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

Case # 2025-11536-HDRB
Address – 516 Alto St.
Agent's Name – Marc Naktin, Architect
Owner/Applicant's Name – Steven J. Dayton

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

BACKGROUND

The single-family residence at 516 and 516½ Alto St. are two conjoined structures listed as contributing to the Westside-Guadalupe Historic District, with the north elevations designated as the primary façade. The structure reflects a combination of Spanish Pueblo and Territorial styles, with a New Mexico vernacular construction, as seen by the one-story adobe structures with hipped, corrugated metal roofs, mud plaster walls and rectangular floor plans with a simple porch along the streetscape.

On August 12, 2025, in Case # 2025-10869-HDRB, the Board reviewed the status and primary façade designations of both addresses and voted to maintain the contributing status of the structures and designated the north elevations as primary, and the stand-alone garage as contributing with the east elevation designated as primary. In 1996 in Case # H-95-122, the HDRB approved the application request for an upgrade and repair of both structures, an addition to the south elevation of 516 Alto St., addition of an enclosed, glazed portal connecting 516 and 516½ Alto St., and an exterior L-shaped portal on the interior east, south and west facades.

The 1996 project was designed by Santa Fe architect Vic Johnson, who, following the preservation philosophy of the period, unified the two structurally and stylistically distinct buildings through consistent architectural elements in a Pueblo Revival style. That renovation included complete replacement of the doors and windows, reconstruction of the front porch and replacement of the roof.

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

1) Construct a 210-square-foot addition to the south façade to a height of 14'1" where the maximum allowable height is 16 feet.

The addition would attach to the structure at 516 Alto St. and would not affect the structure at 516½ Alto St. It would extend the eastern wing of the conjoined structure about eight feet to the south and would attach only to a non-primary façade.

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(I), Westside-Guadalupe 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 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.

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