

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

Case # 2025-11703-HDRB

Address – 424 San Antonio St.

Agent's Name – A. Christopher Purvis, Architect

Owner/Applicant's Name – Laura Bird, Fanta Real Estate Investments, LLC

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

BACKGROUND

Sitting near the center of the lot at 424 San Antonio St. is a small Pueblo Revival-style residence, which is one of four houses constructed by the Fenyess-Curtin family along San Antonio Street. It was built around 1931, primarily of adobe, and features an inset portal centered on the front, east-facing façade. The single-story residence is flat roofed with parapets and stuccoed in a pale brown color. The windows are older, wood-casement windows inset by about 14 inches, with top-mounted projecting steel hinges with large, exposed knuckles. The front portal has an exposed viga ceiling. The configuration of the windows on the north elevation indicates that the interior has had alterations that resulted in a different use of space.

A detached 362-square-foot, single-vehicle garage was constructed in the northwest corner of the lot around the same time as the residence. The garage is built of adobe and finished in stucco that matches the residence. A low 21-inch-high adobe wall topped with a white picket fence, with four-sided conical tops that raise the height by another 21 inches, sits on the east property line. The picket fence turns to run along the driveway. While the yard wall holds layers of stucco, the fencing has a single layer of paint, suggesting it is a newer addition to the yard wall.

The HDRB approved a frame addition on the southwest corner in Case # H-95-071. The applicant at that time proposed a portal to the front of the residence, but the HDRB denied that. The addition is distinguishable from the rest of the house due to the window inset of only four inches, its smoother wall plane and more contemporary doors and windows. The roof was replaced in 2019 as approved under Case # 2019-0947-ADMIN.

San Antonio Street is a rural-feeling, dead-end lane which remains unpaved and without sidewalks. It was developed in the 1920s over former farmland. The first several hundred feet of the west side, which includes this house, contain a sequence of Territorial and Pueblo Revival houses, set back from the road and visually unified by a nearly continuous line of yard walls and fencing. The houses tend to be light to medium brown stucco with white or turquoise trim color. The yards all have landscaping, including trees that shade the area. Typical driveway access is to the side of the residence with a garage set back behind the residence. This house is consistent in size and architectural presentation with the other, nearby houses on this streetscape, although many of them have brick coping atop their walls.

The property is a part of the 1926 Fenyes subdivision, which was created by Eva Scott Fenyes, her daughter Leonora Scott Curtin and granddaughter Leonora Francis Curtin on strips of previous farmland in a 1922 five-acre purchase from the Acequia Madre tract. The residence at 424 San Antonio was previously known as the Fenyes residence, and the House of the Three Wise Women. It is listed as non-statused on the GIS map, as contributing in a 1991 Historic Cultural Properties Inventory, and as significant in the Staff Report from Case # H-95-071. The garage unit, yard wall, and picket fence are not statused in any of the documents. According to the 1991 HCPI, the residence is listed on both the National Register of Historic Places and on the State Register of Cultural Properties, but as of 2025 this property is not listed on either register. A status review is required to reconcile the inconsistencies in the record and to determine the status of the garage, yard wall and picket fence. The Applicant requests:

- 1) Status review with primary façade designation, if applicable, of the main residence.
- 2) Status review with primary façade designation, if applicable, for the accessory/garage structure.
- 3) Status review of the east front yard wall with picket fence.

The historic associations and the architecture of the house are notable; however, some alterations to both the interior and exterior have been made. Therefore, the Staff recommended that the residence be designated a contributing structure. The highest integrity is in the east elevation, so the Staff recommended that the unaltered east façade, the north facade for the window openings, and the south façade, excluding the 1995 addition, be designated as the primary façades. Further, the Staff recommended that the garage be designated contributing with the east façade as primary. The stucco yard wall is historic, but the picket fence is not; therefore, the Staff recommended that the yard wall, excluding the picket fence, be designated as contributing.

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 residential structure be designated as contributing with the east elevation (R-1) including the interior of the portal, north elevation, (R-6) and south elevation (R-2), excluding the 1995 addition, as the primary façades; and designate the detached accessory structure as contributing with the east (G-1) as the primary façade, and designate the yard wall excluding the picket fence as contributing, 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 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 residential structure meets the definition of a “contributing structure,” as recommended by the Staff. The Board finds that the structure, due to its alterations, does not have a high level of historic integrity, but that it exhibits sufficient historic integrity to maintain the character of the Historic District, and it commendably reflects the development of the historic Fenyes subdivision.
12. The Board finds that the east façade including the portal, south façade and north façade (R-1, R-2 and R-6) are the primary elevations of the structure, exhibiting features that define the character of the structure’s architecture, including the inset of the windows, the centralized portal with its viga ceiling.
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 accessory garage structure meets the definition of a “contributing structure,” as recommended by the Staff, for the same reasons a contributing status is justified for the main residence.
14. The Board finds that the east façade (G-1) is the primary elevation of the garage

structure with the features that define the character of the structure's architecture.

15. 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 yard wall, excluding the picket fence, meets the definition of a "contributing structure," as recommended by the Staff, for the same reasons a contributing status is justified for the main residence.
16. 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 residential structure as a contributing structure.
4. The Board designates the following elevations of the residence as the primary façades: east, north and south (R-1 including the portal, R-2 and R-6).
5. The Board designates the accessory structure (garage) as a contributing structure.
6. The Board designates the following elevations of the accessory structure as the primary façade: east (G-1).
7. The Board designates the yard wall as a contributing structure, excluding the picket fence extension.

**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