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

Case # 2026-11794-HDRB
Address – 726-728 Galisteo St.
Agent's Name – Michael Mizell
Owner/Applicant's Name – Richard Brenner

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

BACKGROUND

The single-family residence at 726 and 728 Galisteo St. is listed as significant to the Don Gaspar Area Historic District. The main structure was built in 1930 in the Territorial style and is comprised of 1,274 square feet of roofed area. The structure has significant status, as identified in a 1982 New Mexico Historic Building Inventory. The structure is prominently situated on the corner of Galisteo and Sena Streets and speaks to the architectural theme of the streetscape. The house is rectangular with a basic floor plan incorporating two living units, approximately the same size. The second living unit was added to the original house sometime between 1930 and 1940. The last known repairs to the building, in 1990, covered a similar scope to the proposed: stucco repairs and recolor, brick parapet repairs, window repairs, gutter and downspout repairs.

The Applicant is requesting to replace the current windows on the structure in kind with double-hung windows. The Applicant has contracted an architectural historian for a window assessment, which has reported that all the windows on the subject property are not historic. These window openings are historic and will not be altered or modified in any way. At this hearing, the Applicant requests Board approval of the following items:

1) Install new double-hung windows in like and kind.
2) Re-stucco structure in La Habra cementitious stucco color "Colonial White".
3) Repair and repoint brick parapet where necessary.
4) Replace rear gutter and downspout.

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 14-4.6(E), General Design Standards for all Historic Districts, and 14-4.6(G)(1), Don Gaspar Area Historic District Standards.
4. The project is subject to SFCC Section 14-4.6(C), Buildings with Significant or Contributing Historic Status.
5. 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.
6. 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).
7. Under SFCC Sections 14-2.2(F)(2) and (3)(I), 14-4.6(A)(1), 14-4.6(C)(3)(I-II), and 14-4.6(C)(4), 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 Board finds that the repairs and replacements proposed by the Applicant will not result in the removal of historic materials and that the window openings will not be altered. The Board finds, based on a report by a window assessment professional, that the windows to be replaced are not historic.
9. 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.
10. The information contained in the Staff Report, and the exhibits, 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 Items # 1-4 as set forth in the application.

IT IS SO ORDERED ON THIS 27th DAY of OCTOBER, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas, City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid, Assistant City Attorney Date