

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

Case # 2025-11549-HDRB

Address – 527 Agua Fria St.

Agent's Name – Richard Woodbury, Osage Design Studio

Owner/Applicant's Name – Neirika, LLC

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

BACKGROUND

The 3,017-square-foot multi-family residence at 527 Agua Fria St. has been described as a conglomeration of styles representing different periods in New Mexico history. The core structure was built on this 0.418-acre lot sometime before 1908, with a small rear addition added before 1913, and a much larger addition added on its western elevation by 1921, according to Sanborn Fire Insurance Maps. On the 1930 Sanborn Map, the footprint of the building was changed from three simple rectangles to a blocky, almost square, footprint with the addition of a garage, and the outhouse was removed. Since 1930, relatively insignificant changes have taken place – primarily a restroom addition to the northeast corner and an added connector from the main house to the garage – both after 1985 but before 1998. The residential building is currently a three-unit structure that is being converted to a main residence with a guest house. It has an interior-only construction permit for the conversion work in progress.

Mrs. C.W. Dudrow is listed as the owner of the property on the 1912 Kings Map. Charles W. Dudrow came to Santa Fe between 1869 and 1872 and was involved in the lumber, coal and transport business. He was part owner with his wife's father of the Dudrow and Bear Ice, Transfer and Livery in 1881. The business was located near the train depot and Our Lady of Guadalupe Church and was a catalyst in the development of the area. The 1985 HCPI shows the residence was purchased by A.C. Koch in 1912 from the Dudrow Estate. A.C. Koch or a Koch family member is listed as the owner of the property from 1928 through 1964. Staff found that Adolphe Christian Koch, who died in 1939, lived in Santa Fe with his wife, Alice Broche Koch, who died in 1982 at 106 years old. Their son Ferdinand Adolph Koch was a prominent figure in Santa Fe's history, active in the dry cleaning business, land sales, including the Santa Fe Ski Basin, and various civic associations. Mrs. Dorothea K. Dunakin, a nurse, was associated with the property from 1944 through 1951.

The residence is built in a Mediterranean style with thick, stucco-plastered walls, red-tiled roofs, and ornate archways, with large, symmetrical facades designed for warmth and indoor-outdoor living. The roof is a red, metal tile roof with gables of various heights, gable horns and exposed rafters. According to the 1997 Historic Building Inventory, the roof was changed to the existing tile roof in 1920-1925. The 2025 Historic Cultural Properties Inventory reads that the original roof was a flat with drainage to the north. At some point, a gabled roof was added, raising the elevations of the residence. It is not evident if that was a clay tile roof,

but the present metal roof simulates a tile roof.

The historic status of this house is not clear, therefore, a designer representing the owner has requested the Board clarify its status. The GIS map shows the residence as significant to the Westside-Guadalupe Historic District, and the 1997 HBI reads that this structure is significant, and that it is listed on the National Register of Historic Places. However, a 1985 HBI reads that it is contributing, not significant. The 2025 HCPI clarifies that while the residence is listed in the State Register from September 29, 1972 (State Register # 260) and to the National Register from July 23, 1973 (National Register # 73001150), it is listed as a part of the Santa Fe Historic District, not individually. Tina Reames, the author of the 2025 HCPI who characterized the structure as a conglomeration of styles, recommended a contributing status for the structure.

The Applicant requests a status review with primary façade designations, if applicable for the residence.

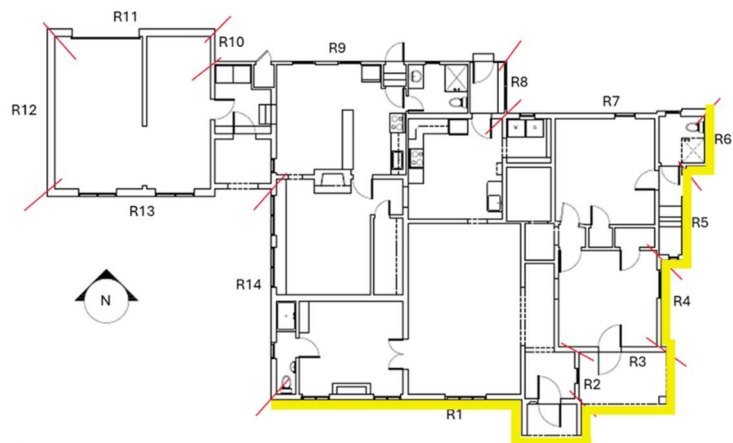
FINDINGS OF FACT

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

1. 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 structure be maintained as significant for its association with events or persons that are important on a local level and the historic integrity of the building, with all façades as primary, 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 Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
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 primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “significant structure” is 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: (A) for its association with events or persons that are important on a local, regional, national, or global level; or (B) 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.”

8. 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.”
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. 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.”
11. 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 structure meets the definition of a “contributing structure,” contrary to the recommendation by the Staff. The Board finds that most of house has gone unchanged since the 1930s, and it adds to the historic associations of the Westside-Guadalupe Historic District, but it does not have the high level of historic integrity required for a significant designation.
12. The Board finds that the primary facades of the structure, with the features that define the character of the structure’s architecture, are the south façades, R1 and R3, and the east façades, R2, R4, R5 and R6, including the portal in the southeast corner and the alcove over the front south-facing exterior door, including all windows and doors, but excluding any non-historic materials.
13. 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 residence as a contributing structure.
4. The Board designates the following elevations of the residence as the primary

Finding of Fact and Conclusions of Law – Status or Primary Façade Designation
Case # 2025-11549-HDRB

façades: south façades, R1 and R3, and the east façades, R2, R4, R5 and R6, including the portal in the southeast corner and the alcove over the front south-facing exterior door, including all windows and doors, but excluding any non-historic materials.

**IT IS SO ORDERED ON THIS 8th DAY of SEPTEMBER, 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