

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

Case # 2025-11702-HDRB

Address – 665 W. San Francisco St.

Agent's Name – Dominic Bertani

Owner/Applicant's Name – Dominic Bertani

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 13, 2026.

BACKGROUND

Although portions of the residence at 665 W. San Francisco St. date from the 1920s, it is listed as non-contributing to the Downtown and Eastside Historic District. The south-facing, vernacularly built structure is a mix of adobe and concrete blocks, with a raised concrete foundation and a gabled roof. The windows consist of vinyl and aluminum units. In 1948, when the first aerial photographs became available, this lot had two flat-roofed buildings. However, by 1984, the original units had been expanded and unified under a pitched roof. Architectural Historian John Murphey, in a 2025 Historic Cultural Properties Inventory, wrote that the street-facing elevation comprised at that time a projecting cubic volume with an adjacent flat roof portal, which likely sheltered the front entry. With the introduction of the pitched and gabled roof, the portal was removed, and the sheltered area was moved outward to match the original projecting volume. This change greatly altered the home's Pueblo-style composition.

Other changes observed on this elevation are the introduction of aluminum or vinyl windows and steel security grilles, which obscure the windows and the doors. There is evidence that the entry door was relocated from the south elevation to the east elevation under the porch. The 1978 aerial photograph shows the east elevation as having three stepped wall planes, while after 1984 these were consolidated into a single uniform wall plane. A curved, stuccoed concrete-masonry-unit yard wall with a steel gate runs along the south property line. The wall appears to have been constructed post-1984. To the north of the residence sits a small pitched-roof carport, which was not present in 1984. While no information is found regarding the structure, it does not meet the requirements of the code and is not for consideration for designation.

The Applicant requests a status review with primary façade designation, 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 non-contributing due to the extensive alterations, per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Noncontributing 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 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 structure meets the definition of a “non-contributing structure,” as recommended by the Staff. The Board finds that significant changes to the footprint, roofline, fenestrations and architectural character of the house defeat its historic integrity.
11. 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 maintains the status of the residential structure as non-contributing.

Finding of Fact and Conclusions of Law – Status or Primary Façade Designation
Case # 2025-11702-HDRB

**IT IS SO ORDERED ON THIS 22nd DAY of SEPTEMBER, 2026, BY THE
HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rios
Chair

Date

FILED:

Geraldyn Cardenas
Interim City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date