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

Case # 2026-11790-HDRB
Address – 212 and 212-A E. Santa Fe Ave.
Agent's Name – N/A
Owner/Applicant's Name – Christopher & Lori Pearson Kramer

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 27, 2026.

BACKGROUND

The single-family primary residence and casita at 212 and 212-A E. Santa Fe Ave. are listed as contributing to the Don Gaspar Area Historic District. The residence and casita were built on a 0.16-acre lot comprised of 1,557 square feet and 361 square feet of roofed area respectively, as recorded in the Santa Fe County Tax Parcel Map in 2026. John Murphey's 2025 Historic Cultural Property Inventory survey records the primary residence as a structure that reflects a transitional time between the Old and New Santa Fe Pueblo Revival architectural design styles, as observed by the flat facades and rectangular openings at the street-facing portal. Other distinctive characteristics of the architecture are the tapered buttress at the southeast corner and the stepped parapet on the east elevation.

Mr. Murphey identifies the yard wall as constructed prior to 1958 and possessing a character-defining visually aesthetic both to the property and the streetscape. Murphey describes the casita as once being a one-car garage which underwent significant renovations by 2007 and no longer presents its original character-defining elements. At a recent site visit with the property owner, Staff observed the casita structure has been completely renovated from its original conception of a one-car garage. The structure in its current form no longer speaks to its original conception, and the historic integrity of the structure is no longer apparent. Given the exterior alterations, Staff recommends a downgrade from contributing to non-contributing status.

At this hearing, the Applicant asks the Board to review the structure's historic status and to designate primary facades, 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 primary residence be maintained as contributing and to designate the north, east and west facades as primary including all historic doors, windows and other architectural elements; the casita be downgraded to non-contributing; and the front yard wall be designated as contributing, per SFCC Section 14-4.6(C)(2), Designation of Significant and Contributing Structures.

3. The project is subject to SFCC Section 14-4.6(C), Buildings with Significant or Contributing Historic Status.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-4.6(E), General Design Standards for All Historic Districts.
5. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-4.6(G)(1).
6. SFCC Section 14-4.6(C)(2)(II) 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 14-9.3, 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 14-9.3, 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.
9. Under SFCC Section 14-9.3, 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."
10. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the residential structure at 212 E. Santa Fe Ave. meets the definition of a "contributing structure," as recommended by Staff. The Board finds that the structure has had only one substantial alteration – an addition on the side opposite the street – and that its rectangular portal openings, deep-set windows, tapered buttress at the southeast corner and stepped parapets add to the historic architectural design qualities that are significant for the district.
11. The Board finds that the north, east and west façades are the primary elevations of the primary structure with the features that define the character of the structure's architecture.
12. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the casita at 212-A E. Santa Fe Ave. meets the definition of a "non-contributing structure," as recommended by Staff. The Board finds that the structure has had significant alterations that have eroded its historic integrity.
13. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the yard wall at 212 E. Santa Fe Ave. meets the definition of a "contributing structure," as recommended by Staff. The Board finds that the yard wall is in its historic, original form, with distinctive pilasters at

the corners and front gate.

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 historic status.
3. The Board maintains the status of the primary structure addressed 212 E. Santa Fe Ave. as contributing.
4. The Board designates the following elevations of the residence as the primary façades: north, east and west.
5. The Board downgrades the status of the casita structure addressed 212-A E. Santa Fe Ave. to non-contributing.
6. The Board designates the yard wall as a contributing structure.

IT IS SO ORDERED ON THIS 13th DAY of OCTOBER, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney