proposed work consists of the removal and replacement of deteriorated and historically damaged windows, removal of deteriorated wood paneling located on the front elevation of the residence, removal of existing awnings, and selective removal and repair of damaged stucco surrounding window openings. All replacement materials and finishes will be designed to match the existing historic character, appearance, texture, and architectural integrity of the property.

(i) The proposed work will not damage the character of the district

The existing windows have experienced significant deterioration and damage beyond practical repair. Replacement windows will follow the recommendations and window schedule prepared by Ra Patterson, Historic Window Specialist, and will be designed to match the existing historic appearance, dimensions, proportions, and architectural character of the residence. The existing wood paneling located on the front elevation is deteriorated and no longer serviceable. Replacement materials and finishes will match the existing historic appearance and architectural style of the structure. Existing awnings proposed for removal are deteriorated and have reached the end of their useful life. Their removal will not adversely affect the historic character of the property or surrounding neighborhood. Selective stucco removal around affected window openings will be limited to areas necessary to perform repairs and window installation. New stucco will be applied using a traditional three-coat stucco system and finished to match the existing texture, color, and appearance of the structure.

(ii) The proposed work is compatible with the surrounding historic district

All replacement materials, finishes, textures, and architectural details will be compatible with the existing residence and surrounding historic neighborhood.

(iii) The proposed work represents the minimum necessary alteration

The proposed improvements are limited to only those areas requiring repair or replacement due to deterioration and damage.

(iv) Public benefit

Approval of this request will allow for the preservation, stabilization, and continued maintenance of the property while ensuring that replacement materials remain historically compatible with the surrounding district.

Sincerely,

Sergio Nunez

AAA Abatement, LLC
Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641
Email: Sergio.an@live.com

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Sincerely,

Sergio Nunez

AAA Abatement

Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641
Email: sergio.an@live.com

June 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Proposed Letter – 216 B Maynard St, Santa Fe, NM

Dear Amanda Romero,

Please accept this proposed letter regarding improvements at 216 B Maynard St, Santa Fe, NM. The existing garage door opening is deteriorated and structurally compromised. Due to its condition, the garage door and associated framing will be removed and replaced with a traditional wall assembly and one compatible window.

The new window will be installed in accordance with the Historic Window Schedule prepared by Ra Patterson, Window Expert, and will match the scale, proportions, and character of the existing historic residence and surrounding neighborhood.

The new wall section will utilize a traditional three-coat cement stucco system matching the existing Pueblo-style stucco finish, texture, color, and architectural appearance of the residence. The proposed work will improve structural integrity, safety, energy efficiency, and long-term maintenance while preserving the historic character of the district.

All proposed window work shall comply with the Historic Window Schedule prepared by Ra Patterson, Window Expert, and shall be installed in accordance with the approved plans submitted to the Santa Fe Historic Districts & Landmarks Division.

Thank you for your consideration.

Respectfully Submitted,

Sergio Nunez
AAA Abatement

AAA Abatement
Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641

Exception Letter – Historic Review

May 6, 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Exception Request – 216 B Maynard St, Santa Fe, NM

Dear Amanda Romero,

(i) Do not damage the character of the district

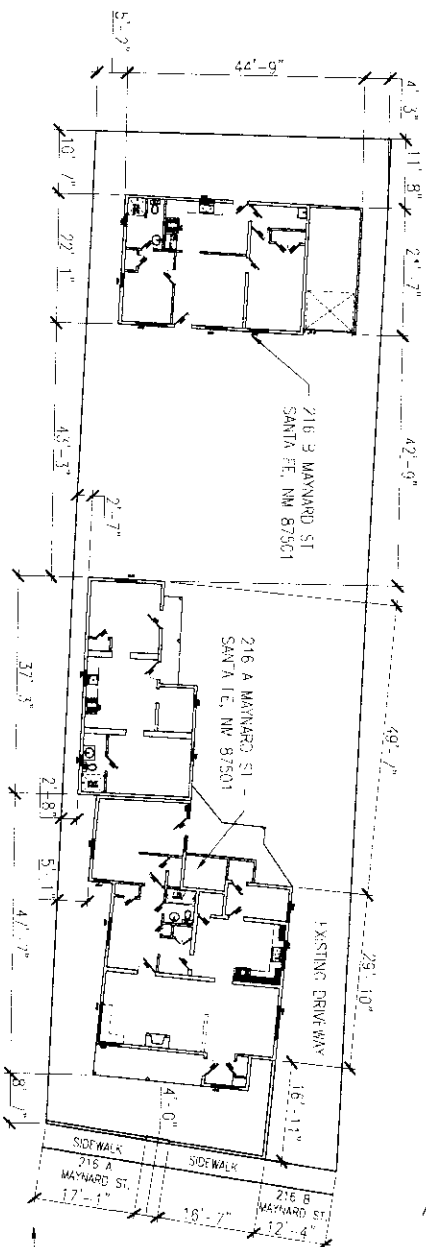
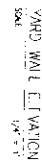
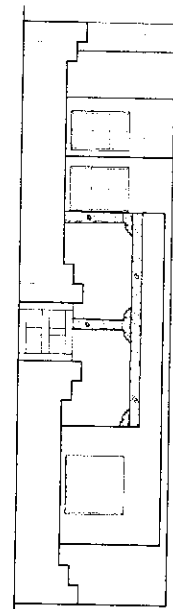
The proposed modification at 216 B Maynard St will not damage the historic character of the district. The existing garage door opening will be enclosed and replaced with a new window designed to be compatible with the existing residence and surrounding historic neighborhood. The size, configuration, and placement of the proposed window are based on the findings and recommendations contained in the Window Analysis Report prepared by Ra Patterson, Historic Window Specialist, and will follow the approved Window Schedule for 216 Maynard Street. The materials, traditional Pueblo stucco finish, color, proportions, and architectural appearance will match the existing structure. A new three-coat cement stucco system will be installed around the new window opening, and the stucco color, texture, and appearance will be matched to the existing residence. The proposed window and wall assembly will maintain the residential and historic character of the property and will be compatible with the surrounding historic district.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

The requested exception is necessary to improve the functionality, safety, energy efficiency, and long-term maintenance of the existing structure. The garage opening is no longer needed for vehicle access, and converting the opening to a properly framed wall with a historically compatible window will improve the usability of the space while maintaining the architectural character of the property. The modification will not negatively impact neighboring properties or the public welfare.

(iii) Strengthen the unique heterogeneous character of the City

The proposed modification supports the continued use and preservation of the existing residence while respecting the character-defining features of the historic district. The new window, traditional Pueblo stucco finish, and matching architectural details will preserve the visual integrity of the property while allowing the structure to remain functional and sustainable for long-term residential use.



PROPOSED PROPERTY
CMU WALL W/ GATE
TO MATCH NEIGHBORING WALL DESIGN
(TO BE APPROVED BY HISTORY DISTRICT)

	SHEET NAMES
A1 -	SITE PLAN
B7 -	TUCK PLAN
A2 -	ROOF ELEVATION
B6 -	SOIL ELEVATION
A3 -	EAS/ACCESS INFORMATION
B2 -	C.C&G PLANS SHEET B
B3 -	ELECTRICAL UNIT B

SHL WATS

A1	-	SITE PLAN
A2	-	FLOOR PLAN
A3	-	MOTION ELEVATION
A4	-	SOUTH ELEVATION
A5	-	EAST/WEST ELEVATION
B2	-	1. COR PLAN UNIT & ELEVATIONS UNIT B
B3	-	

NOTES

FOUNDED - 1907

[illegible]

CADRAIT
CADRAIT'S DRAFTING SERVICES
5508 DONA ANA JR
RD RANCHO NM 87144
PHONE (505) 263-3017
EMAIL CADRAIT@480MAIL.COM
ALL RIGHTS RESERVED CADRAIT'S HAS
IN REPRODUCED, DUPLICATED, REPRODUCED
USED FOR ANY OTHER BUSINESS PURPOSES

Page 132 of 244

WINDOW/DOOR/STUCCO
REPLACE/REPAIR

SHEET NO. 1
SILL PLAN
SCALE

PROPERTY OWNER & ADDRESS:
216 MAYNARD ST
SANTA FE, NM 87501

DATE: 6 01 26
REVISED DATE:

2000

NOTES:

-

FIELD VERIFY LOCATIONS OF ALL UTILITIES.

-

FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

-

REMOVE ALL WINDOW AND DOORS.

-

REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.

-

ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.

-

ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.

-

ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

-

SITE CHANGES TO CONSIST OF NEW YARD WALL @ EXISTING EASEMENT SIDEWALK ON EAST SIDE AND ALONG DRIVEWAY IN PROPERTY NORTH SIDE.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

-

FENESTRATION:

.30

-

GLAZED SHGC:

.40

CODE COMPLIANCE:

2021 – INTERNATIONAL RESIDENTIAL CODE
2021 – UNIFORM MECHANICAL CODE
2021 – UNIFORM PLUMING CODE
2021 – INTERNATIONAL ENERGY CODE
2020 – NATIONAL ELECTRICAL CODE

- SHEET NAMES
- A1

-

SITE PLAN
- A1.1

-

FRONT YARD WALL
- A2

-

FLOOR PLAN
- A3

-

NORTH ELEVATION
- A3.1

-

NORTH ELEVATION PIC.
- A4

-

SOUTH ELEVATION
- A5

-

EAST ELEVATION
- A6

-

WEST ELEVATION
- B2

-

FLOOR PLAN UNIT B
- B3

-

NORTH ELEVATION UNIT B
- B4

-

EAST ELEVATION UNIT B
- B5

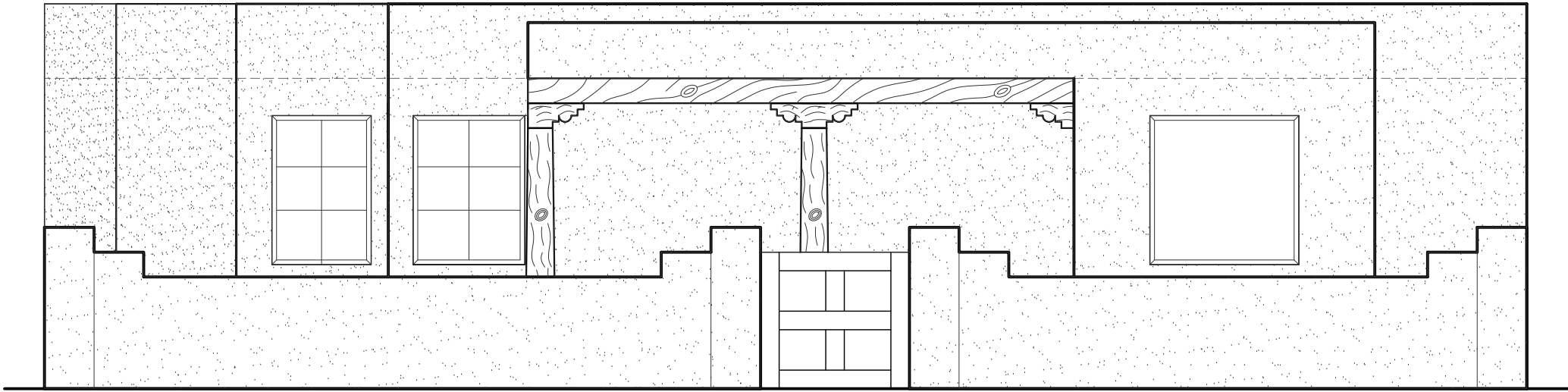
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SOUTH ELEVATION UNIT B
- B6

-

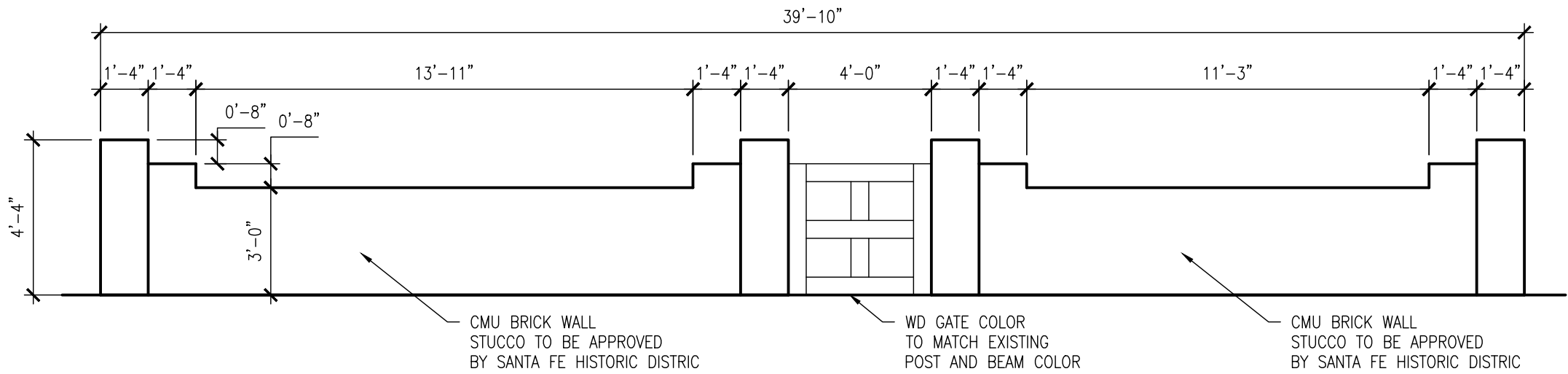
WEST ELEVATION UNIT B





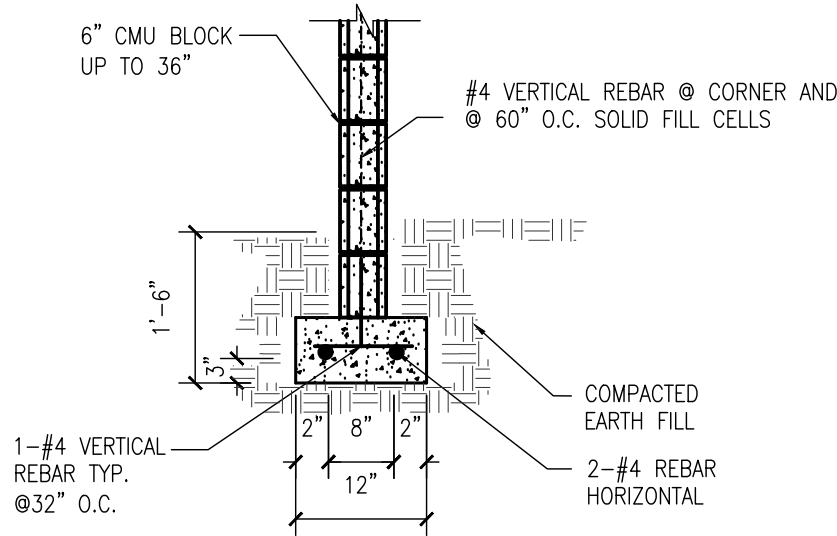
FRONT ELEVATION W/ YARD WALL

SCALE: 1/2" = 1'



YARD WALL ELEVATION

SCALE: 1/4" = 1'



WALL/FOOTING DTL.

SCALE: 1/2" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.
- SITE CHANGES TO CONSIST OF NEW YARD WALL @ EXISTING EASEMENT SIDEWALK ON EAST SIDE AND ALONG DRIVEWAY IN PROPERTY NORTH SIDE.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

CADRAFTS DRAFTING SERVICES
5008 DONA ANA LP
SUITE 100
SANTA FE, NM 87504
PHONE: (505) 293-3517
FAX: (505) 293-3517
EMAIL: CADRAFTS74@GMAIL.COM
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CADRAFTS

FRONT YARD WALL

SHEET TITLE:

YARD WALL

PROPERTY OWNER & ADDRESS:

216 MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26

REVISED DATE

1. DATE: 6.30.26

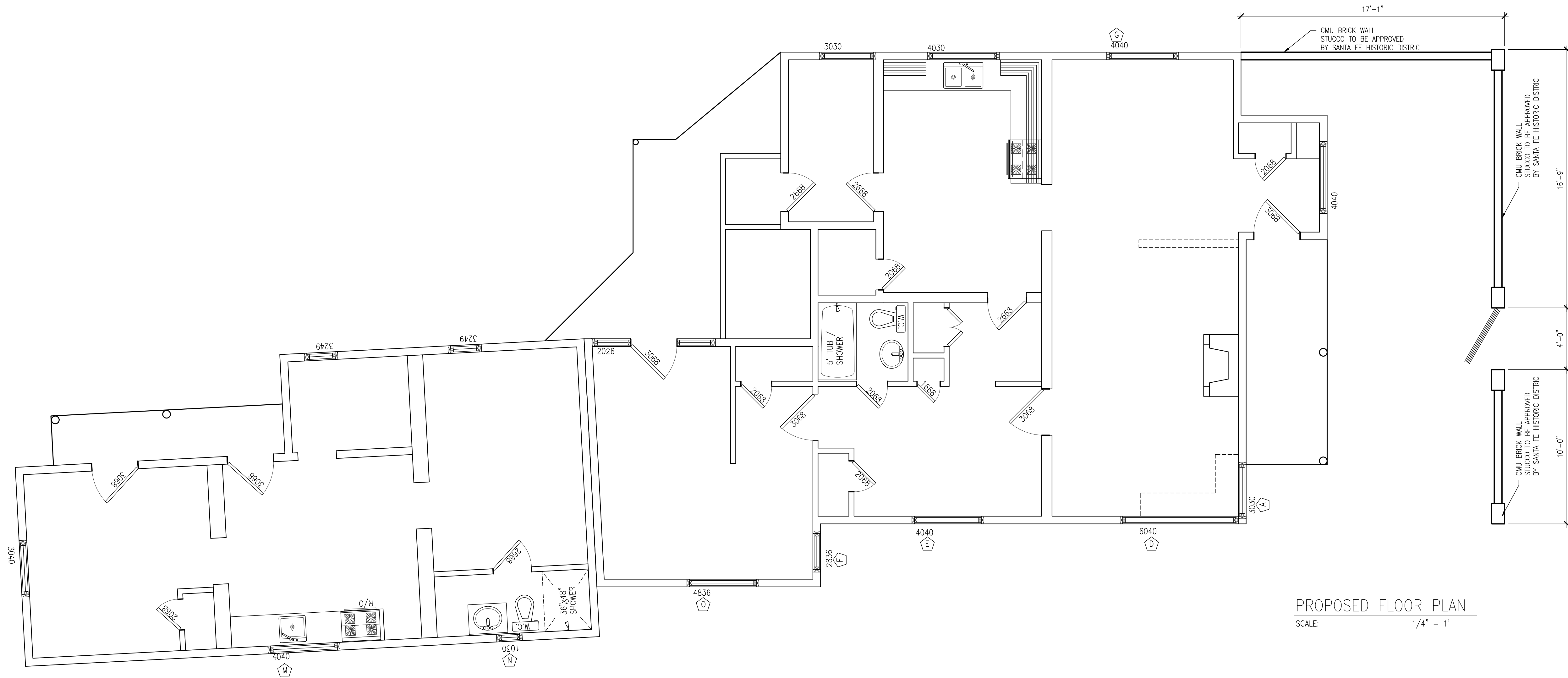
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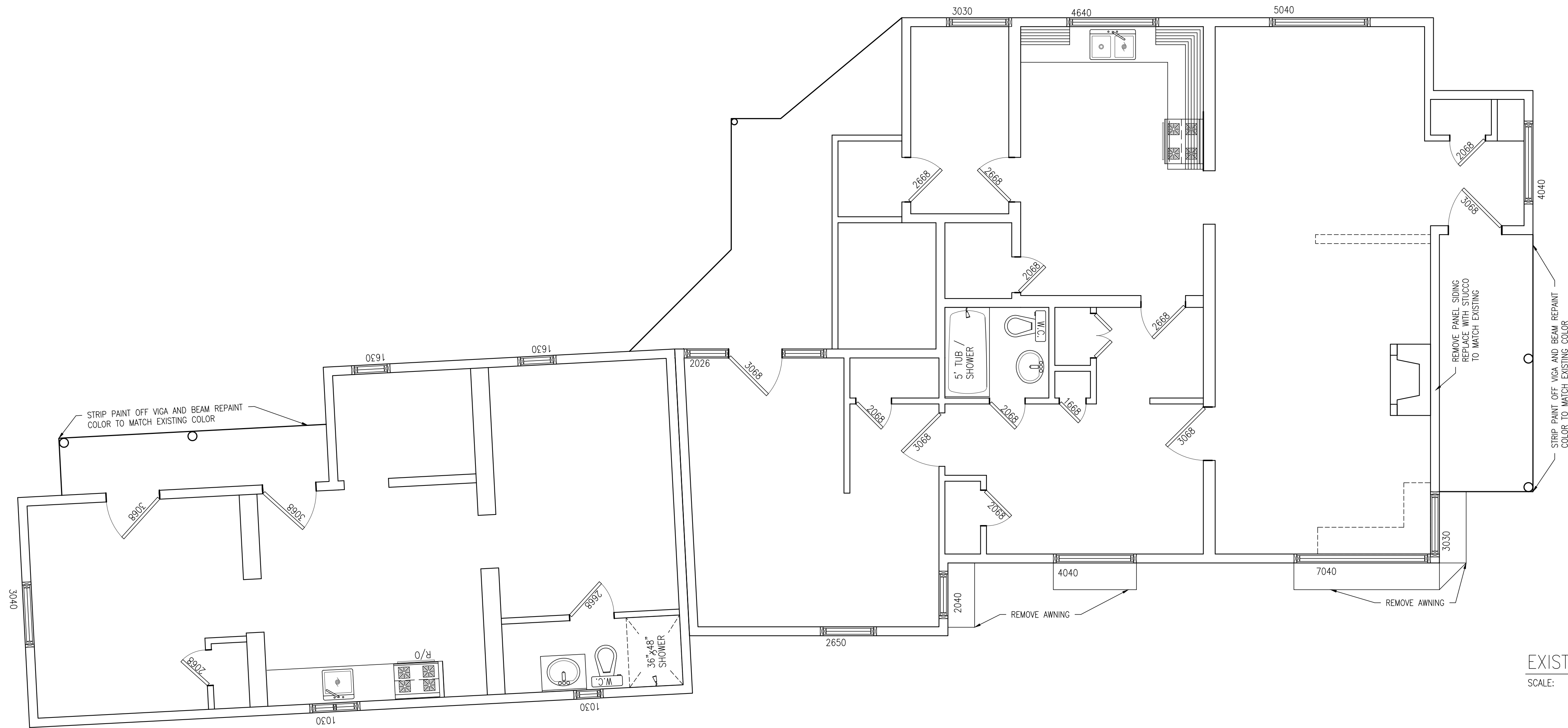
4.

SHEET:

A-1.1



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOOWS WITH NEW ENERGY EFFICIENT FITURES.
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- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

CADRAFTS DRAFTING SERVICES
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SANTA FE, NM 87501
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CADRAFTS

SHEET TITLE:

FLOOR PLAN

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:

216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26

REVISED DATE

1.

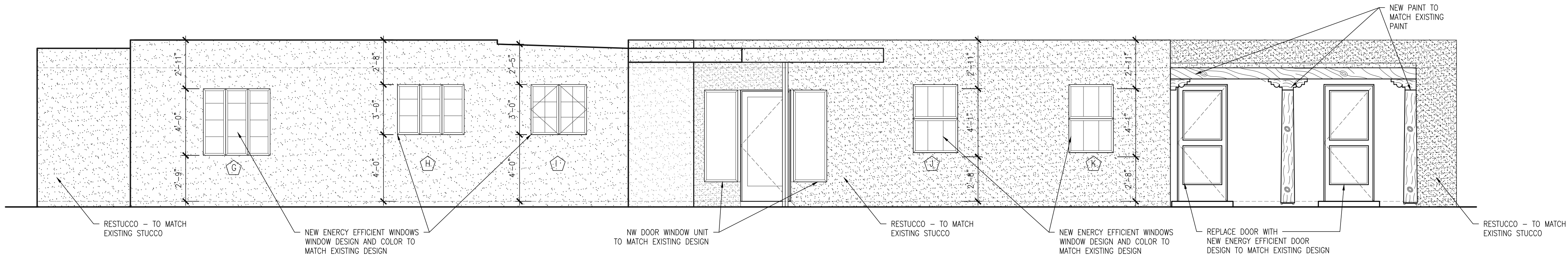
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3.

4.

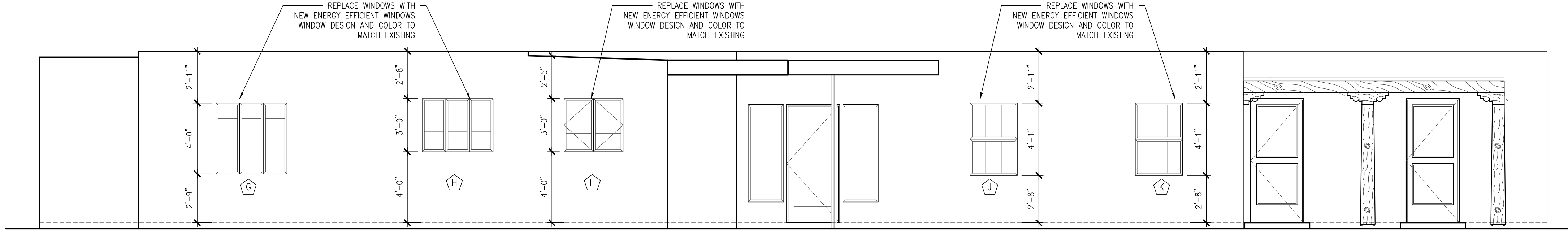
SHEET:

A-2



PROPOSED NORTH ELEVATION (RIGHT SIDE)

SCALE: 1/4" = 1'



EXISTING NORTH ELEVATION (RIGHT SIDE)

SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
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- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

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SHEET TITLE:

NORTH ELEVATION

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:

216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26

REVISED DATE

1.

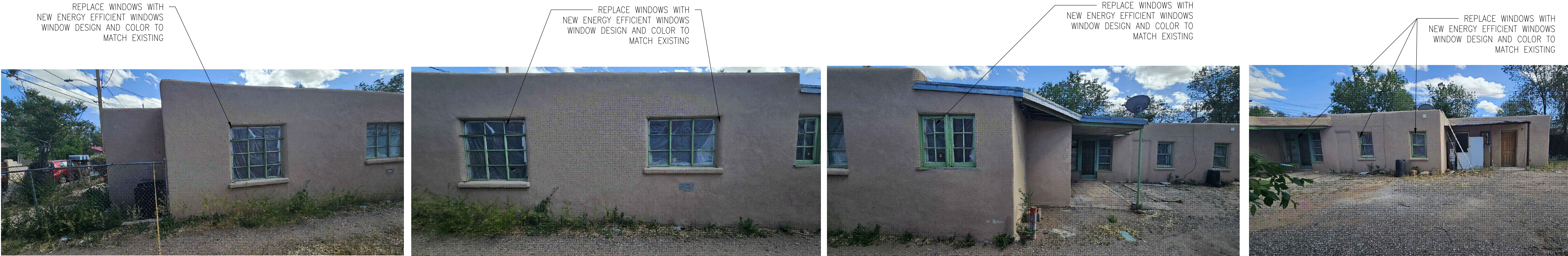
2.

3.

4.

SHEET:

A-3



EXISTING NORTH ELEVATION (RIGHT SIDE)

SCALE: NTS

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
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ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

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CADRAFTS

SHEET TITLE:

NORTH ELEVATION PIC

SCALE:

1/4" = 1'

PROPERTY OWNER & ADDRESS:

216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26

REVISED DATE

1.

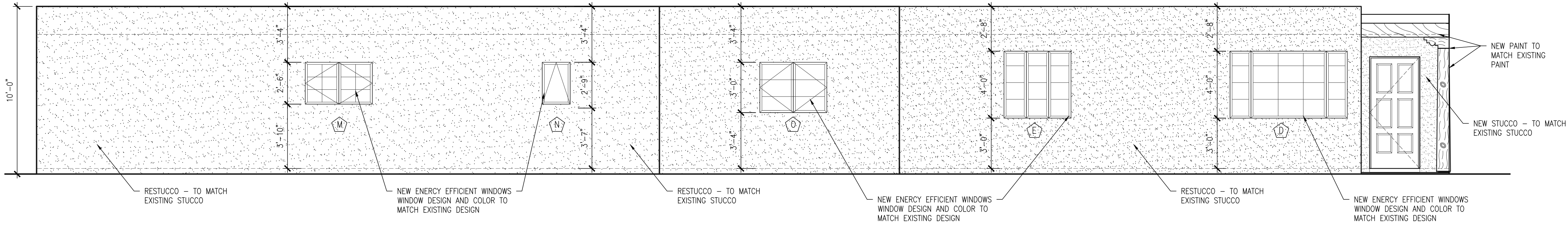
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3.

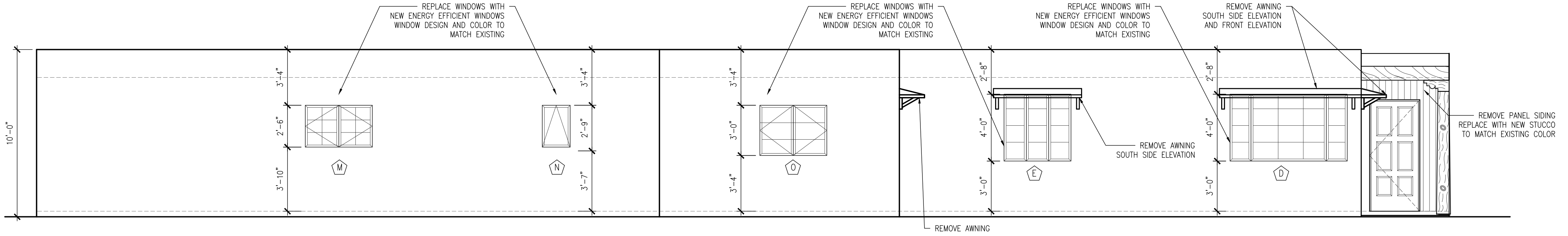
4.

SHEET:

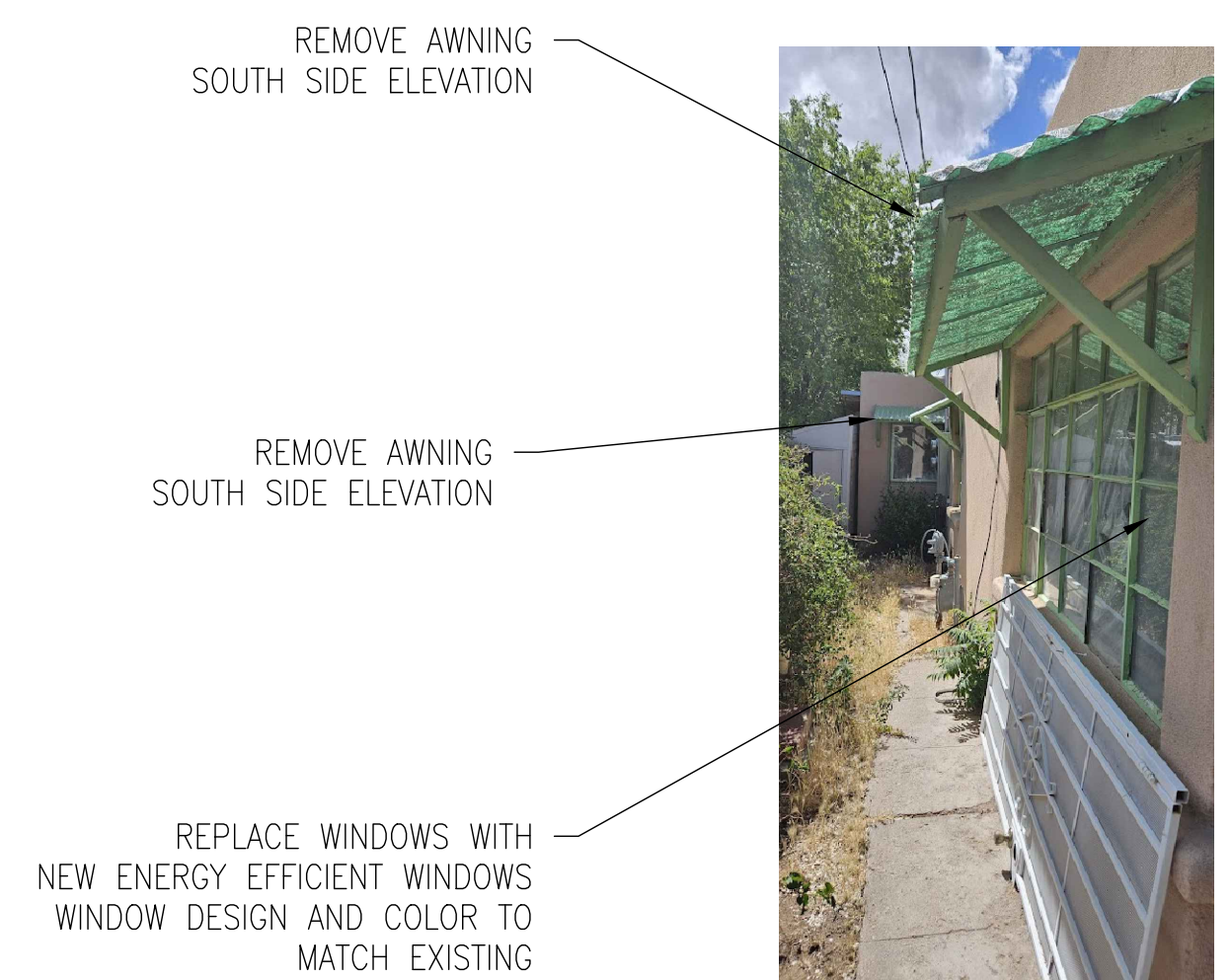
A-3.1



PROPOSED SOUTH ELEVATION (LEFT SIDE)
SCALE: 1/4" = 1'



EXISTING SOUTH ELEVATION (LEFT SIDE)
SCALE: 1/4" = 1'



NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FEATURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

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5008 DONA ANA LP
SANTA FE, NM 87501
PHONE: (505) 263-5517
EMAIL: CADRAFTS74@GMAIL.COM
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CADRAFTS

SHEET TITLE:

SOUTH ELEVATION

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:

216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26

REVISED DATE

1.

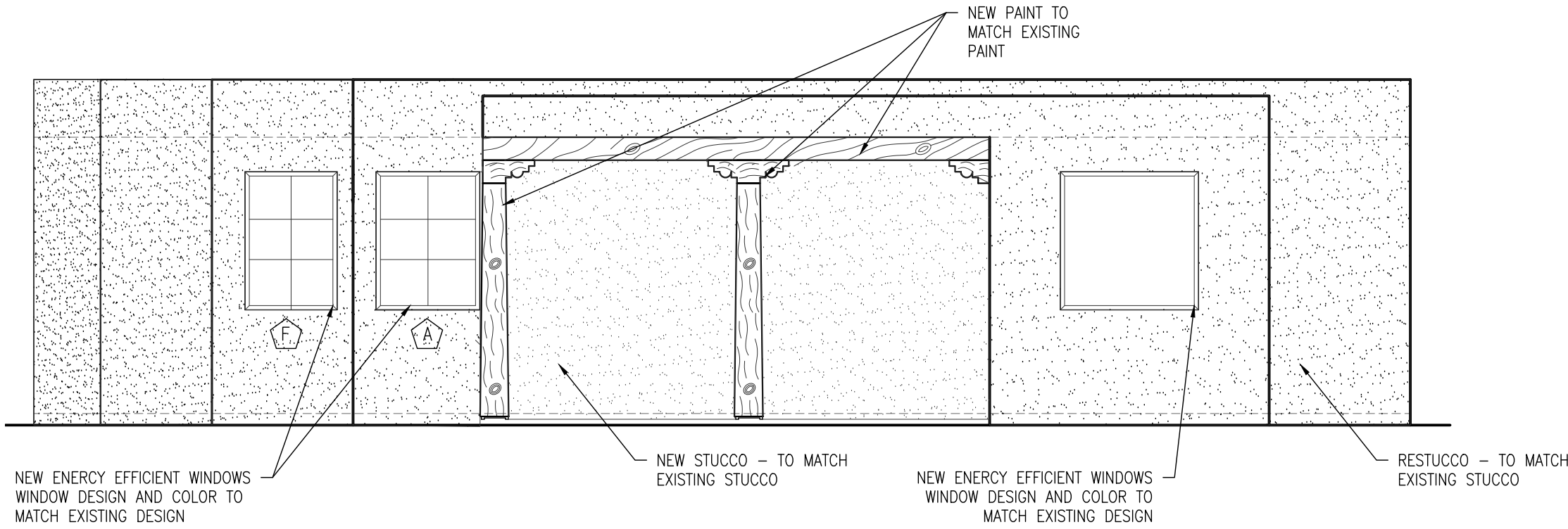
2.

3.

4.

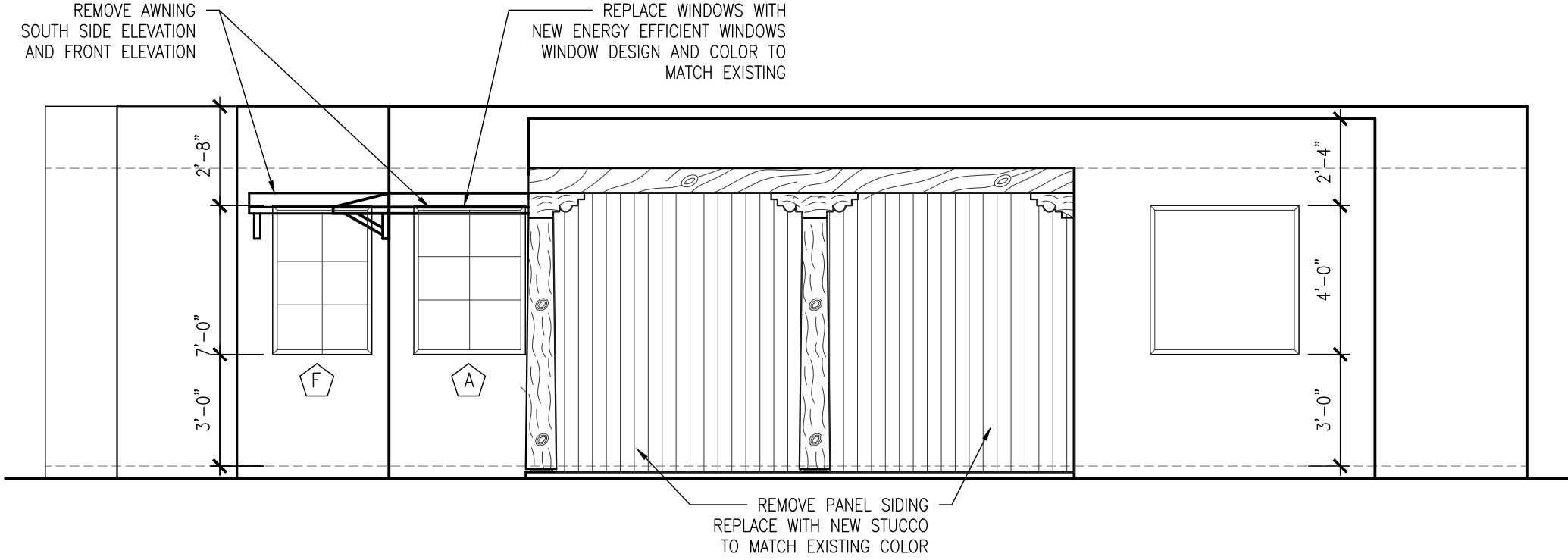
SHEET:

A-4



PROPOSED EAST ELEVATION (FRONT)

SCALE: 1/4" = 1'



EXISTING EAST ELEVATION (FRONT)

SCALE: 1/4" = 1'

REMOVE AWNING FRONT ELEVATION
SOUTHEAST CORNER



EXISTING EAST ELEVATION (FRONT)

SCALE: NTS - PICTURE



REMOVE PANEL SIDING
REPLACE WITH NEW STUCCO
TO MATCH EXISTING COLOR

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

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CADRAFTS

SHEET TITLE:

EAST / WEST ELEVATIONS

SCALE:

1/4" = 1'

PROPERTY OWNER & ADDRESS:

216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE

1.
2.
3.
4.

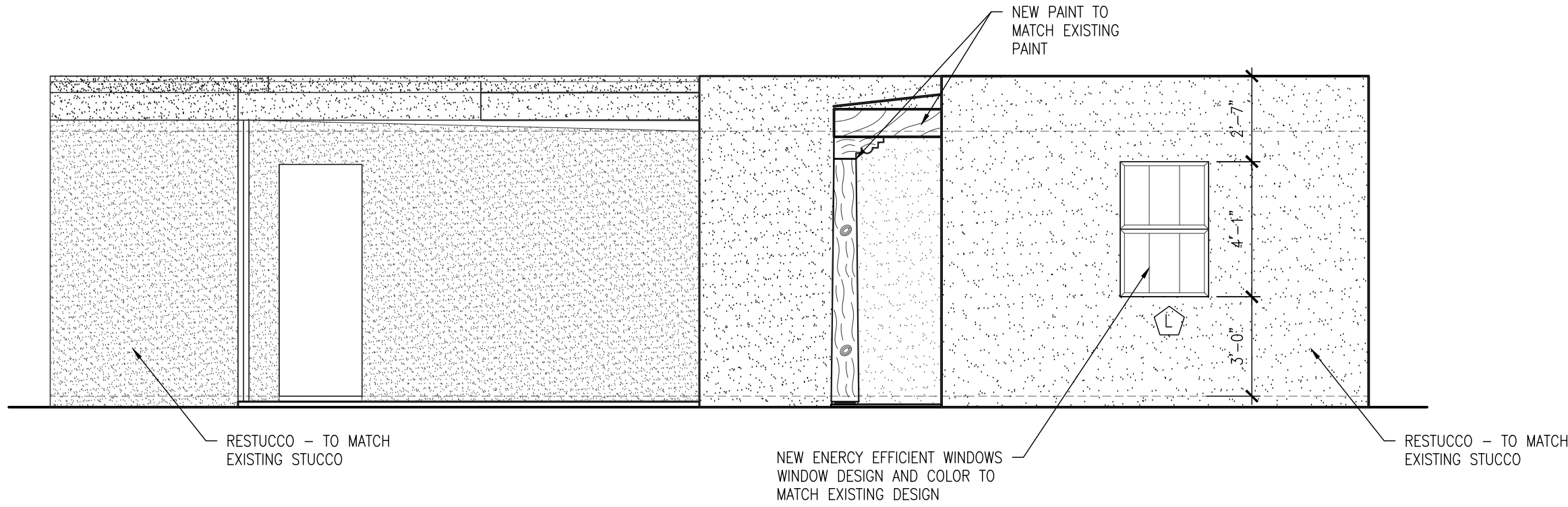
SHEET:

A-5

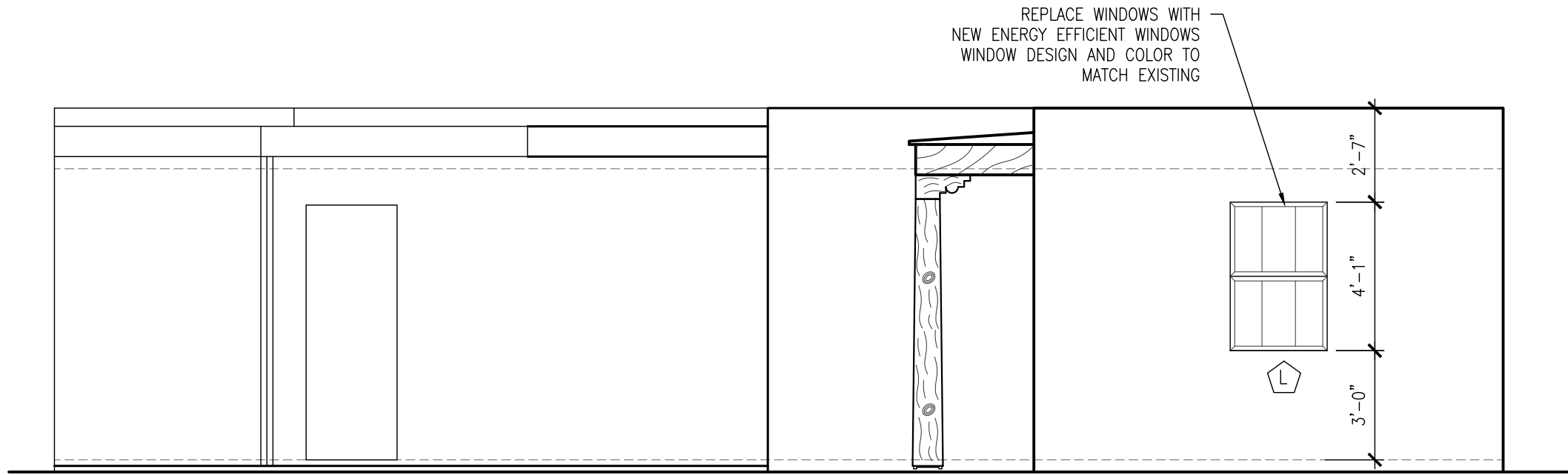


EXISTING WEST ELEVATION (REAR)
SCALE: NTS - PICTURE

REPLACE WINDOWS WITH
NEW ENERGY EFFICIENT WINDOWS
WINDOW DESIGN AND COLOR TO
MATCH EXISTING



PROPOSED WEST ELEVATION (REAR)
SCALE: 1/4" = 1'



EXISTING WEST ELEVATION (REAR)
SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

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CADRAFTS

SHEET TITLE:

EAST / WEST ELEVATIONS

SCALE:

1/4" = 1'

PROPERTY OWNER & ADDRESS:

216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE

1.

2.

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4.

SHEET:

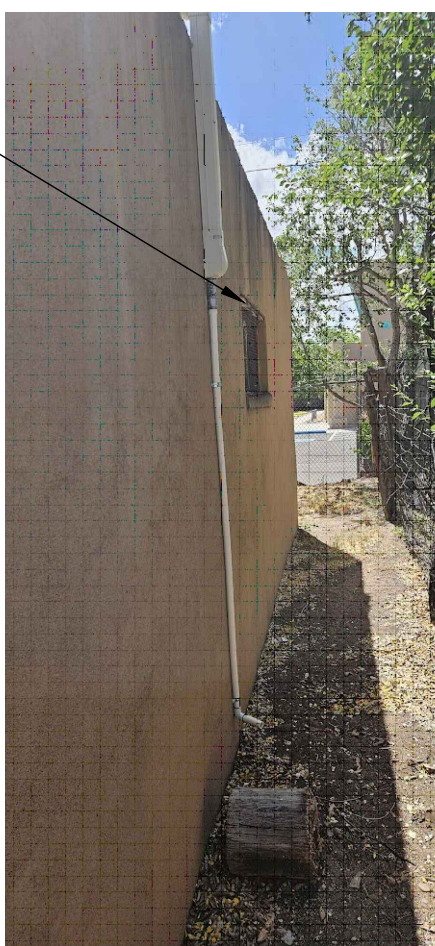
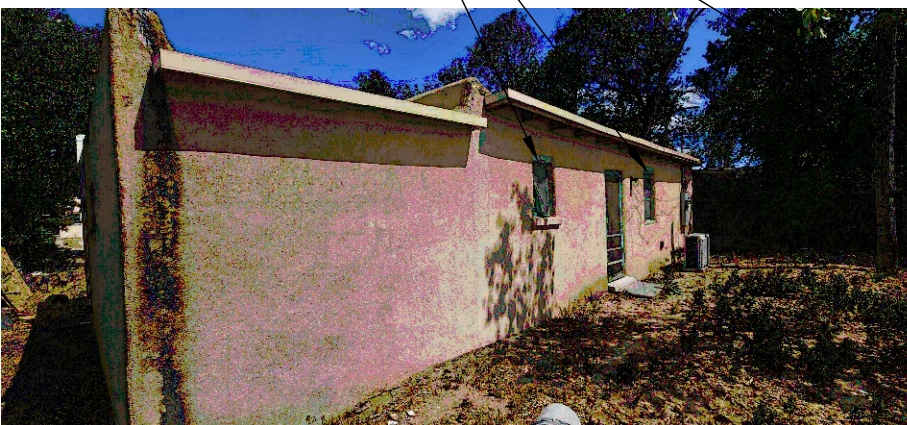
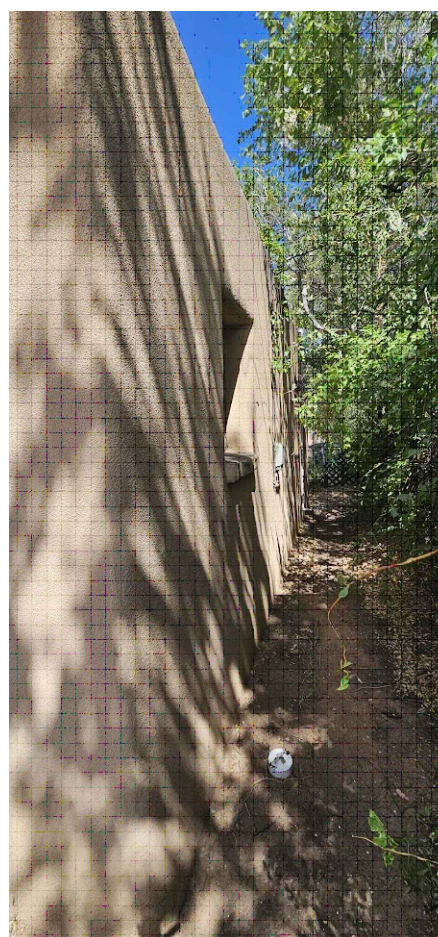
A-6

- FIELD VERIFY LOCATIONS OF ALL UTILITIES
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK

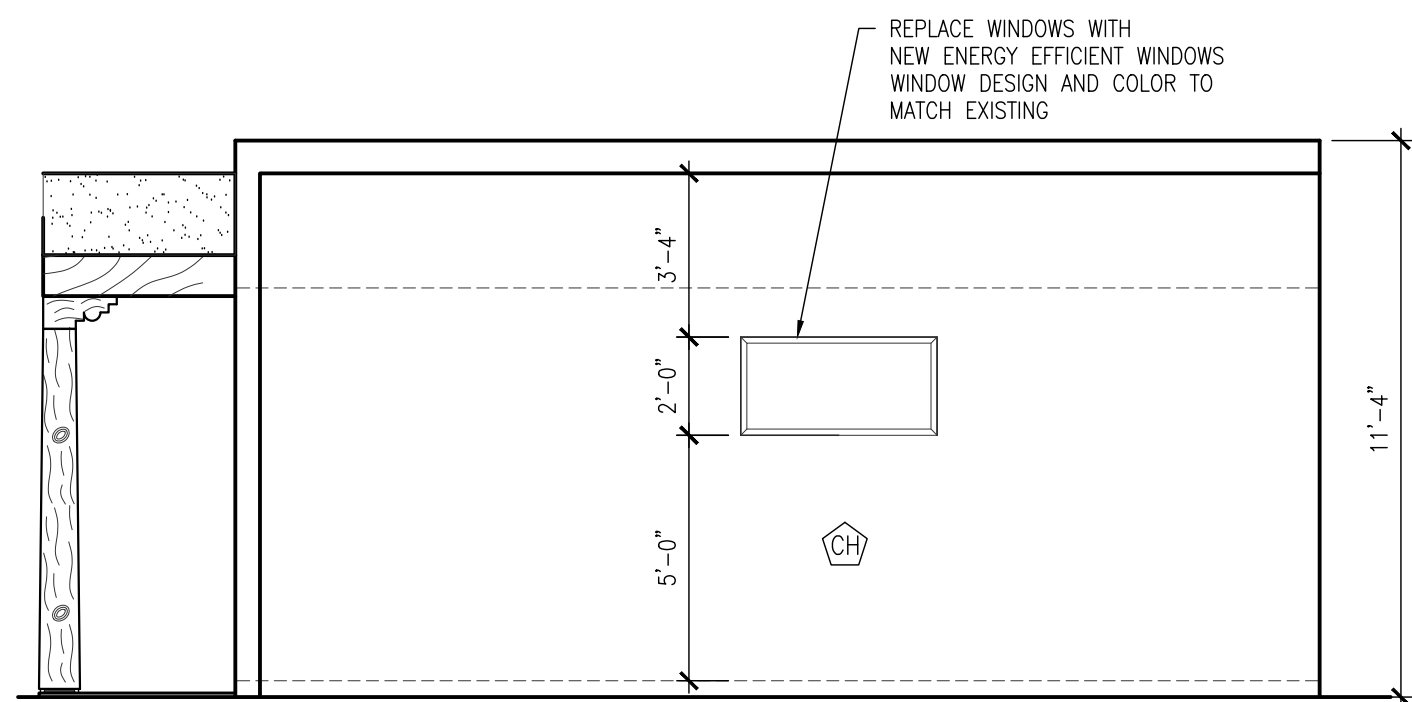
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

REPLACE WINDOWS WITH
NEW ENERGY EFFICIENT WINDOWS
WINDOW DESIGN AND COLOR TO
MATCH EXISTING



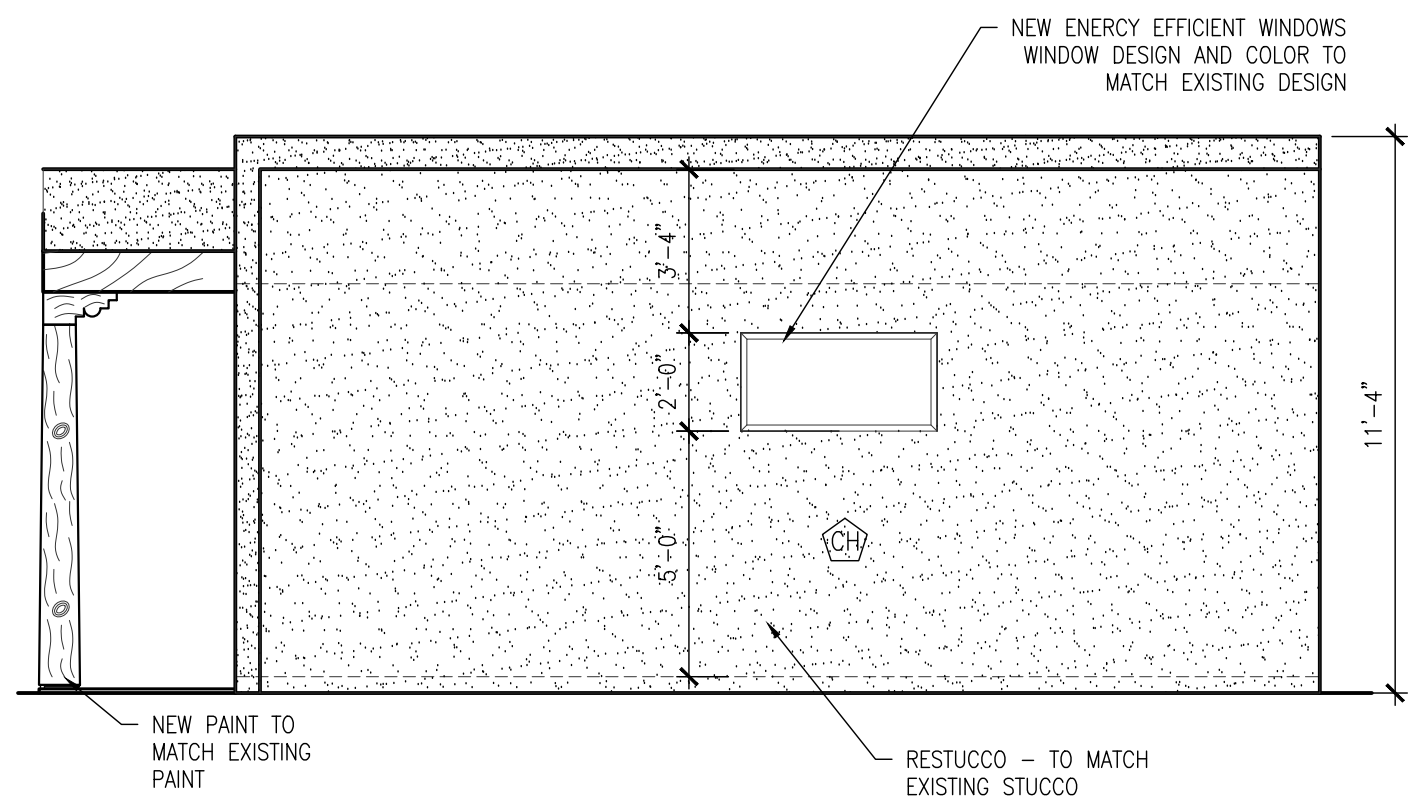
STRIP PAINT FROM EXISTING POST
AND BEAMS SAND AS NEEDED AND
PAINT (COLOR TO MATCH EXISTING
COLOR)

REMOVE GARAGE DOOR
OPENING TO BE FRAMED



EXISTING RIGHT ELEVATION (NORTH)

SCALE: $1/4" = 1'$



PROPOSED RIGHT ELEVATION (NORTH)

SCALE: $1/4'' = 1'$

FIGURE TITLE:
NORTH ELEVATION PLAN

SHEET: _____

SCALE: _____

PROPERTY OWNER & ADDRESS:

216 B MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE:

1.

T.

— — —

SHEET:

B-3

- FIELD VERIFY LOCATIONS OF ALL UTILITIES
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK

- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.
-

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CRAFTS



SCALE: $1/4'' = 1'$



SCALE: $1/4" = 1'$

SHEET TITLE:

EAST ELEVATION PLAN

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:

216 B MAYNARD ST
SANTA FE, NM 87501

DATE:	6.01.26
REVISED DATE:	

SHEET:

B-4

- FIELD VERIFY LOCATIONS OF ALL UTILITIES
- FIELD VERIFY ALL DIMENSIONS

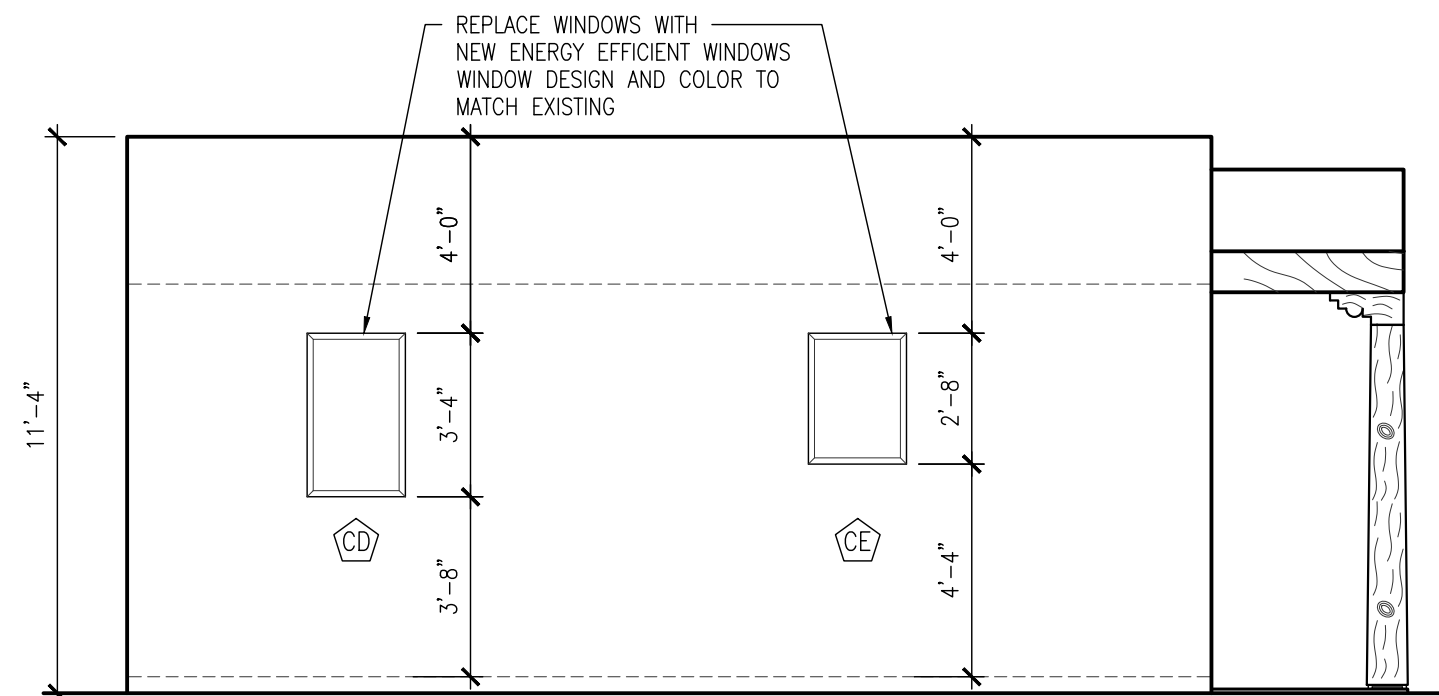
SCOPE OF WORK

- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.
-

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EMAIL: CADRAFTS74@GMAIL.COM

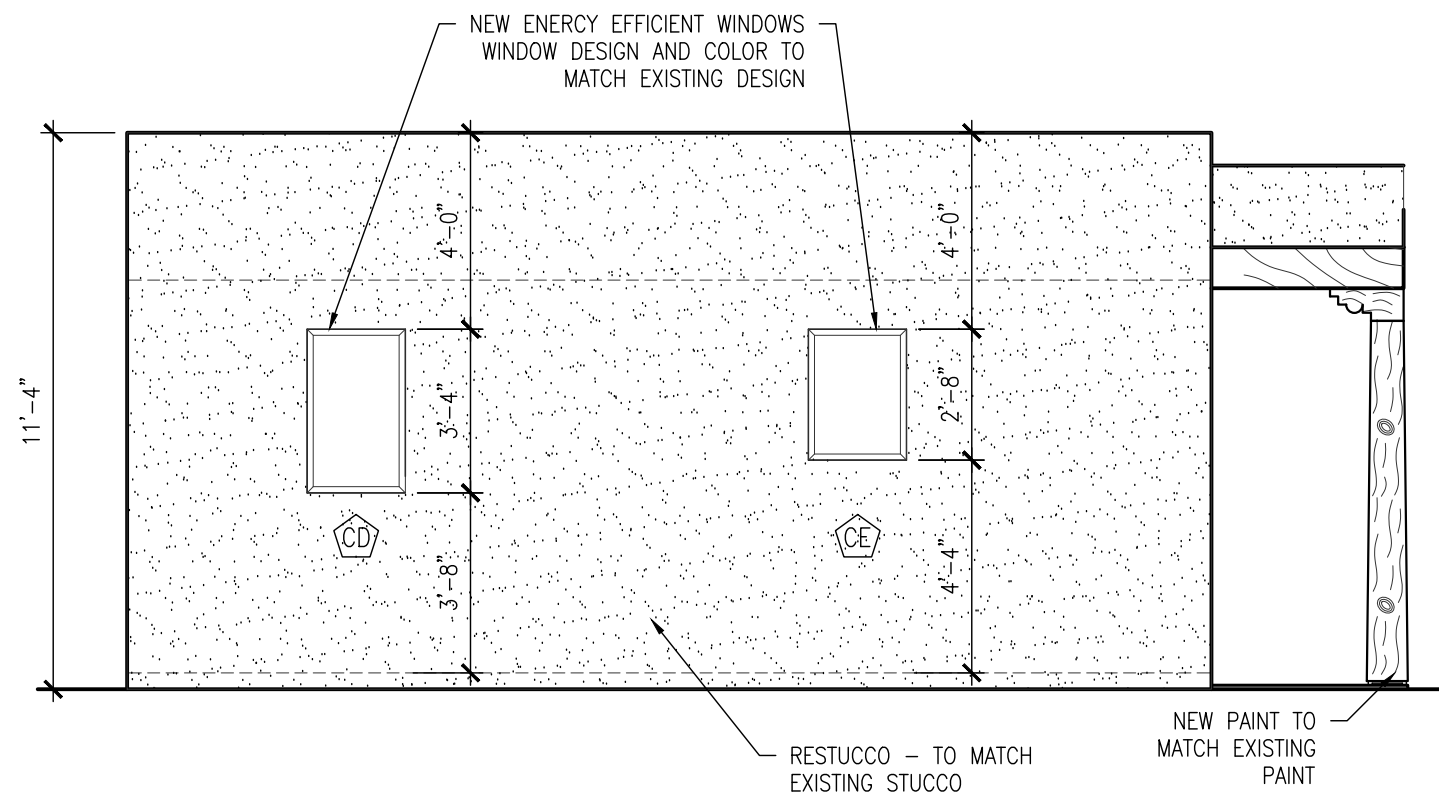
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CRAFTS



EXISTING LEFT ELEVATION (SOUTH)

SCALE: $1/4" = 1'$



LEFT ELEVATION (SOUTH)

SCALE: $1/4" = 1'$

SHEET TITLE:

SOUTH ELEVATION PLAN

SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:

216 B MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26

REVISÉ DATE

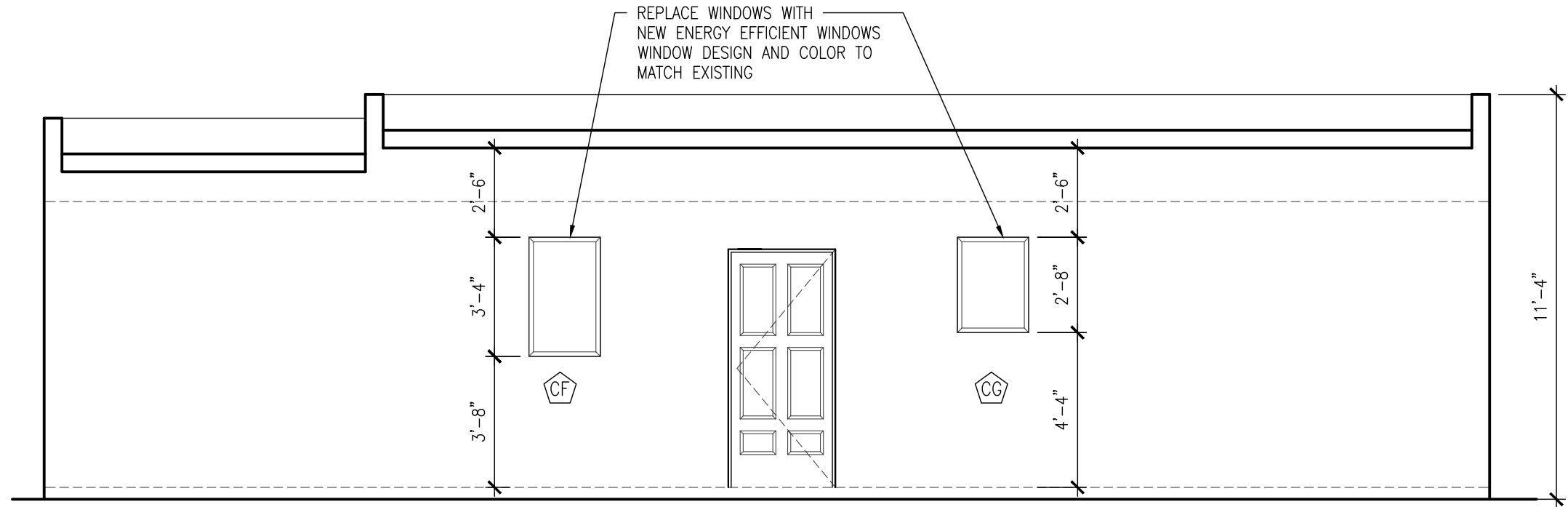
1

2.

3.

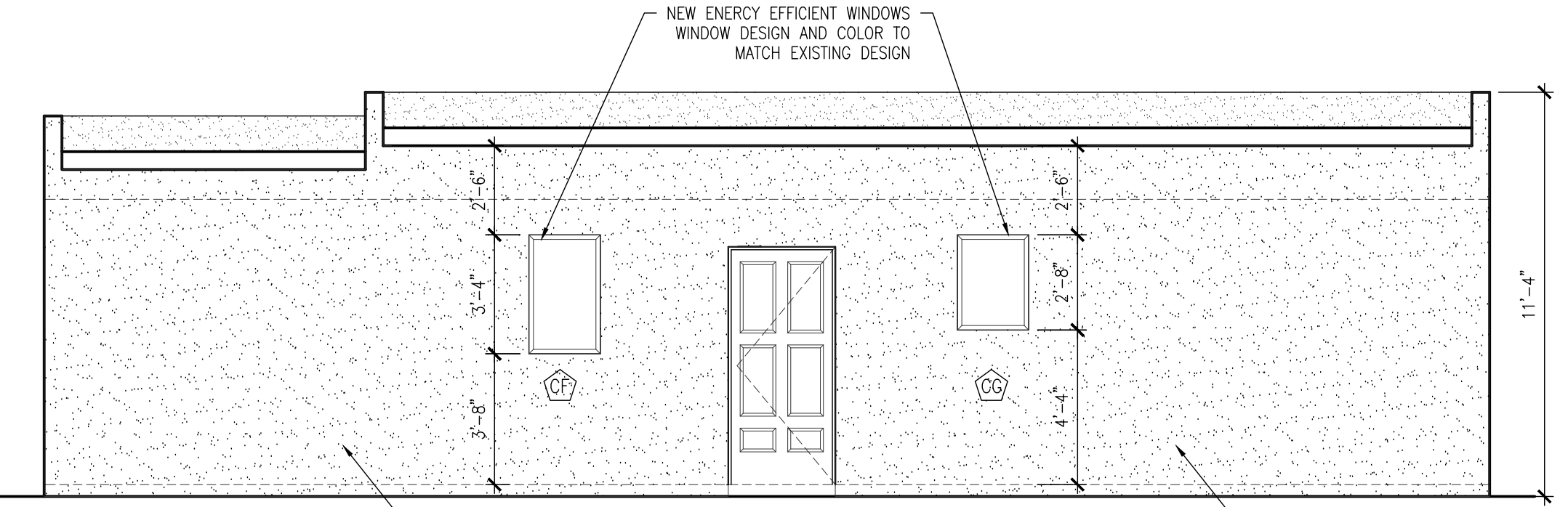
SHEET:

B-5



EXISTING REAR ELEVATION (WEST)

SCALE: 1/4" = 1'



PROPOSED REAR ELEVATION (WEST)

SCALE: 1/4" = 1'

- NOTES:
- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.

ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

CADRAFTS DRAFTING SERVICES
5208 DONA ANA LP
10000 DONA ANA LN
SANTA FE, NM 87501
PHONE: (505) 263-5817
FAX: (505) 263-5817
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SHEET TITLE:
WEST ELEVATION PLAN
SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 B MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

SHEET:
B-6

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com



TO Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
sergio.an@live.com

216 MAYNARD STREET, SANTA FE, NM 87501		03/20/2026
		Revised 6/12/26
<u>EAST</u>		
A	36" x 49" STEEL CASEMENT FIXED 2W4H	
<u>SOUTH</u>		
B	33" x 33" FIXED PLEXI GLASS NO WINDOWS	
DR #1	32" x 80" RH INSWING METAL DOOR PRE-HUNG 6-PANEL	
<u>EAST</u>		
C	60 1/2" x 43" FIXED 1-LT WOOD STOPS	
<u>SOUTH</u>		
D	84" x 49" STEEL CASEMENT 38/12 <u>TRANSOM</u> 5W1H LSR 1W3H/3W3H/1W3H	
E	53" x 49" TRIPLE STEEL CASEMENT 38/12 <u>TRANSOM</u> 5W1H LSR 1W3H/3W3H/1W3H	
<u>EAST</u>		
F	32" x 36" STOPPED IN WHITE CLAD SASH INSULATED GLASS IN WOOD FRAME W/DOOR CASING STOPS	
<u>NORTH</u>		
G	53" x 49" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H	
H	53" x 38" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H	
I	38" x 38" LR INSWING CASEMENT 2W3H BARN SASHES	
DR #2	26" x 63" SL 2W1H / 32" x 80" LH 3W5H / 26" x 63" SC WOOD STOPPED, MECHANICAL NAILS 1W3H / 2W1H/1W3H	
J	30" x 49" DOUBLE HUNG 3W1H/1-LT	
K	30" x 49" DOUBLE HUNG 3W1H/1-LT	

In closing, my professional opinion is as follows:

Windows D, E, G, H, O are historic, meaning over 50 years old, however not the original windows of this house. The current units were added into the wood frames and wood frames were downsized to fit the steel casement windows. (See attached photo)

Windows A, J, and L are historic however unrestorable and 40% or more rotted.

Windows B, C, F, I, K, M, and N are non-historic.

Doors #1, #2, and #4 are non-historic.

Door #3 is historic.

The windows that are to be replaced should be in "like and kind" to window C-A. Kolbe, Marvin, Vista Luxe, and Weathershield are window manufacturers that make narrow profile products in clad/wood with simulated divided lites (SDL) to meet the historic requirements of "like and kind".

NOTE:

- 1' x 6' T&G under the front portal is non-historic. The boards are installed with nail guns (1992).
- Awnings with green filon are non-historic. They are constructed with new 2' x 4' frame and filon from 1988.
- Missing corbel on the southeast corner of east (front portal). The corbel needs to be replaced like existing corbels (see attached picture).

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION
	PUTTY GLAZE INTACT
	ONLY COSMETIC TOUCH-UP, IF NEEDED
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% - 40% DETERIORATION
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED, MISSING TO BARE SURFACE
	PUTTY GLAZING CRACKING AND MISSING IN 30% - 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE SOME MEMBERS 30% - 40% COMPLETELY DETERIORATED
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED
	PUTTY GLAZING MOSTLY MISSING - ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40% DETERIORATION, BEYOND REPAIR

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
<u>EAST</u>			
A	36" x 49" STEEL CASEMENT FIXED CASEMENT 2W4H	U	HISTORIC - SASH BURIED IN STUCCO & WATER PENETRATION IN THE WALL
<u>SOUTH</u>			
B	33" x 33" FIXED PLEXI GLASS (NO WINDOW)	U	NON-HISTORIC - NOT A WINDOW ONLY AN OPENING IN THE WALL
DR #1	32" x 80" RH INSWING METAL DOOR 6-PANEL	S	NON-HISTORIC - THERMA TRU (2018)
<u>EAST</u>			
C	60 ½" x 43" FIXED 1-LT WOOD STOPS	F	NON-HISTORIC - SASHES MISSING STOPPED IN GLASS (1987)
<u>SOUTH</u>			
D	84" x 49" TRIPLE STEEL CASEMENT 38/12 <u>TRANSOM</u> <u>5W1H</u> LSR 1W3H/3W3H/1W3H	F	HISTORIC - CONDENSATION DETERIORATION IN THE WALL
E	53" x 49" TRIPLE STEEL CASEMENT 38/12 <u>TRANSOM</u> <u>5W1H</u> LSR 1W3H/3W3H/1W3H	F	HISTORIC - CONDENSATION DETERIORATION IN THE WALL

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC, NON-HISTORIC - AGE
<u>NORTH</u>			
DR #3	32" x 80" RH INSWING DOOR 1-LT/3-HORIZONTAL PANEL ALL WOOD	F	HISTORIC
DR #4	30" x 79" LH INSWING DOOR 6-PANEL ALL WOOD	F	NON-HISTORIC - SIMPSON (1995)
<u>SOUTH</u>			
L	30" x 49" DOUBLE HUNG 3W1H/1-LT ALL WOOD	U	HISTORIC - SASHES ROTTED BEYOND 40%
M	44" x 28" TWIN LR INSWING CASEMENT 2W2H ALL WOOD	F	NON-HISTORIC - BARN SASHES (1988)
N	22" x 28" FIXED 1-LT ALL WOOD	U	NON-HISTORIC - STOPPED IN SASH (1988)
O	38" x 38" TWIN SR STEEL CASEMENT (2-19") 1W3H	F	HISTORIC

NOTES:

On Behalf Of: Building Trade Specialties, Inc.

Address: 508 Ortega Rd NW

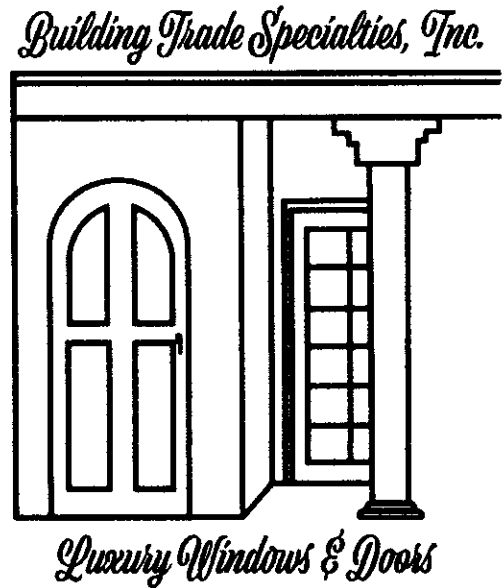
Los Ranchos De Albuquerque, NM 87114

Phone: 505-659-8713

Contact: Ra Patterson

Email: ra@bts-nm.com

Phone: 505-379-7900



KOLBE
WINDOWS & DOORS

We're for the visionaries.™

Quote 1438694C: Sergio Nunez
Project: 216 Maynard St SF NM 87501
Printed: 4/23/2026 10:51:27 AM

Proposed windows e Door

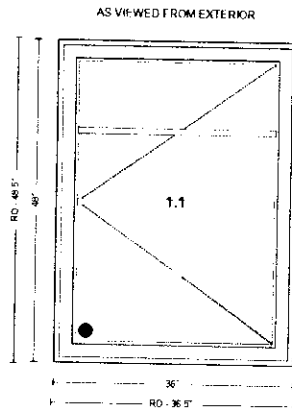
Printed By: Ra Patterson

Created: 4/23/2026

2026 Pricing

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

Rough Opening Schedule



001 A

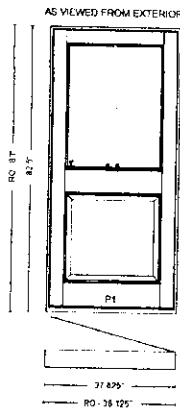
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 36 1/2" X 48 1/2"

Frame Size: 36" X 48"

Unit Dimension: 36" X 48"



002 DR #1

Quantity: 1

Ultra Rectangle Exterior Swinging Door

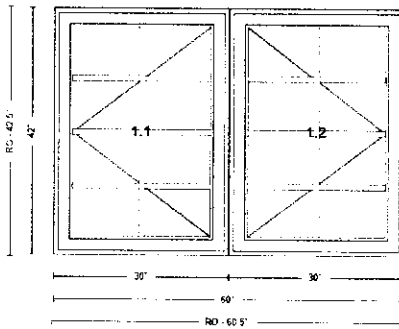
Rough Opening: 38 1/8" X 83"

Frame Size: 37 5/8" X 82 1/2"

Unit Dimension: 37 5/8" X 82 1/2"

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



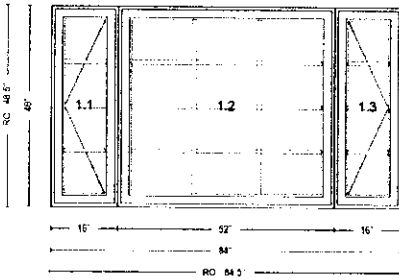
003 B

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 60 1/2" X 42 1/2"**Frame Size: 60" X 42"****Unit Dimension: 60" X 42"**

AS VIEWED FROM EXTERIOR



004 D

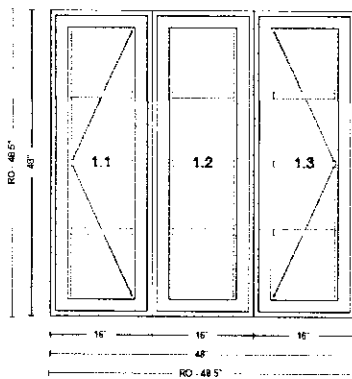
Quantity: 1

Mull Windows/Doors

Rough Opening: 84 1/2" X 48 1/2"**Frame Size: 84" X 48"****Unit Dimension: 84" X 48"**

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



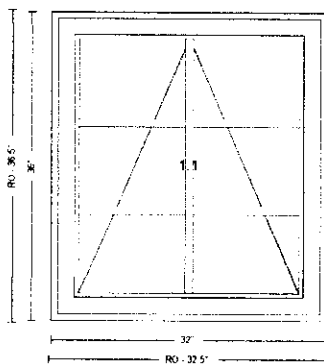
005 E

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"**Frame Size: 48" X 48"****Unit Dimension: 48" X 48"**

AS VIEWED FROM EXTERIOR



006 F

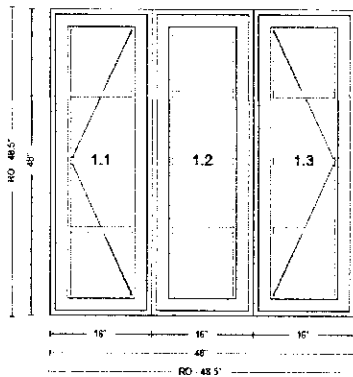
Quantity: 1

Ultra Rectangle Awning

Rough Opening: 32 1/2" X 36 1/2"**Frame Size: 32" X 36"****Unit Dimension: 32" X 36"**

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



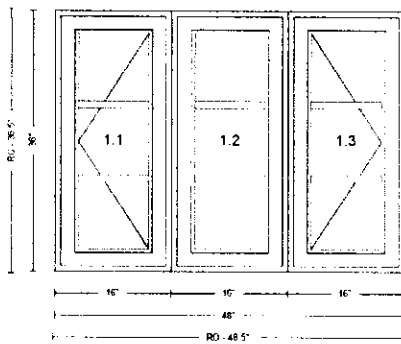
007 G

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"**Frame Size: 48" X 48"****Unit Dimension: 48" X 48"**

AS VIEWED FROM EXTERIOR



008 H

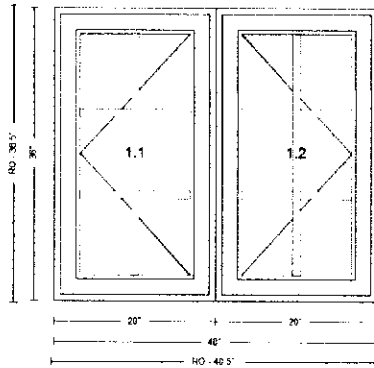
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 36 1/2"**Frame Size: 48" X 36"****Unit Dimension: 48" X 36"**

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



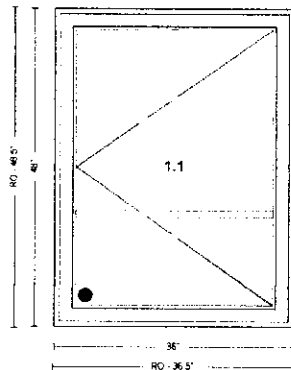
009 I

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 40 1/2" X 36 1/2"**Frame Size: 40" X 36"****Unit Dimension: 40" X 36"**

AS VIEWED FROM EXTERIOR



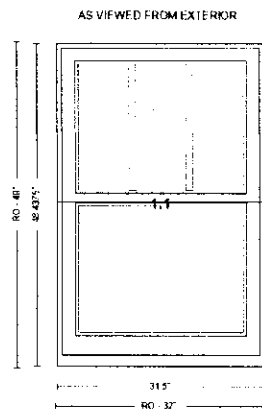
010 DR#2-Window

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 36 1/2" X 48 1/2"**Frame Size: 36" X 48"****Unit Dimension: 36" X 48"**

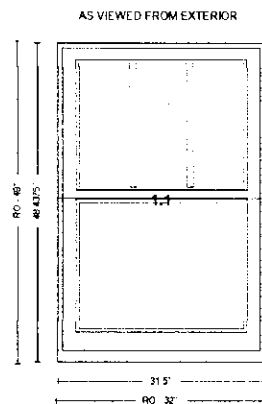
Rough Opening Schedule



011 J

Quantity: 1

Ultra Rectangle Double Hung

Rough Opening: 32" X 49"**Frame Size: 31 1/2" X 48 7/16"****Unit Dimension: 31 1/2" X 48 7/16"**

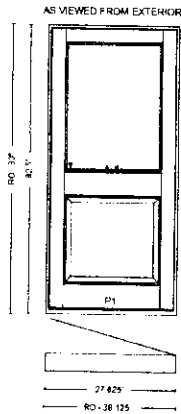
012 K

Quantity: 1

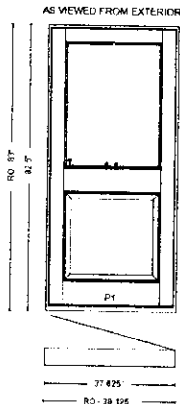
Ultra Rectangle Double Hung

Rough Opening: 32" X 49"**Frame Size: 31 1/2" X 48 7/16"****Unit Dimension: 31 1/2" X 48 7/16"**

Rough Opening Schedule

**013 DOOR #3****Quantity: 1**

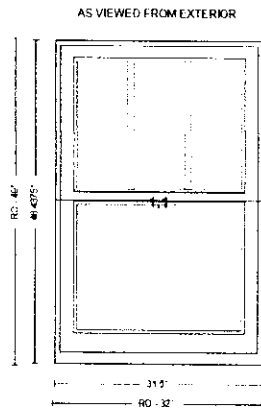
Ultra Rectangle Exterior Swinging Door

Rough Opening: 38 1/8" X 83"**Frame Size: 37 5/8" X 82 1/2"****Unit Dimension: 37 5/8" X 82 1/2"****014 DOOR #4****Quantity: 1**

Ultra Rectangle Exterior Swinging Door

Rough Opening: 38 1/8" X 83"**Frame Size: 37 5/8" X 82 1/2"****Unit Dimension: 37 5/8" X 82 1/2"**

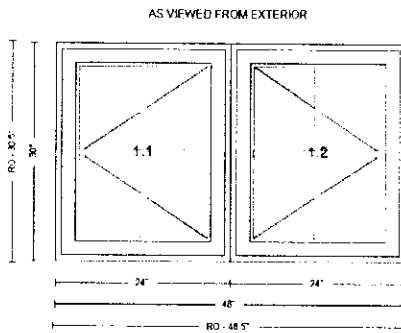
Rough Opening Schedule



015 L

Quantity: 1

Ultra Rectangle Double Hung

Rough Opening: 32" X 49"**Frame Size: 31 1/2" X 48 7/16"****Unit Dimension: 31 1/2" X 48 7/16"**

016 M

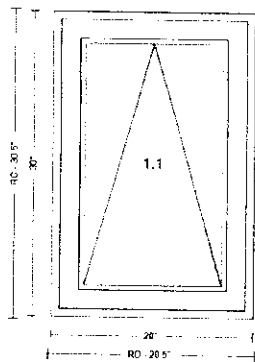
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 30 1/2"**Frame Size: 48" X 30"****Unit Dimension: 48" X 30"**

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



017 N

Quantity: 1

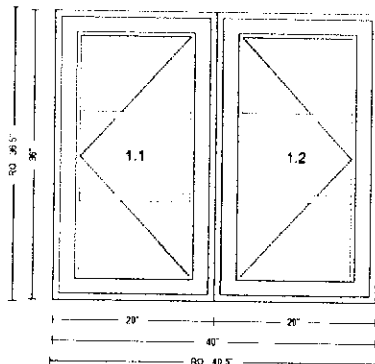
Ultra Rectangle Awning

Rough Opening: 20 1/2" X 30 1/2"

Frame Size: 20" X 30"

Unit Dimension: 20" X 30"

AS VIEWED FROM EXTERIOR



018 O

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 40 1/2" X 36 1/2"

Frame Size: 40" X 36"

Unit Dimension: 40" X 36"

Notes / Totals / Signature

Total Quantity: 18	Total Cubic Feet: 138.10	Total Perimeter Feet: 3,252.38	Sub-Total*:	\$25,630.93
			Total Tax:	\$0.00
			Total Freight:	\$0.00
			Total Labor:	\$0.00
Total Amount:				\$25,630.93

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Signature: _____ **Date:** _____

Purchase Order: _____

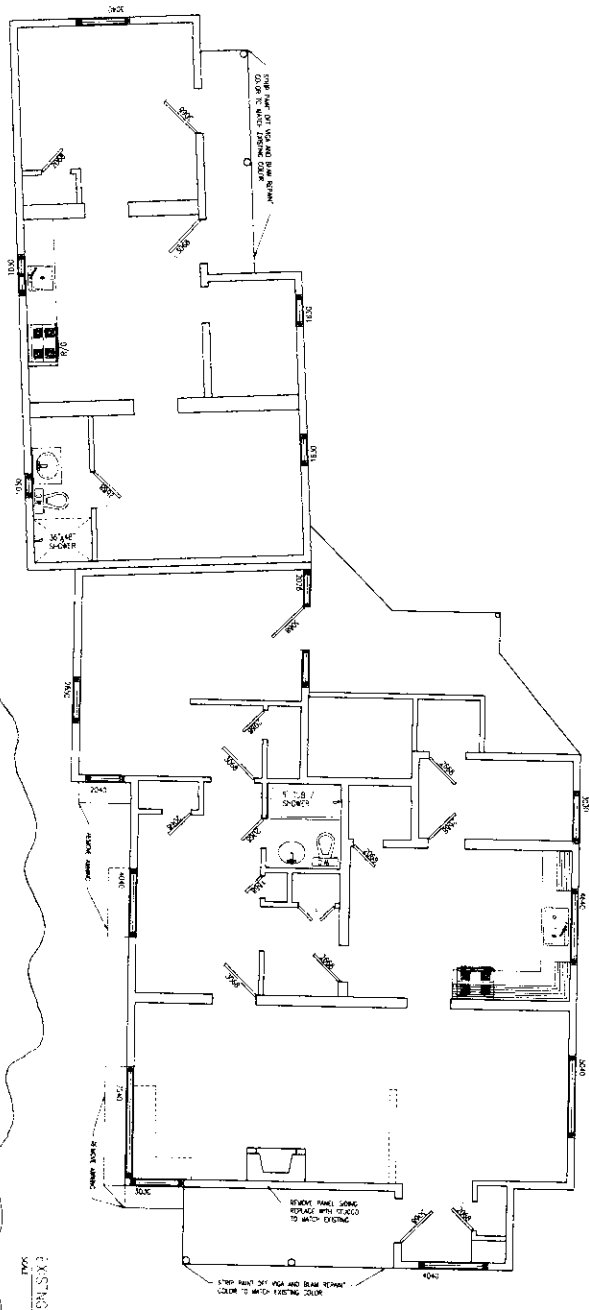
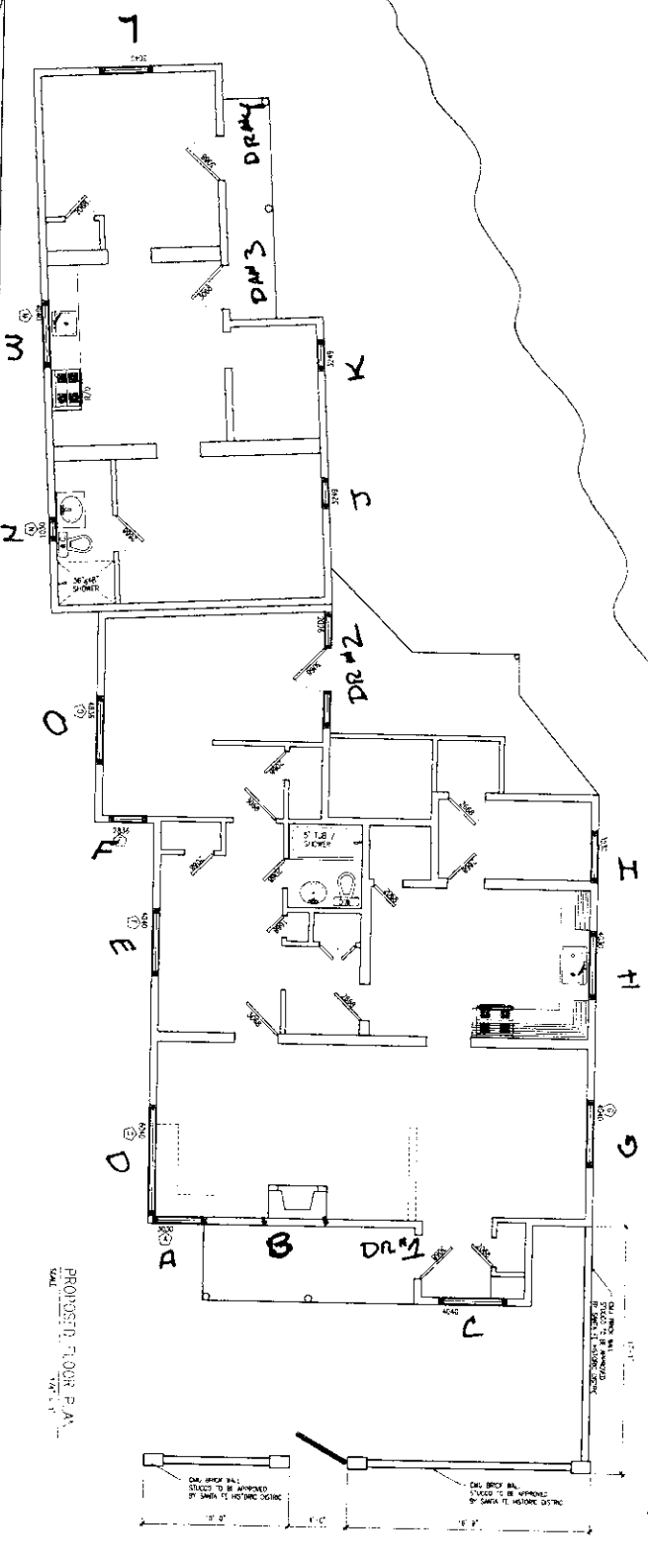
Printed By: Ra Patterson

Created: 4/23/2026

2026 Pricing

Notes / Totals / Signature Page 11 of 11

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

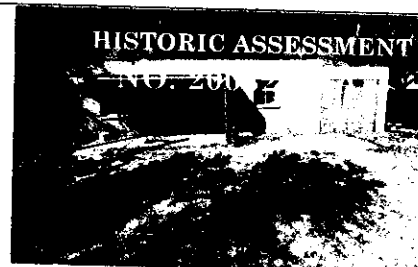
A-2	DATE: 6/1/26 REVISED DATE:	PROPERTY OWNER & ADDRESS: 215 A MAYNARD ST SAN ANTONIO, TX 78201	SHEET TITLE: FLOOR PLAN	SCALE: 1/4" = 1'-0"
	ADAM'S DESIGN & CONSTRUCTION SERVICES 1000 BOWMAN AVE. #1 SAN ANTONIO, TX 78201 PHONE: (214) 251-1111 FAX: (214) 251-1112 WWW.ADAMSDESIGN.COM ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ADAM'S DESIGN & CONSTRUCTION SERVICES.			

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
sergio.an@live.com



216 MAYNARD STREET - CASITA, SANTA FE, NM 87501		03/20/2026
Brick 6/12/26		
<u>EAST</u>		
C-A	53" x 50" LSR STEEL CASEMENT	3W1H 1W3H/1W3H/1W3H
C-DR #1	32" x 80" LH INSWING DOOR ALL WOOD CARVED 1-DIAMOND LITE ADDED BOTTOM RAIL	
C-B	53" x 50" LSR STEEL CASEMENT	3W1H 1W3H/1W3H/1W3H
C-C	38" x 38" SR STEEL CASEMENT 1W3H	
C-I	8' x 7' GARAGE DOOR ROTTED JAMB AND DOOR MISSING	
<u>SOUTH</u>		
C-D	32" x 40" DOUBLE HUNG 3W2H/3W2H	
C-E	22" x 32" STATIONARY INSWING CASEMENT 2W2H	
<u>WEST</u>		
C-F	30" x 40" DOUBLE HUNG FILLED IN 3W2H/3W2H	
C-DR #2	32" x 80" LH INSWING DOOR ALL WOOD 2W3H/3-HORIZONTAL	
C-G	20" x 30" LH INSWING CASEMENT ALL WOOD 1-LT	
<u>NORTH</u>		
C-H	48" x 21" FIXED BARN SASH ON SIDE 4W2H	

In closing, my professional opinion is as follows:

Windows C-A, C-B, and C-C are historic.

Windows C-D, C-E, and C-F are historic however rotted beyond 40% on all parts.

Windows C-G, ~~C-H~~, ~~C-I~~ are non-historic.

Doors 1 - 2 are non-historic.

NOTE: C-I - WAS A GARAGE DOOR AT ONE TIME (GONE NOW)

The windows that are to be replaced should be in "like and kind" to window C-A. Kolbe, Marvin, Vista Luxe, and Weathershield are window manufacturers that make narrow profile products in clad/wood with simulated divided lites (SDL) to meet the historic requirements of "like and kind".

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION
	PUTTY GLAZE INTACT
	ONLY COSMETIC TOUCH-UP, IF NEEDED
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% - 40% DETERIORATION
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED, MISSING TO BARE SURFACE
	PUTTY GLAZING CRACKING AND MISSING IN 30% - 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE SOME MEMBERS 30% - 40% COMPLETELY DETERIORATED
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED
	PUTTY GLAZING MOSTLY MISSING - ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40% DETERIORATION, BEYOND REPAIR

NOTES:

RPA & ASSOCIATES, LLC | 216 MAYNARD STREET - CASITA, SANTA FE, NM 87501

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC, NON-HISTORIC - AGE
<u>EAST</u>			
C-A	53" x 50" TRIPLE LSR STEEL CASEMENT 38/12 3W1H 1W3H/1W3H/1W3H	S	HISTORIC
C-DR #1	32" x 80" LH INSWING DOOR ALL WOOD CARVED 1-DIAMOND LITE	F	NON-HISTORIC - SHAPE CUTS (1996)
C-B	53" x 50" TRIPLE LSR STEEL CASEMENT 38/12 3W1H 1W3H/1W3H/1W3H	S	HISTORIC
C-C	38" x 38" TWIN SR STEEL CASEMENT 1W3H	S	HISTORIC
C- I	96" x 84" GARAGE DOOR OPENING (DOOR MISSING)	U	NON-HISTORIC - DOOR MISSING
<u>SOUTH</u>			
C-D	32" x 40" DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC - ROTTED BEYOND 40%
C-E	22" x 32" STAT INSWING CASEMENT 2W2H ALL WOOD	U	HISTORIC - ROTTED BEYOND 40%
<u>WEST</u>			
C-F	30" x 40" DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC - ROTTED BEYOND 40%
C-DR #2	32" x 80" LH INSWING DOOR ALL WOOD 2W2H/3-HORIZONTAL PANELS	U	HISTORIC - PANELS ROTTED BEYOND 40%, DOOR WOULD HAVE TO BE DISMANTLED TO BE REPAIRED DESTROYING THE DOOR, THE PANELS & WINDOWS NOT OF THIS ERA

NOTES:

[illegible]

NOTES:

On Behalf Of: Building Trade Specialties, Inc.

Address: 508 Ortega Rd NW

Los Ranchos De Albuquerque, NM 87114

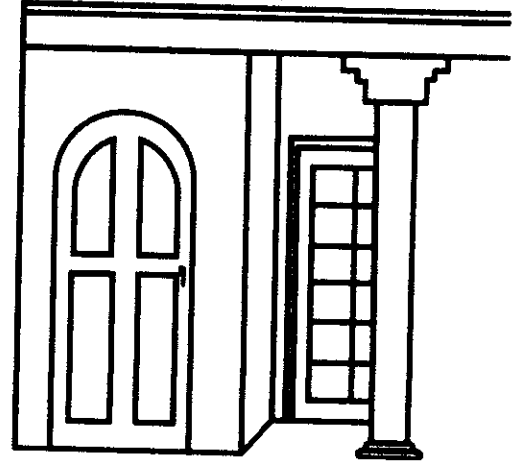
Phone: 505-659-8713

Contact: Ra Patterson

Email: ra@bts-nm.com

Phone: 505-379-7900

Building Trade Specialties, Inc.



Luxury Windows & Doors

KOLBE

WINDOWS & DOORS

We're for the visionaries.™

Quote 1438737C: Sergio Nunez

Project: 216 Maynard St- Casita

Printed: 4/23/2026 10:39:14 AM

*Proposed Windows and
Doors*

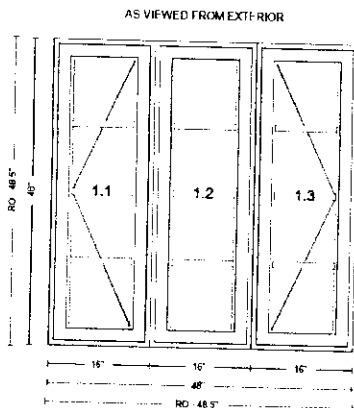
Printed By: Ra Patterson

Created: 4/23/2026

2026 Pricing

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Rough Opening Schedule



001 C-A

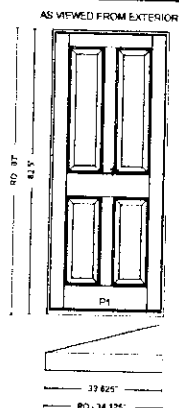
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"

Frame Size: 48" X 48"

Unit Dimension: 48" X 48"



002 C-DR-#1

Quantity: 1

Ultra Rectangle Exterior Swinging Door

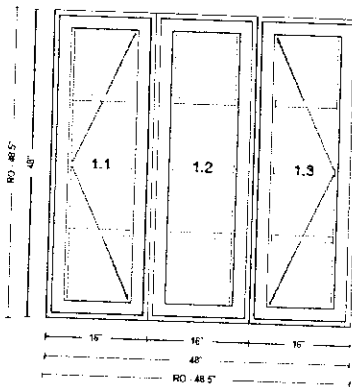
Rough Opening: 34 1/8" X 83"

Frame Size: 33 5/8" X 82 1/2"

Unit Dimension: 33 5/8" X 82 1/2"

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



003 C-B

Quantity: 1

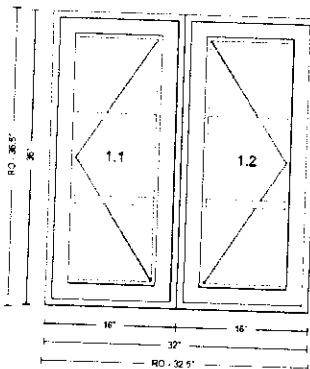
Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"

Frame Size: 48" X 48"

Unit Dimension: 48" X 48"

AS VIEWED FROM EXTERIOR



004 C-C

Quantity: 1

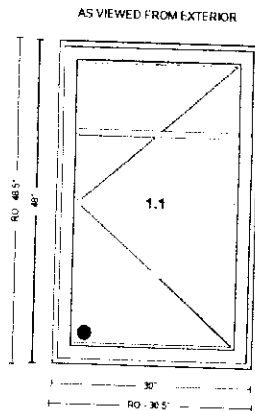
Ultra Rectangle Casement

Rough Opening: 32 1/2" X 36 1/2"

Frame Size: 32" X 36"

Unit Dimension: 32" X 36"

Rough Opening Schedule



C-1 **CHANGE TO**
005 - GARAGE DOOR WINDOW
REPLACED TO MEET EGRESS

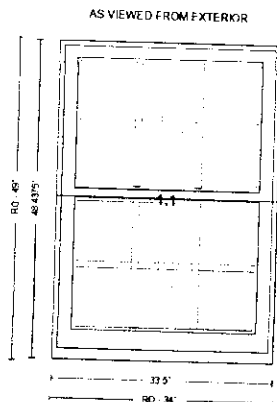
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 30 1/2" X 48 1/2"

Frame Size: 30" X 48"

Unit Dimension: 30" X 48"



006 C-D

Quantity: 1

Ultra Rectangle Double Hung

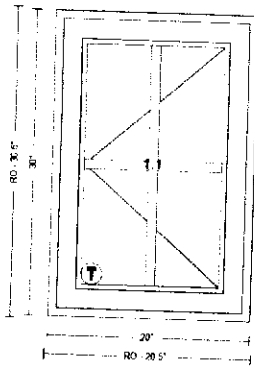
Rough Opening: 34" X 49"

Frame Size: 33 1/2" X 48 7/16"

Unit Dimension: 33 1/2" X 48 7/16"

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



007 C-E

Quantity: 1

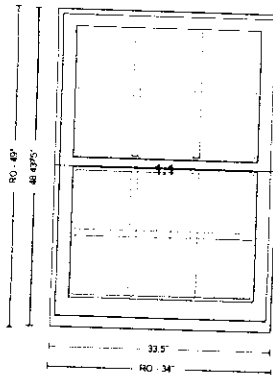
Ultra Rectangle Casement

Rough Opening: 20 1/2" X 30 1/2"

Frame Size: 20" X 30"

Unit Dimension: 20" X 30"

AS VIEWED FROM EXTERIOR



008 C-F

Quantity: 1

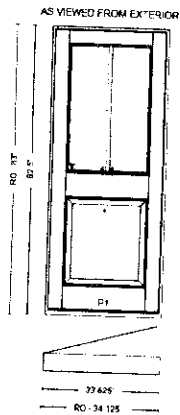
Ultra Rectangle Double Hung

Rough Opening: 34" X 49"

Frame Size: 33 1/2" X 48 7/16"

Unit Dimension: 33 1/2" X 48 7/16"

Rough Opening Schedule



009 C-DR-#2

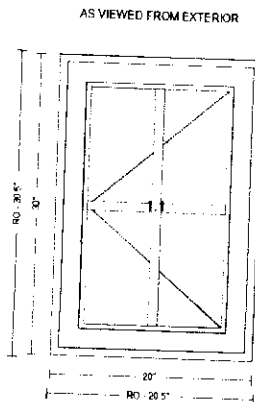
Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 34 1/8" X 83"

Frame Size: 33 5/8" X 82 1/2"

Unit Dimension: 33 5/8" X 82 1/2"



010 C-G

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 20 1/2" X 30 1/2"

Frame Size: 20" X 30"

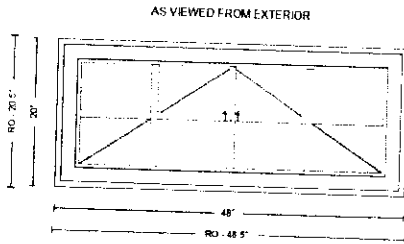
Unit Dimension: 20" X 30"

Rough Opening Schedule

011 C-H

Quantity: 1

Ultra Rectangle Awning

**Rough Opening: 48 1/2" X 20 1/2"****Frame Size: 48" X 20"****Unit Dimension: 48" X 20"**

Printed By: Ra Patterson

Created: 4/23/2026

* Indicates Increased Rough Opening

2026 Pricing

Rough Opening Schedule Page 7 of 8

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

Notes / Totals / Signature

Total Quantity: 11	Total Cubic Feet: 72.08	Total Perimeter Feet: 1,804.25	Sub-Total*:	\$15,249.84
			Total Tax:	\$0.00
			Total Freight:	\$0.00
			Total Labor:	\$0.00
			Total Amount:	\$15,249.84

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Signature: _____ **Date:** _____

Purchase Order: _____

Printed By: Ra Patterson

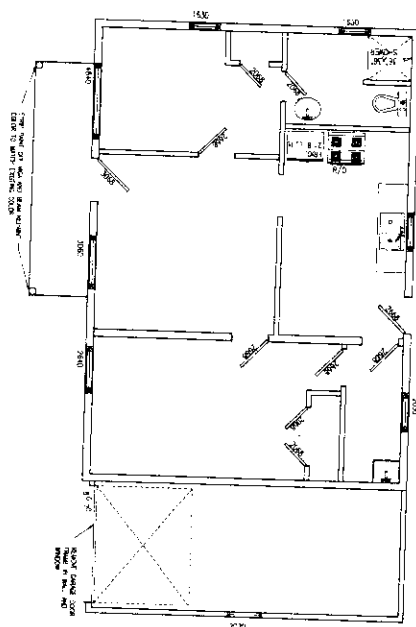
Created: 4/23/2026

2026 Pricing

Notes / Totals / Signature Page 8 of 8

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

EXISTING : FOR PLAN
SCALE : 1/4" = 1'

[illegible]

DRAFTS DRAFTING SERVICES
5508 30th Ave. JF
PO. BOX 400 HAWAII
PHONE: 253-3811
EMAIL: GDRAFTS@AOL.COM

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City of Santa Fe, New Mexico

memo

DATE: July 28, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director #LL
Maggie Moore, Assistant Land Use Director

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

2026-012779-HDRB. 107 W. Palace Ave.(sidewalk), Downtown & Eastside Historic District. No status. City of Santa Fe, owner, requests a historic status review for the Spitz Clock.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ District Standards & yard wall
& fence standards.

☐ Historic Inventory Form

☐ Zoning Review Sheet

☒ Other: 2026 HICP Draft

APPLICANT SUBMITTALS

☐ Proposal Letter

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☐ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the object be upgraded to significant with the north, south, east, and west elevations as the primary façades (numbers 1-4 on elevation diagram), per 14-4.6(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

District Standards:

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

BACKGROUND & SUMMARY:

A constituent contacted staff to inquire about restoring the Spitz Clock. When information was provided regarding the techniques for restoring the clock, Staff determined that a Historic Cultural Properties Inventory (HCPI) would be required before considering the proposed repair and repainting of the clock. The Historic Preservation Division then contracted with John Murphey to draft an HCPI for Board consideration.

Located in the Downtown and Eastside Historic District, the Spitz Clock is sited at the northwest corner of Lincoln Avenue and West Palace Avenue, adjacent to the New Mexico Museum of Art. While Spitz Clock currently has no historical status designation, it is architecturally and historically significant as a rare surviving example of an urban American E. Howard & Company “Pocket Watch Top” sidewalk clock manufactured in Boston, Massachusetts. The historic object is built of cast iron and measures approximately eighteen feet in height with a gilded wooden clock mounted above a square cast-iron pedestal. Each elevation has a recessed panel with access to the interior winding mechanism on the west panel with the manufacturer’s nameplate at the top. Above the base is a fluted column topped with a Corinthian capital, and a round dial casing with twin faces, bearing a pocket watch winding stein and ring. The dials have the original Roman numerals and hands reading “Standard Time” below the center wheel. The unique dial casing resembles a common pocket watch of its time expressing its original advertising message calling attention to its then-adjacent jewelry store.



Figure 1. Aerial map of Spitz Clock location (outlined in red) within the Downtown and Eastside Historic District. Source: City of Santa Fe GIS.



Figure 2. Spitz Clock, south elevation, July 2026. Photo credit: author.

The Spitz Clock is one of the few surviving artifacts from early twentieth-century commercial character of the Santa Fe Plaza. The clock was purchased and transported to Santa Fe in May of 1924 from Kansas City, Missouri by German-Jewish immigrant Salomon Spitz. It was originally located on the south side of the Plaza in front of the Spitz Jewelry Company, established by Spitz in the early 1880s, and served as the third and final clock in its location. In 1966, the clock was removed during the federally funded Plaza Portal construction project. This urban-renewal incentive reintroduced an uninterrupted row of portales along the south side of the Plaza, reflecting an idealized vision of an early nineteenth-century Spanish Pueblo Style designed by architect John Gaw Meem, Historic Districts Review Board, Case #2026-012799-HDRB

later refined by architect Kenneth Clark. Consequently, many late-nineteenth and early-twentieth-century architectural elements surrounding the Plaza were lost and the Spitz Clock was removed. The historic clock was donated to the city of Santa Fe by Bernard Spitz, the son of Salomon Spitz, and stored in the basement of City Hall until 1974 when it was relocated to its current location accompanied by a historical marker plaque and wooden podium.



Figure 3. Site Plan: Computer generated line sketch of Spitz Clock, west elevation. No scale. Source: John W. Murphy and Jim Rodman, "Spitz Clock (Spitz Clock No.3)," *Historic Cultural Properties Inventory (HCPI) Base Form (Form 1)*. Historic Preservation Division, New Mexico Department of Cultural Affairs, DRAFT, June 24, 2026.

Site Description:

Similar to many historic street clocks, the Spitz Clock was removed from its original location on Walnut Street in Kansas City, Missouri in 1924. Later that year in May, the clock arrived in Santa Fe where it was placed at the south side of the Santa Fe Plaza in front of the S. Spitz Jewelry Company at 78 East San Francisco Street, and finally in 1974, re-erected at its current location in front of the New Mexico Museum of Modern Art. While the clock has moved multiple times and the most recent location is not reflective of its original placement and use, its current location reflects its own historical narrative relating to the 1960s renovation of the Plaza during a time

period of more than 50 years ago. Therefore, staff believes the historic integrity of the object meets code requirements for the review of and change in status designation to “significant” as found in section 14-4.6(C)(2)(II), and as defined in Section 14-9.3, *General Definitions*.



Figure 4. Circa 1915 colorized postcard, Walnut Street, Kansas City, Missouri, the first location of Spitz Clock. The Cady & Olmstead pocket watch street clock circled. Source: John W. Murphy and Jim Rodman, “Spitz Clock (Spitz Clock No.3),” *Historic Cultural Properties Inventory (HCPI) Base Form (Form 1)*. Historic Preservation Division, New Mexico Department of Cultural Affairs, DRAFT, June 24, 2026.

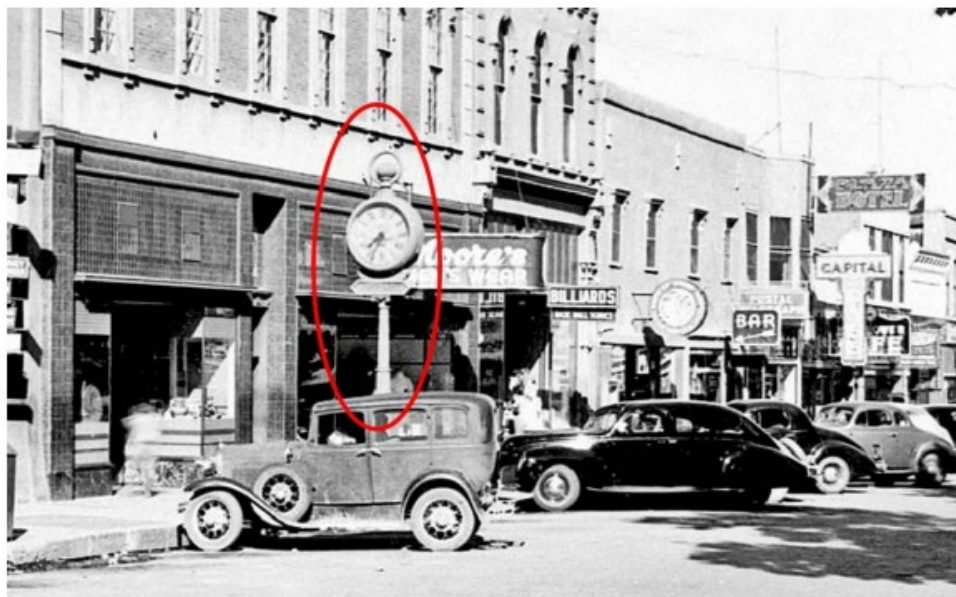


Figure 5. Circa 1940 negative showing Spitz Clock at its first location in Santa Fe on the south side of the Plaza. Title: East San Francisco Street at Plaza, Santa Fe, New Mexico. Source: John W. Murphy and Jim Rodman, “Spitz Clock (Spitz Clock No.3),” *Historic Cultural Properties Inventory (HCPI) Base Form (Form 1)*. Historic Preservation Division, New Mexico Department of Cultural Affairs, DRAFT, June 24, 2026.

PREVIOUS CASE SUMMARIES:

ARC: No archaeological clearance has been issued for the object.

HDRB: There have been no previous HDRB cases on the Spitz Clock.

ADMINISTRATIVE: No administrative review has been issued for the object.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Status Review with primary façade designation, if applicable, for an accessory structure.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

I. Purpose

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

- I. Continue the existence and preservation of historic areas and buildings;
- II. Continued construction of buildings in Santa Fe's historic styles; and
- III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

I. Purpose

Historic designation is intended to address the following:

- I. Recognizing each structure as a physical record of its time, place, and use.
- II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;
- III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;
- IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

- V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.
2. Designation of Significant, Contributing, or Noncontributing Status
- I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions*. Staff shall maintain a record as to the current status of structures located in the historic districts.
 - II. HDRB Authority to Review Status Designation
 - a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.
 - b. A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."
 - c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.
 - III. Initiation of Review of Status Designation

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

 - a. An application for construction or demolition as set forth in Section 14-5.2 as follows:
 - 1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.
 - 2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.
 - b. Request from the property owner;
 - c. A request initiated by the city. Staff shall notify the property owner prior to

initiating the request.

IV. Notice of HDRB's Review of Status

- a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.
- b. In addition, staff shall send notice, by first class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.
- c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster on the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected and the time, date and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars (\$50.00) will be charged.

NONCONTRIBUTING STRUCTURE

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

CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national or global level; or if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

PRIMARY FACADE

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

2. Downtown and Eastside Historic District

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

I. Old Santa Fe Style

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

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

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

- b. All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- c. Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- d. The rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- e. True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
- f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

II. Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion,

and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- a. No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- b. The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- d. No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- e. The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complementary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- f. Flat roofs shall have not more than thirty (30) inches overhang.

14-9.3 General Definitions

ACCESSORY

As applied to a use or structure, means customarily subordinate or incidental to and on the same lot of such use or structure or on a contiguous lot in the same ownership.

CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

OBJECT

As used in Section 14-4.6, Historic Districts, *Historic Districts*, means the term used to distinguish from structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, for example, sculpture, monuments, boundary markers, statuary and fountains.

Spitz Clock Elevations & Proposed Primary Facades



Photo 1. Spitz Clock, south elevation, view from sidewalk looking north. (July 2026)



Photo 2. Spitz Clock, west elevation, view from sidewalk looking southeast. (July 2026)



Photo 3. Spitz Clock, north elevation, view from sidewalk looking south. (July 2026)



Photo 4. Spitz Clock, east elevation, view from sidewalk looking northwest. (July 2026)

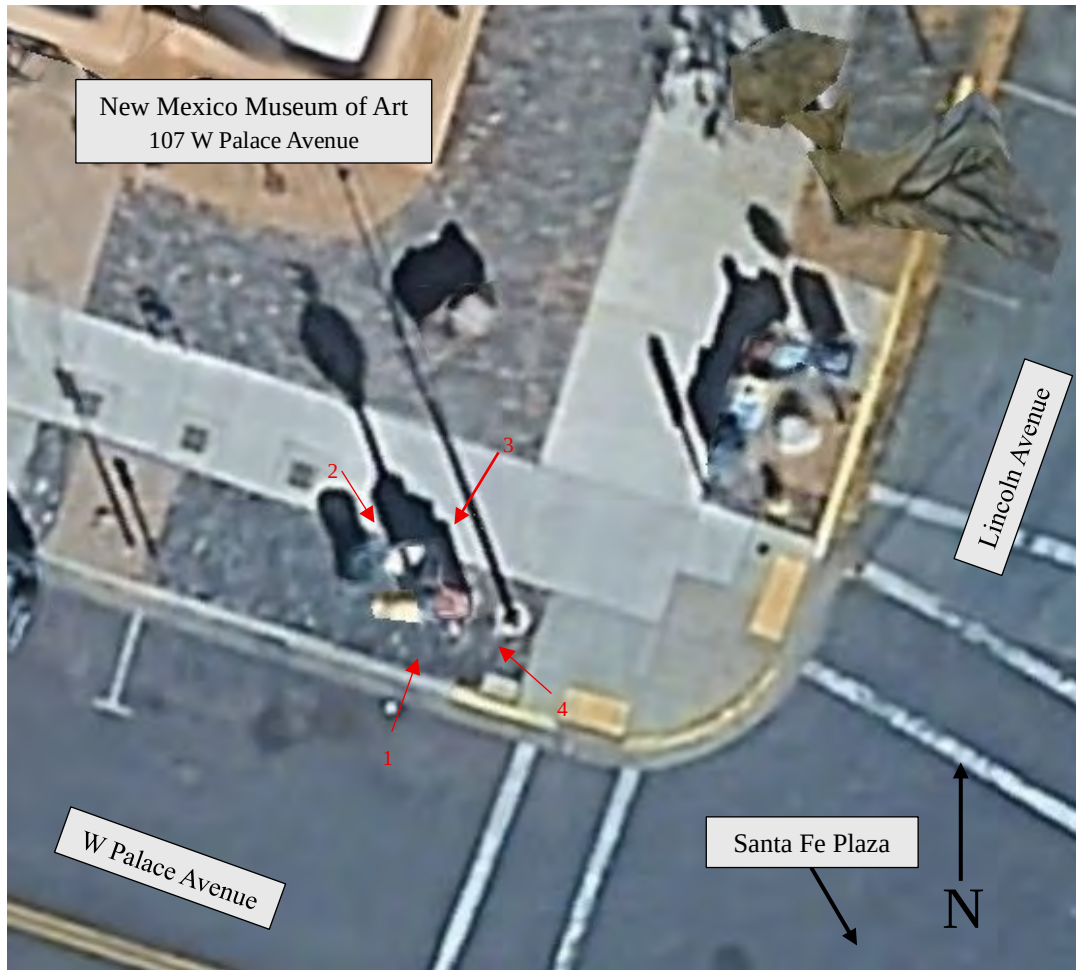


Figure 1. Spitz Clock photo key and proposed primary facades with corresponding numbers.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: **DRAFT – June 24, 2026**

For HPD Office use only:								
HCPI No.	District No.	NRHP	SRCP	Criteria	A	B	C	D
1. Name of property: Spitz Clock (Spitz Clock No. 3)		2. Location: 107 West Palace Avenue City of Santa Fe Sidewalk Downtown and Eastside Historic District – Santa Fe		3. Local Reference Number: Santa Fe ID: 4. County: Santa Fe Parcel # N/A				
5. Property Type: __ Buildings: __ Structures: __ Site __x__ Object: street clock								
6. Date of Survey: May 19, 2026								
7. Previous Survey Date(s): __ Yes: x_ No., per City HPD								
8. Name of Project: HDRB Status Evaluation								
9. Lat/Long: 35.687955, -105.938941								
10. Photo Information: Jim Rodman, photographer.		Photo 1: View of south elevation. Camera facing north. June 18, 2026.						
11. Brief Description of the Property: Standing at the northwest corner of Lincoln Avenue and West Palace Avenue with the New Mexico Museum of Art as its backdrop, the Spitz Clock is a surviving relic of early twentieth-century Santa Fe and one of the few remaining artifacts associated with the early twentieth-century commercial character of the Santa Fe Plaza. Originally installed in front of the Spitz Jewelry Company on the south side of the Plaza, the clock was relocated to its present location in 1974 following a decision by the Santa Fe City Council. It has remained there for more than fifty years. The clock has no status within the Santa Fe Downtown and Eastside Historic District. Continued on Page 5.								
12. Who uses the property? The public								
13. Construction Date: Date: Before 1924, assumed, based on other wood pocket watch post clocks, c. early 1900s. __ Known __x__ Estimated Source: Research conducted by Eric Ryback, newspaper accounts, and visual evidence.								
14. Setting: Suburban __ Rural __ Village __x__ Urban If Urban: Commercial __ Industrial __ Residential __x__ Public								
15. Relationship to Surroundings: __x__ Similar __ Dissimilar Comments: N/A								

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



Source: Office of the Santa Fe County Assessor

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

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

For: City of Santa Fe

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

Current owner: City of Santa Fe

19. Is Property Endangered? ☒ Unknown ☐ No ☐ Yes How?

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

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

22. National or State Register:

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes

Why? See Evaluation of Historical Status

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

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

If yes: ☐ Significant ☐ Contributing ☐ Non-contributing ☒ No Status

Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property:		2. Location:		3. Local Reference Number:	
Spitz Clock (Spitz Clock No. 3)		107 West Palace Avenue City of Santa Fe Sidewalk Downtown and Eastside Historic District – Santa Fe		Santa Fe ID: N/A	
				4. County: Santa Fe	
				5. Date of Survey: May 19, 2026	
ARCHITECTURAL AND CONSTRUCTION DETAILS:					
6. Visible Construction Material:				7. Number of Stories: ☒ N/A Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: _____	
☐ Adobe ☐ Brick ☐ Composition ☐ Concrete: Block ☐ Concrete: Cast Stone ☐ Concrete: Poured ☐ Earth Plaster ☐ Masonry: Simulated ☐ Metal: Corrugated ☐ Metal: Structural Siding ☐ Metal: V-Crimp ☐ Stone: Random Ashlar ☐ Stone: Random Coursed ☐ Stone: River Rock ☐ Stone: Rusticated ☐ Stone: Tabular ☐ Stucco: ☐ Tile: Clay ☐ Vinyl Siding ☐ Wood: Board and Batten ☐ Wood: Horizontal Siding ☐ Wood: Jacal ☐ Wood: Log ☐ Wood: Shingle ☐ Wood: Tongue and Groove ☒ Other: Cast iron and laminated wood				8. Foundation: ☐ N/A ☒ Not visible ☐ None ☐ At Grade ☐ Raised: Materials: ☒ Concrete: ☐ Stone Other: Notes	
				9. Roof: ☒ N/A Shape: ☐ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☒ Shed Other: Pitch: ☐ None ☐ Low ☐ Medium ☐ Steep Features: ☐ Eave: ☐ Parapets Materials: ☐ Asphalt ☐ Earth ☐ Composition shingle ☐ Metal: Pressed ☐ Composition Roll ☐ Metal: Corrugated ☐ Metal: Standing Seam ☐ Metal: V- Crimp: Red Panel ☐ Tile: Terra Cotta ☐ Wood: Shingle Other:	
10. Window Types N/A		11. Door Types N/A			
12. Chimneys N/A		13. Porches N/A Type: ☐ Entry ☐ Partial-Width ☐ Full-Width ☐ Wrap			
14. Other Significant Features N/A					
15. Modifications: ☒ ☐ No known modifications					
#1 Date: 1966; initial removal from Plaza business and storage in City Hall basement; newspaper accounts #2 Date: 1974; establishment of current location; newspaper accounts #3 Date: 1984; installation of south dial Plexiglas lens; newspaper account #4 Date: 1993; regilding of clock head; newspaper account #5 Date: Various, recent past; small maintenance and painting repairs; newspaper accounts and visual evidence					

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style ☐ Not Applicable

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

Notes: ☐ Other: Vernacular

17. Documents Available and Their Locations

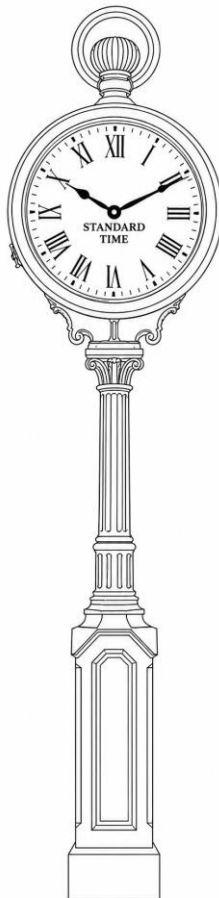
Historic Preservation Division	Archaeological Records Management Section
Land Use Department	Laboratory of Anthropology
City of Santa Fe	708 Camino Lejo
200 Lincoln Avenue	Santa Fe, NM 87501
Santa Fe, NM 87504	(505) 476-1320
(505) 955-6605	https://nmhistoricpreservation.org/arms.html
https://www.santafenm.gov/land-use/historic-preservation	

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A, adjacent 1975 plaque and post

19. Site Plan: Computer generated line sketch, west elevation. No scale.



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: Spitz Clock (Spitz Clock No. 3)	2. Location: 107 West Palace Avenue City of Santa Fe Sidewalk Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
		4. County: Santa Fe			
		5. Date of Survey: May 19, 2026			

Architectural Description Continued

The Spitz Clock is a rare example of an E. Howard & Company "Pocket Watch Top" street clock. Consisting of a cast-iron pedestal and shaft supporting a large circular clock head resembling an oversized pocket watch, the clock represents a distinctive type of commercial street furnishing once associated with jewelry stores and downtown business districts. Although portions of the wooden clock head exhibit deterioration, the clock remains substantially intact and retains its historic appearance.

Location

The Spitz Clock stands 48 inches north of the West Palace Avenue curb in front of the New Mexico Museum of Art. The museum was designed by Rapp, Rapp and Hendrickson and completed in 1917 (Photo 2). The clock rests on a low concrete foundation that has been obscured by modern brick paving. It is flanked by a trash receptacle to the west and newspaper boxes to the east. Immediately to the north is a small commemorative marker erected in 1975. The marker is mounted on a wood pedestal.

The double-faced clock is oriented along a north-south axis, with one dial facing south toward West Palace Avenue and the other north toward the museum grounds. Owing to its height, distinctive form, and proximity to the Santa Fe Plaza, the clock is a prominent feature of the historic streetscape.

Design

The Spitz Clock measures approximately eighteen feet in height (Fig. 10). Its lower portion consists of cast-iron components manufactured by E. Howard & Company of Boston, Massachusetts (Photo 3). The company produced street clocks for commercial districts throughout the United States, particularly for jewelry stores where they served as both timepieces and advertising devices.

The clock is mounted on a cast-iron pedestal composed of a square, paneled base rising approximately 52½ inches above grade (Photo 4). Each elevation contains a recessed panel; the west-facing panel provides access to the winding mechanism and bears a manufacturer's nameplate (Photo 5).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. Date of Survey: May 19, 2026			

The clock was designed to operate on an eight-day winding cycle by means of a key. Mechanically, the process raises a heavy driving weight, described by a local clock repairman as weighing approximately forty-five pounds. After being wound, gravity slowly pulls the weight downward, and a series of gears converts this motion into the movement of the clock hands.¹

Above the pedestal is a vertically fluted shaft approximately six feet in height terminating in a decorative capital incorporating stylized acanthus-like foliage and scrollwork derived from Classical Revival design traditions (Photo 6). A decorative cast-iron bracket mounted atop the capital supports the clock head. The pedestal, shaft, capital, and bracket are painted dark green.

The clock head consists of a circular laminated-wood case approximately 36 inches in diameter and 36 inches in height (Photo 7). Covered with gold leaf and subsequent repainting, the case is designed in the form of an oversized pocket watch. Small access hatches are located on the east and west sides of the head. The wooden case exhibits areas of deterioration, including localized rot and delamination (Photos 8 & 9).

Each face contains a circular white dial protected by a glazed crystal. The dials are marked with black Roman numerals and ornamental black hands (Photo 7). Centered beneath the hands are the words "STANDARD TIME" in block lettering arranged in two lines. The face includes a few small electric lights, which are visible at night. The south-facing bezel is currently fitted with a Plexiglas lens which was installed following vandalism in 1984 (Photo 9). The circular case is surmounted by a gilded crown and bow that reinforces the appearance of an oversized pocket watch. The original suspension chain characteristic of this clock type is no longer present, a condition shared by several other surviving examples.

Condition and Historic Integrity

Like many historic street clocks, the Spitz Clock has been relocated from its original setting. It was apparently moved from its historic location on Walnut Street in Kansas

¹ The clock is now wound three times a week and not wound during the winter. The winding is conducted the City of Santa Fe Parks Horticulture Superintendent. Email communication from Melissa A. McDonald to John W. Murphey, May 24, 2026.

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

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City to the south side of the Santa Fe Plaza and, in 1974, to its present location in front of the New Mexico Museum of Art—where it has remained for more than fifty years. Newspaper accounts indicate that the clock has undergone periodic repair and maintenance throughout its history. In 1961, Bernard Spitz shipped the clock's internal works to Watertown, Massachusetts, where the Hjalmer J. Olsen Company, a specialty horological firm, repaired its gears and other mechanical components.²

Subsequent repairs were undertaken by Santa Fe clock repairman Chester Johnson. The clock head has also been regilded at least once, as documented in a 1993 newspaper account reporting that local professional gilder Michael Cochran restored its finish.³ Other maintenance work, including repainting and the replacement of at least one crystal, has been performed by City of Santa Fe staff.

Despite these repairs, the Spitz Clock retains a high degree of historic integrity. It continues to possess its original design, overall form, and much of its historic material fabric, with repairs generally limited to the periodic replacement of worn mechanical components and other in-kind maintenance customary for a functioning public timepiece.

The principal threat to the clock's long-term preservation is the deteriorated condition of the wooden case. The lower portions of the circular head exhibit extensive weathering, including severe checking, splitting, delamination of the laminated wood members, and localized areas of rot and material loss. The protective gilded finish has largely failed in these areas, permitting moisture infiltration and accelerating the deterioration of the underlying wood substrate. If left untreated, continued deterioration of the wooden case may eventually result in the loss of significant historic material and adversely affect the clock's integrity.

² "Old Clock Gets New Works," *The New Mexican*, Nov. 19, 1961, 6.

³ "Sprucing up the Spitz Clock," *The New Mexican*, June 18, 1993, B-5

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Spitz Clock (Spitz Clock No. 3)	2. Location: 107 West Palace Avenue City of Santa Fe Sidewalk Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
		4. County: Santa Fe			
		5. Date of Survey: May 19, 2026			

Historical Overview

Synopsis

In May 1924, Salomon Spitz's oversized advertising clock arrived in Santa Fe and was erected in front of the S. Spitz Jewelry Company at 78 East San Francisco Street. A Santa Fe New Mexican article published on May 23 announced the arrival of the clock, describing it as the first of its kind in New Mexico and stating that it would replace an earlier street clock that had been damaged by a truck approximately one year earlier. The pocket-watch-form street clock stood in front of the business for the next 42 years, becoming one of the Plaza's most recognizable commercial landmarks.

In 1966, the clock was removed to accommodate construction of the Portal Project, a federally funded urban-renewal undertaking that reintroduced continuous portales along the south side of the Plaza in accordance with the longstanding ambitions of architect John Gaw Meem to return the public space to an idealized nineteenth-century appearance. Following the clock's removal, Salamon's son, Bernard Spitz, donated it to the City of Santa Fe, which placed it in storage in the basement of City Hall.

After several years of public interest and calls for its reinstallation, the City of Santa Fe restored the clock and erected it at its present location in front of the New Mexico Museum of Art in June 1974. The following month, the restored clock was rededicated as part of the ceremonies marking the completion of the Plaza improvements.

Spitz Jewelers

Salomon (sometimes Solomon) Spitz, a German-Jewish immigrant, arrived in the United States through New York in 1881.⁴ He was born on November 10, 1852, in Kempen, near Krefeld, in the Rhineland region of Prussia, Germany. Little is known of his early education and training. Spitz belonged to the second major wave of German-Jewish immigration to the United States, many of whom settled throughout the Southwest and established mercantile and trading enterprises. In 1881, he married Emilie Frudenthal of Denver.

⁴ U.S. Census Bureau, Year: 1900; Census Place: Santa Fe Ward 4, Santa Fe, New Mexico; Roll: 1002; Page: 15; Enumeration District: 0126.

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		5. Date of Survey: May 19, 2026			

Newspaper accounts indicate that Spitz established a jewelry business, S. Spitz, in Santa Fe during the early 1880s in a building near the former Palace Hotel on Washington Avenue.⁵ Advertisements from the period indicate that the business manufactured Mexican gold filigree jewelry, repaired watches and jewelry, and set diamonds (Fig. 1). The establishment functioned as both a wholesale and retail operation.

A brief newspaper account from 1884 noted that Spitz had erected a "large gilt sign announcing that he deals in jewelry."⁶ The article suggests that Spitz appreciated the value of visual advertising and, like many jewelers of the period, would likely have been receptive to the use of a prominent street clock as both a timepiece and commercial advertisement. By 1885, Salomon had moved his business directly onto the Santa Fe Plaza, occupying a storefront in what later became known as the Kahn Building.⁷ A stereoscopic photograph dating to approximately 1872-1880 appears to show a suspended clock at this location (Fig. 2).

Spitz later moved his business into the second Spiegelberg Building, an elaborate commercial block with a cast-iron façade occupying what is now addressed as 74-78 East San Francisco Street. He took over the storefront at 76 East San Francisco Street, previously occupied by jeweler C. Yantz.⁸ The store included a showroom at the front and a small manufacturing room at the rear. An advertising clock appears in a commercial view of the Spiegelberg Building, suspended above a display window (Fig. 3).

The Spitz family would occupy this location for nearly ninety years. Operated first by Salomon and later by his son Bernard Spitz, the Spitz Jewelry Store became one of Santa Fe's longest-lived commercial establishments and one of the Plaza's best-known businesses. In 1931, the business expanded from jewelry sales and repairs to gift merchandise, becoming a combination jewelry store and gift shop. The oversized street clock erected in front of the store became an important element of the firm's public

⁵ "Local Gossip," *New Mexican Review*, Dec. 21, 1883, 4.

⁶ "Our March of Progress," *Weekly New Mexican Review*, May 1, 1884, 4.

⁷ Advertising show Spitz had moved onto the Plaza by 1885; a 1889 article indicates he was settled in the east side of the Kahn Building, "Round About Town," *Daily New Mexican*, Oct. 01, 1889, 4.

⁸ 74-78 East San Francisco Street, Spiegelberg Building, Santa Fe, Santa Fe County, New Mexico, New Mexico Historic Cultural Properties Inventory 1 & 2. Prepared for Architectural Alliance, December 22, 2017, 8.

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identity and one of the most recognizable commercial landmarks in downtown Santa Fe during the period.

Street Clocks and Advertising

A long-standing local story, repeated in numerous newspaper articles, local history publications, and other accounts, holds that Salomon Spitz replaced an earlier suspended advertising clock with a sidewalk or post clock in 1915, that this second clock was destroyed by a truck later that same year, and that the present Spitz Clock arrived in Santa Fe in 1916. No contemporary newspaper accounts supporting this chronology have been identified. Instead, a Santa Fe New Mexican article published in May 1924 reported that Spitz had just received his "third" clock and that it replaced an earlier street clock that had been knocked over by a truck approximately one year before.⁹

Despite these conflicting dates, it can be clearly established that the present clock was in Santa Fe by May 1924 and that its acquisition reflected a broader national marketing trend in which jewelers employed large street clocks as both advertisements and public amenities. Beginning in the late nineteenth century, jewelers (Fig. 4), and occasionally banks, invested in tall, post-mounted clocks. The clocks served as landmarks, advertisements, and public timekeepers in commercial districts prior to the widespread availability of inexpensive pocket watches and, later, wristwatches.

Several manufacturers, most notably the Seth Thomas Clock Company and E. Howard & Company, produced standard street (also called post or sidewalk) clocks that could be customized with business names, ornamental details, and other embellishments (Fig. 5).¹⁰ These clocks were advertised extensively in trade publications, including the Jewelers' Circular. Although attractive and popular, street clocks were not universally welcomed by municipal authorities, as their installation frequently required encroachment into the public right-of-way. In 1893, for example, a jeweler in Duluth, Minnesota, sought permission to erect an advertising street clock in front of his

⁹ "Heavy Iron Time Sentinel Soon to Guard Spitz Store on Plaza," *Santa Fe New Mexican*, May 23, 1924, 5.

¹⁰ New York City Landmarks Preservation Commission, *Sidewalk Clock, 783 Fifth Avenue, Manhattan, Manufacturer: E. Howard Clock Co.*, Designation List 147, LP-1170 (New York: Landmarks Preservation Commission, August 25, 1981), 1.

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business. After months of delay, the city council relented, citing the "benefits that accrue to the public by the proper placing of accurate-going street clocks."¹¹

The 1924 New Mexican reported that Spitz had acquired his new clock at a cost of approximately \$600 to \$700 and that it had been obtained from a considerable distance.¹² Later newspaper accounts suggested that the clock had been purchased second-hand from a business in Kansas City. Supporting this tradition is a February 1924 advertisement in the Kansas City Star offering for sale, at a "sacrifice," a twenty-foot-tall, two-sided E. Howard & Company street clock owned by the long-established jewelry firm of Cady & Olmstead.¹³ Earlier newspaper advertisements indicate that Cady & Olmstead may have installed the clock in Kansas City in the late nineteenth century.

Additional circumstantial evidence strengthens the connection. As recalled by members of the Spitz family and confirmed by Kansas City newspaper accounts, the city enacted a Sidewalk Ordinance in 1924 prohibiting obstructions—including overhead signs, barber poles, street clocks, and newsstands—from publicly maintained sidewalks.¹⁴ The ordinance would have created a strong incentive for the removal and sale of the Cady & Olmstead clock.

Taken together, the timing of the sale, the matching description of the clock, and the contemporaneous sidewalk regulations strongly suggest that the Santa Fe clock and the Kansas City clock are one and the same. Further supporting this conclusion is a colorized postcard of Walnut Street in Kansas City dating from approximately 1915 to 1920, which depicts a large pocket-watch-form street clock near the location of the Cady & Olmstead jewelry store (Fig. 6). Although definitive documentary proof of the transfer has not been located, the available circumstantial and visual evidence presents a compelling case that the present Spitz Clock originated in Kansas City and formerly belonged to the Cady & Olmstead Jewelry Company.

The 1924 New Mexican article announcing its arrival predicted that it would be the "biggest and heaviest" clock in New Mexico. Echoing the rhetoric commonly found in jewelry trade publications, the writer praised its public value, observing that it would

¹¹ Untitled article, *The Jewelers' Circular and Horological Review* 26, no. 19 (June 7, 1893): 15.

¹² "Heavy Iron Time Sentinel Soon to Guard Spitz Store on Plaza."

¹³ "For Sale – Miscellaneous," *Kansas City Star*, Feb. 23, 1924, 11.

¹⁴ Untitled Article, *Kansas City Star*, May 6, 1924, 5.

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"tell the anxious housewife how much longer she has for marketing and window shopping down town."¹⁵

The "gigantic" clock was subsequently captured in several photographs of East San Francisco Street (Fig. 7). It stood near the edge of the sidewalk directly in front of the entrance to the Spitz Jewelry Store. Its dials faced east and west, and a small nameplate, now missing, was mounted below the clock cradle.

Threats and Changes

The third Spitz Clock weathered numerous changes to the Plaza and its commercial surroundings, but it had its first threatened removal in the late 1950s following the adoption of Santa Fe's historic preservation ordinance. Local merchants feared that their three-dimensional signs and commercial displays would fall within the scope of the so-called H-Zone ordinance.

In 1960, however, Webb Young, chairman of the Historical Style Committee, announced that the Spitz Clock would not be affected. As reported in the *New Mexican*, the committee understood that the clock "might not have conformed to the requirements of the H-zone ordinance as originally drafted, [however] the present ordinance specifically provides for the preservation of such antiquities."¹⁶ Although the clock was spared by the H-zone ordinance, it would soon face a new threat arising from efforts to remake the Plaza according to an idealized vision of Santa Fe's past.

In January 1966, concerns about Santa Fe's sluggish economy led to the formation of the Santa Fe Development Committee, an outgrowth of the Chamber of Commerce that sought to transform downtown into "a dynamic and efficient center of commercial and [civic] activities."¹⁷ Its initial efforts focused on improving the Plaza and making it more attractive to residents and tourists. The principal proposal involved reintroducing portales along the Plaza sidewalks.

¹⁵ "Heavy Iron Time Sentinel Soon to Guard Spitz Store on Plaza."

¹⁶ "Clock Not in Danger," *The New Mexican*, Jan. 25, 1960, 1.

¹⁷ "Development Committee Reports on its Progress," *The New Mexican*, March 22, 1966, 1.

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Bernard Spitz inadvertently spared the clock from this uncertain future when he relocated his jewelry store from the Plaza to the Coronado Shopping Center in the summer of 1966. On May 25, 1966, he donated the third Spitz Clock to Mayor Pat Hollis with the understanding that it would be re-erected somewhere along the Plaza.¹⁸ The city accepted the gift and, according to newspaper accounts, disassembled the clock and stored at least portions of it in the basement of City Hall.

In 1967, Mayor Hollis commissioned architect John Gaw Meem to prepare a renovation study for the Plaza. Meem's proposal called for new portal structures along all sides of the square, except at the Palace of the Governors. It also included new brick sidewalks and other improvements. Meem specifically recommended relocating both the Spitz Clock and the Soldiers' Monument during the project's second phase, which was to be funded through a HUD grant. He suggested that the clock be placed in front of City Hall on Washington Avenue.¹⁹

Several years passed without the clock's return, and local residents began to express concern over its absence. By the early 1970s, the Old Santa Fe Association was advocating for its reinstallation. Through its member Rex Arrowsmith, the organization declared that the "clock belongs to the people of Santa Fe" and urged citizens to "make their wishes known to city management if and where they want the clock set up."²⁰

In response, the Santa Fe City Council established a Spitz Clock Study Committee composed of Jerry Spitz (son of Bernard Spitz), Councilmember Robert Berardinelli, and representatives of the City Action Committee and the Old Santa Fe Association.²¹ After nearly two years of evaluating potential sites, the committee recommended placing the clock at the northwest corner of Lincoln and West Palace avenues. The governing body approved the recommendation on May 29, 1974,²² and, after an absence of seven years, city crews reinstalled the clock in late June and formally rededicated it the following month.

¹⁸ "City of SF Presented Historic Old Clock on Plaza," *The New Mexican*, May 27, 1966, B-3. No deed for this transaction in county records.

¹⁹ "Plaza Changes Presented to City of Santa Fe Council," *The New Mexican*, Jun 29, 1972, A-3.

²⁰ Quoted in Jack Sitton, "New Mexicana," *The New Mexican*, Sep. 22, 1971, A-2.

²¹ "SF Estates Review Group Appointed," *The New Mexican*, Dec. 14, 1972, A-4.

²² "Spitz Clock Finds Place," *The New Mexican*, May 30, 1974, B-1.

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Historical Significance

Once a common feature of late nineteenth- and early twentieth-century commercial districts, advertising street clocks have largely disappeared through removal, demolition, scrapping, or transfer into private collections.

Communities that retain significant collections of cast-iron street clocks, including Boston, New York City, and Seattle, have recognized their importance through local landmark designation and preservation programs. Elsewhere, individual street clocks have been listed in the National Register of Historic Places or recognized as contributing resources within historic districts. Ironically, the type experienced a revival during the 1990s and 2000s when reproduction street clocks were installed in numerous Main Street communities as symbols of historic commercial identity.

Among historic street clock forms, the so-called "pocket watch" type, a distinctive design manufactured by the E. Howard Clock Company, is exceptionally rare (Fig. 8). According to clock collector and restorer Eric Ryback, only six examples of this clock type are known to survive in the United States, with many lacking original components or having passed into private hands.²³ Few are publicly accessible or continue to serve their historic function as streetscape landmarks (Fig. 9).

Consequently, the Santa Fe clock represents not only a rare surviving example of a once-common form of commercial streetscape furnishing, but also one of the nation's few publicly accessible examples of the E. Howard Company's distinctive pocket-watch street clock design.

²³ Eric Ryback, "'Pocket Watch Head' Street Clock History and Restoration," presentation to the National Association of Watch and Clock Collectors (NAWCC), Tower and Street Clock Chapter No. 134, Southern Ohio Regional, Wilmington, Ohio, April 11, 2025, PowerPoint presentation provided to the author by email, June 2026.

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Evaluation of Historical Status

The Spitz Clock, like the End of Trail marker, Soldiers' Monument, and other small but significant elements within the Plaza environment, represents one of the few surviving artifacts of Santa Fe's pre-Pueblo Revival commercial landscape. These resources predate much of the Santa Fe Style-inspired remodeling—and, indeed, many of the buildings themselves—that now define the Plaza. In this respect, the Spitz Clock is an artifact of the early twentieth-century transformation of Santa Fe from a typical American business district, characterized by brick- and cast-iron-faced commercial buildings, sidewalk advertising structures, and other expressions of Victorian and early twentieth-century commerce, into the highly curated Pueblo Revival environment that defines the Plaza today.

As such, the Spitz Clock and the few surviving features of its era stand in marked contrast to the later Pueblo Revival business façades that came to dominate the Plaza. By 1960, the Historical Style Committee had already recognized the clock's distinction and importance, describing it as an antiquity worthy of preservation.

For these reasons, the Spitz Clock should be designated a Contributing resource to the Downtown and Eastside Historic District as a Significant Object. It should also be clearly identified as a Contributing resource within the Santa Fe Historic District (SRCP 260), a State and National Register of Historic Places district, where its period of significance extends through 1927.

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Illustrations



Figure 1: May 1884 advertisement for original S. Spitz jewelry store: Source: Santa Fe New Mexican.

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Figure 2: c. 1872-1880 stereograph showing likely earlier Spitz clock (circled). Title: East San Francisco Street on the Plaza, Santa Fe, New Mexico. Creator: Byron H. Gurnsey. Negative No.: 014624. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum, Santa Fe, New Mexico.

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Figure 3: c.1885 commercial etching showing likely earlier Spitz Clock (circled). Title: Spiegelberg Block, San Francisco Street, Santa Fe, New Mexico. Creator: William G. Ritch. Negative No.: 010777. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum, Santa Fe, New Mexico.

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Figure 4: c.1905 E. Howard Clock Company post clock manufactured for R. Bruce Jewelers, Hagerstown, Maryland. Like the Spitz Clock, the jewelry company donated this street clock in 1975 to the City of Hagerstown for placement in the Public Square. John W. Murphey, May 28, 2026.

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Figure 5: Sheet from 1923 E. Howard Clock Company catalog.

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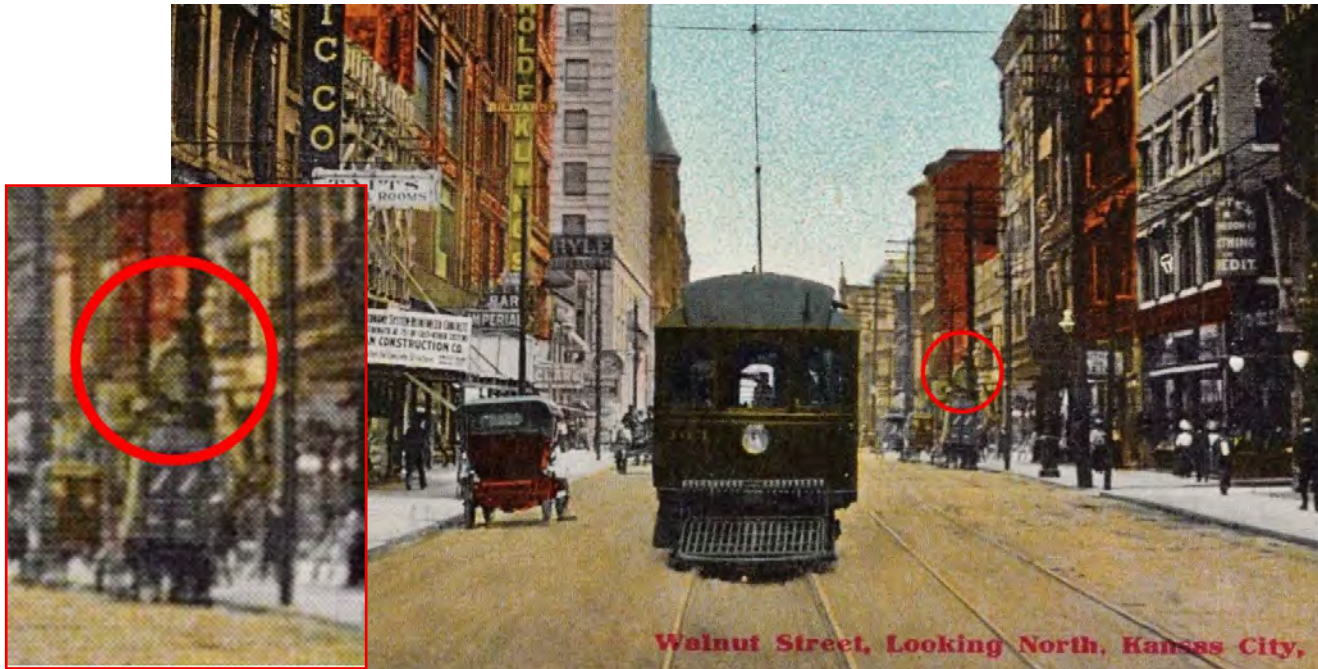


Figure 6: c. 1910 to 1920 colorized postcard of Walnut Street, Kansas City, with the Cady & Olmstead pocket watch street clock circled.

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Figure 7: Portion of c.1940-43 showing Spitz Clock No. 3 in its original Santa Fe location on the south side of the Plaza. Title: East San Francisco Street at Plaza, Santa Fe, New Mexico. Creator: Frasher. Negative No.: 106739.

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Figure 8: Colorized photograph of the Lichtenstein Brothers, Seattle, Washington, E. Howard & Company pocket watch top sidewalk clock. This clock was later moved to San Francisco and is now in private hands. Courtesy of Eric Ryback.

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Figure 9: Yorkville Sidewalk Clock at 1501 Third Avenue, New York. The clock is one of only a few surviving examples of E. Howard & Company pocket watch top sidewalk clocks. The clock is a New York City Landmark and listed on the National Register of Historic Places. Courtesy of Wiki Media.

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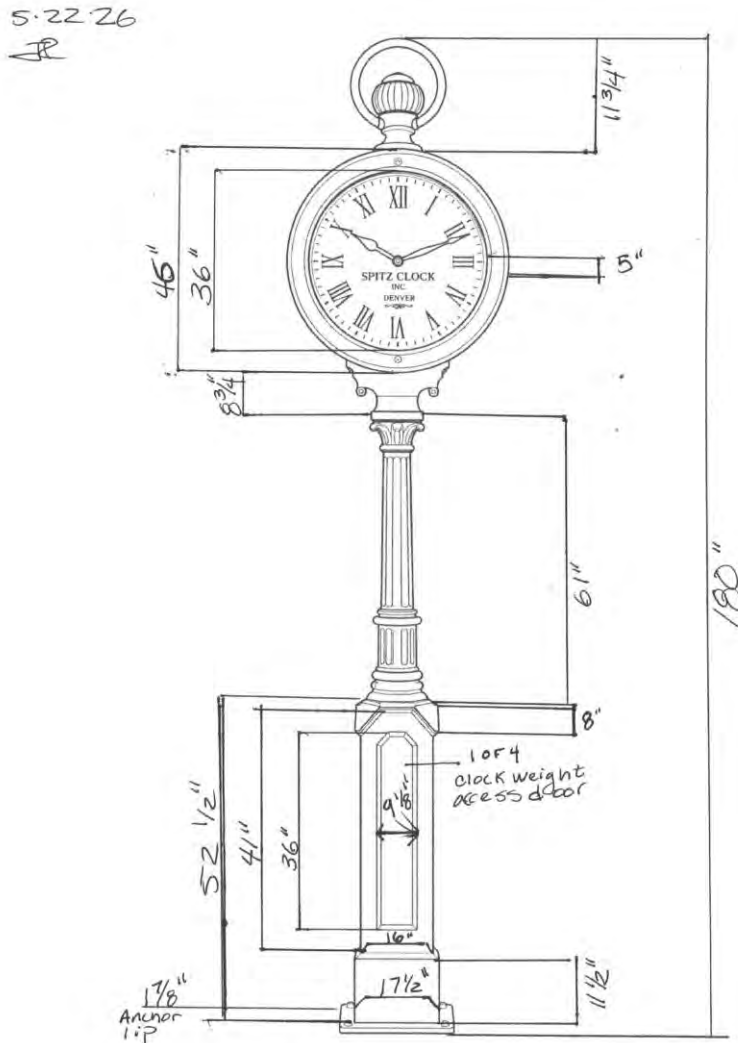


Figure 10: Spitz Clock, site survey measurements, as made by Jim Rodman.

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Survey Photographs

(All images taken by Jim Rodman on May 19, 2026, unless otherwise noted).



Photo 2: Immediate setting. Camera facing northwest.

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Photo 3: West elevation. Camera facing east.

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Photo 4: Base at west elevation, winding access door. Camera facing east.

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Photo 5: Base at west elevation, manufacturing nameplate. Camera facing east.

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Photo 6: Shaft, capital, and bracket. Camera facing northwest.

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1. Name of property: Spitz Clock (Spitz Clock No. 3)	2. Location: 107 West Palace Avenue City of Santa Fe Sidewalk Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
		4. County: Santa Fe			
		5. Date of Survey: May 19, 2026			



Photo 7: South elevation head: casing, crystal, and dial. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
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		5. Date of Survey: May 19, 2026			



Photo 8: South elevation casing, advanced deterioration. Camera facing up.

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

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Photo 9: North elevation casing, advanced deterioration. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Spitz Clock (Spitz Clock No. 3)	2. Location: 107 West Palace Avenue City of Santa Fe Sidewalk Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
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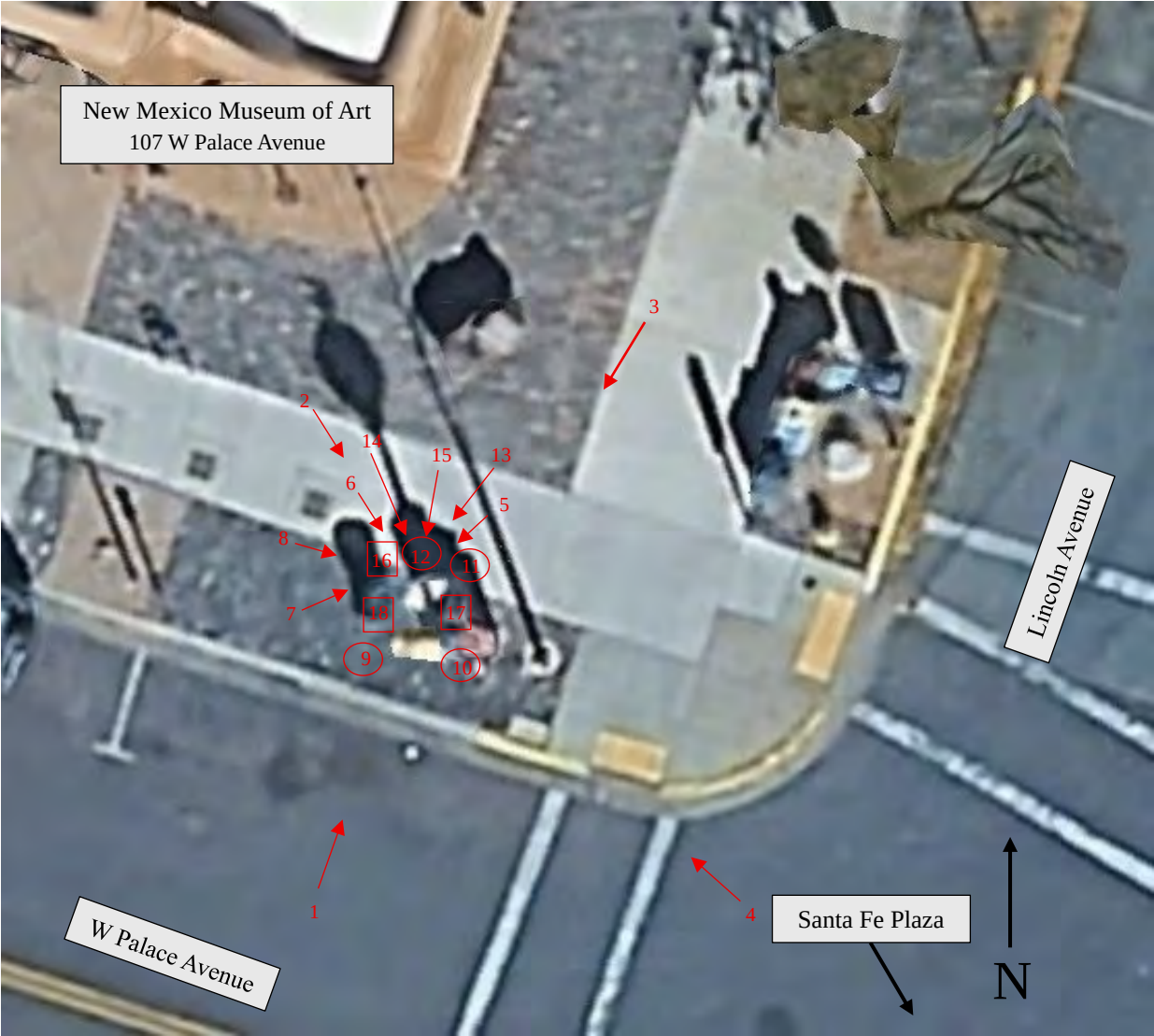


Photo 10: South elevation head: bracket, casing, and Plexiglas dial. Camera facing up.

Spitz Clock (Spitz Clock No. 3)
Photo Key, Photographs, Historic Photographs and
Figures

Submitted by Lauren Vagts, Senior Planner
City of Santa Fe Department of Planning and Land Use
Historic Preservation Division

Spitz Clock Photo Key



Spitz Clock Photographs

TOP



BOTTOM

Photo 1. Spitz Clock, view from sidewalk looking north. (July 2026)

TOP



BOTTOM

Photo 2. Spitz Clock, view from sidewalk looking southeast. (July 2026)

TOP



BOTTOM

Photo 3. Spitz Clock, view from sidewalk looking south. (July 2026)

TOP



BOTTOM

Photo 4. Spitz Clock, view from sidewalk looking northwest. (July 2026)



TOP

BOTTOM

Photo 5. Spitz Clock north and east base detail with adjacent podium and plaque, view southwest. (July 2026)



TOP

BOTTOM

Photo 6. Spitz Clock north and west base detail, view southeast. (July 2026)



Photo 7. Spitz Clock south and east base detail, view northwest. (July 2026)



Photo 8. Detail of manufacturing nameplate on west base elevation, view east. (July 2026)



Photo 9. Detail of south face casing, view looking up. (July 2026)



Photo 10. Detail of damage to clock face, view looking up from southeast corner. (July 2026)

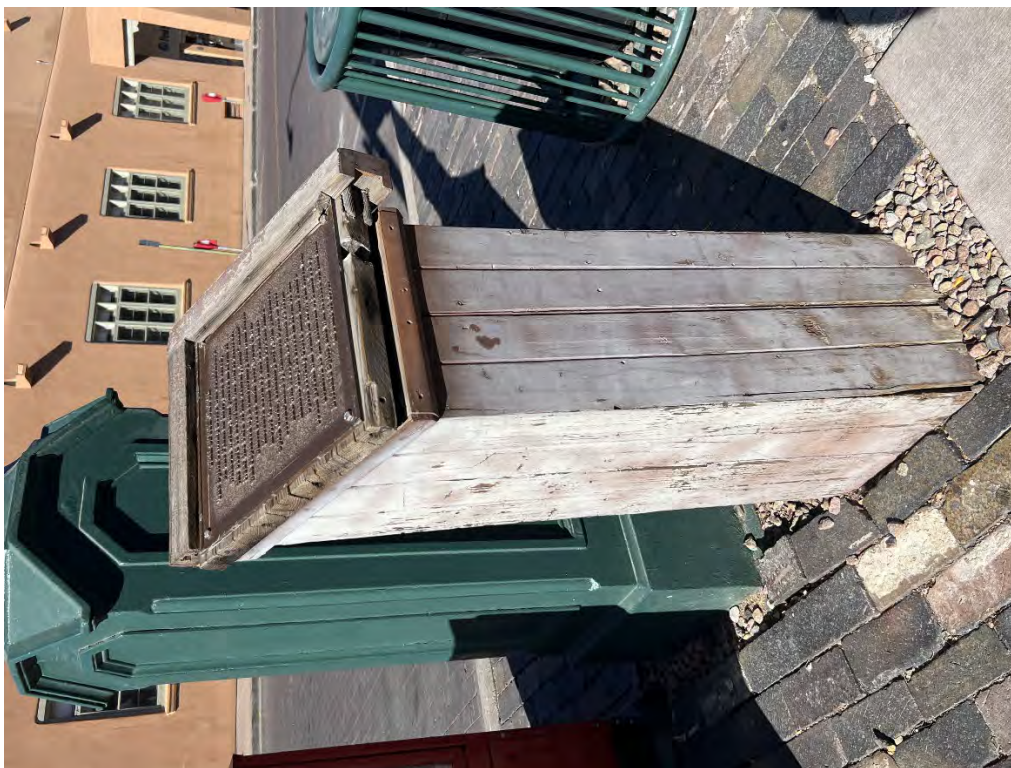


Photo 11. Detail of damage to clock face, view looking up from northeast corner. (July 2026)



Photo 12. Detail of damage to clock face, view looking up from northwest corner. (July 2026)

TOP



BOTTOM

Photo 13. Wooden podium and historic plaque, north of clock, note partial missing frame, view southwest. (July 2026)

TOP



BOTTOM

Photo 14. Wooden podium and historic plaque, view southeast. (July 2026)



Photo 15. Detail of historic plaque and partial missing frame, view south. (July 2026)



Photo 16. Brick pavers and gravel infill surrounding Spitz Clock and historic plaque, view looking down from northwest corner. (July 2026)



Photo 17. Brick pavers and gravel infill surrounding Spitz Clock and historic plaque, view looking down from east elevation. (July 2026)

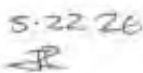


Photo 18. Brick pavers and gravel infill surrounding Spitz Clock and historic plaque, view looking down from southwest corner. (July 2026)

Historic Photographs and Figures



Figure 1. Site Plan: Computer generated line sketch of Spitz Clock, west elevation. No scale.
Source: John W. Murphy and Jim Rodman, "Spitz Clock (Spitz Clock No.3)," *Historic Cultural Properties Inventory (HCPI) Base Form (Form 1)*. Historic Preservation Division, New Mexico Department of Cultural Affairs, DRAFT, June 24, 2026.



Spitz Clock (Spitz Clock No. 3) | Page 12

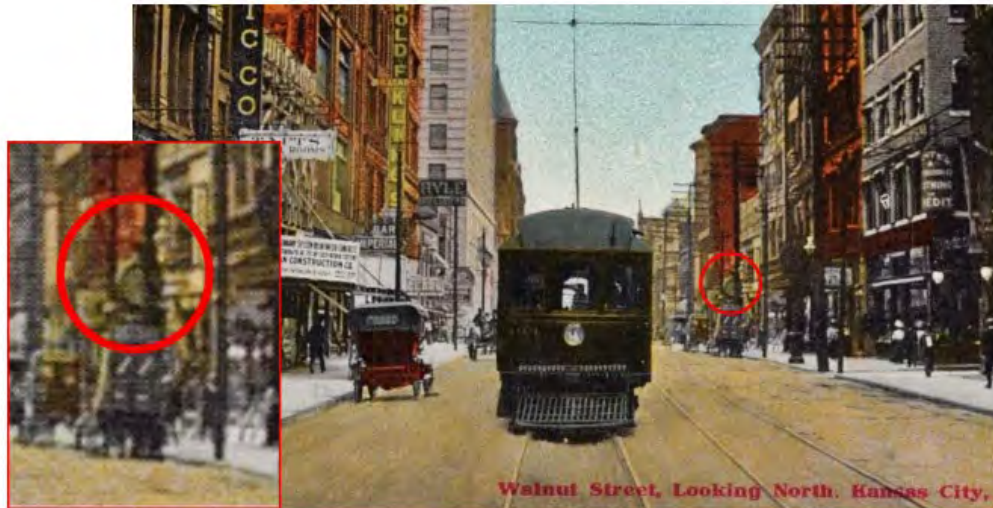


Figure 3. Circa 1915 colorized postcard, Walnut Street, Kansas City, Missouri, the first location of Spitz Clock. The Cady & Olmstead pocket watch street clock circled. Source: John W. Murphy and Jim Rodman, "Spitz Clock (Spitz Clock No.3)," *Historic Cultural Properties Inventory (HCPI) Base Form (Form 1)*. Historic Preservation Division, New Mexico Department of Cultural Affairs, DRAFT, June 24, 2026.



Figure 4. Circa 1940 negative showing Spitz Clock at its first location in Santa Fe on the south side of the Plaza. Title: East San Francisco Street at Plaza, Santa Fe, New Mexico. Source: John W. Murphy and Jim Rodman, "Spitz Clock (Spitz Clock No.3)," *Historic Cultural Properties Inventory (HCPI) Base Form (Form 1)*. Historic Preservation Division, New Mexico Department of Cultural Affairs, DRAFT, June 24, 2026.