City of Santa Fe, New Mexico

memo

DATE: November 10, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director *MRM*
Jonathan Mellon, Historic Preservation Planning Manager

FROM: Lauren A. Vagts, Senior Planner, Historic Preservation Division

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2026-013370-HDRB. 481 Arroyo Tenorio. Downtown & Eastside Historic District. Non-Contributing. Paul Mifsud, agent for Nancy Mammel, owner, requests a status review with primary façade(s) designation, if applicable, for one main residential structure and two accessory structures including a secondary garage building and yardwall.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
x District Standards	x Proposal Letter
x Historic Inventory Form (09.19.1984; 06.26.2006 – not adopted; 10.09.2026)	x Site Plan/Floor Plan
	x Elevations
___ Zoning Review Sheet	x Photographs
___ Other:	___ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure be upgraded to Contributing with the south and east elevations as the primary façades (R1, R2, R3, R4, R5, and R 22), per 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2026-0013370-HDRB, for 481 Arroyo Tenorio, designate the main residence as Contributing and designate the south and east facades (R1, R2, R3, R4, R5, and R 22) as primary façade(s).
b. In case 2026-0013370-HDRB, for 481 Arroyo Tenorio, maintain the secondary structure designation as non-contributing.
c. In case 2026-013370-HDRB, for 481 Arroyo Tenorio, designate the yard wall as Contributing.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:

418 Arroyo Tenorio is located behind a tall, river stone yardwall northeast of the winding gravel road to the south in the Downtown and Eastside Historic District (Figures 1 and 2). The property is bound by the intersection of Paseo de Peralta and Acequia Madre to the north, the Acequia Madre and Garcia Street intersection to the east, Arroyo Tenorio to the south, and Old Santa Fe Trail to the west. The c.1934 Territorial style residence and secondary garage building are currently designated as Non-Contributing while the yardwall has no historic status. Arroyo Tenorio is lined with an equal mix of Contributing and Non-Contributing buildings with newer development and compounds towards the northwest. Houses are primarily set back from the street behind stucco or river stone yardwalls with a mix of coyote fencing throughout. Buildings are single-story with either Pueblo Revival or Territorial style features including flat rooflines, double-hung divided light windows, portales, canales, and constructed of adobe with tan stucco cladding.



Figure 1. Aerial view of 481 Arroyo Tenorio parcel. Source: Santa Fe County Tax Parcel Viewer.

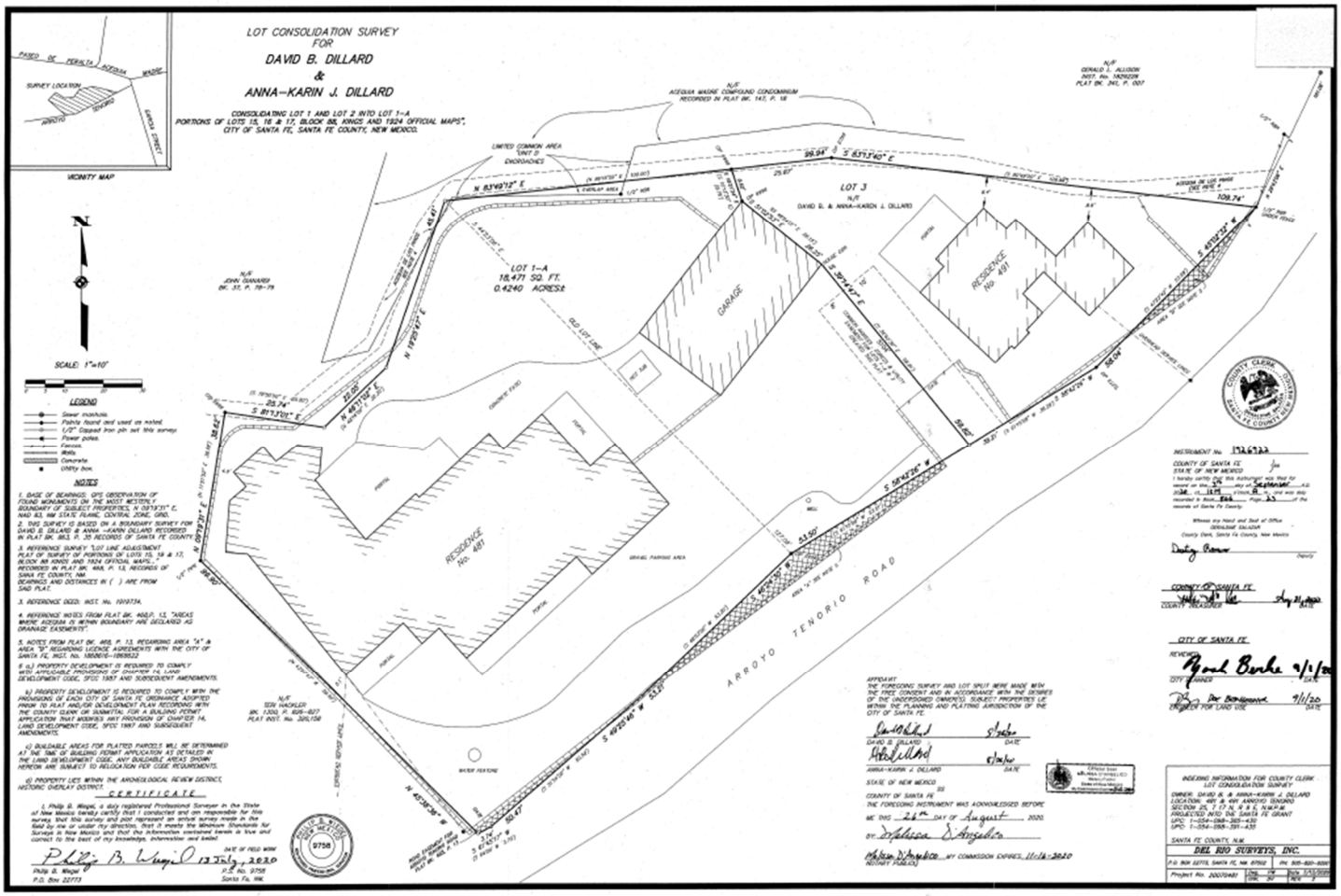


Figure 2. Dillard Plat, 2020.

Site Description:

Main Residence

The main residence at 481 Arroyo Tenorio was constructed c.1934 as a 1480 square foot building and historically associated with Pennsylvania-native Catherine Farrelly as a long-term resident (c.1935-1970). Farrelly purchased two acres of land along lower Garcia Street following the death of her mother and acquisition of an inheritance (Figure 3). Farrelly worked closely with Katherine Stinson Otero, renovating an adobe house and continued renovating several other adobe buildings before settling permanently at 481 Arroyo Tenorio. Farrelly continued working in a circle of women renovating adobe houses in Santa Fe, including Otero (mentioned above) and Kate Chapman. Eventually, Farrelly went to work for John Gaw Meem as a secretary, and later as deputy clerk of the First Judicial Court when she established Catherine Real Estate. 481 Arroyo Tenorio served both as Farrelly's private residence and business headquarters by the early 1940s. Over the years, Farrelly expanded the L-shaped residence with a 1958 aerial showing two additions to the northeast corner (Figure 4) which remained through 1968 (Figure 5).

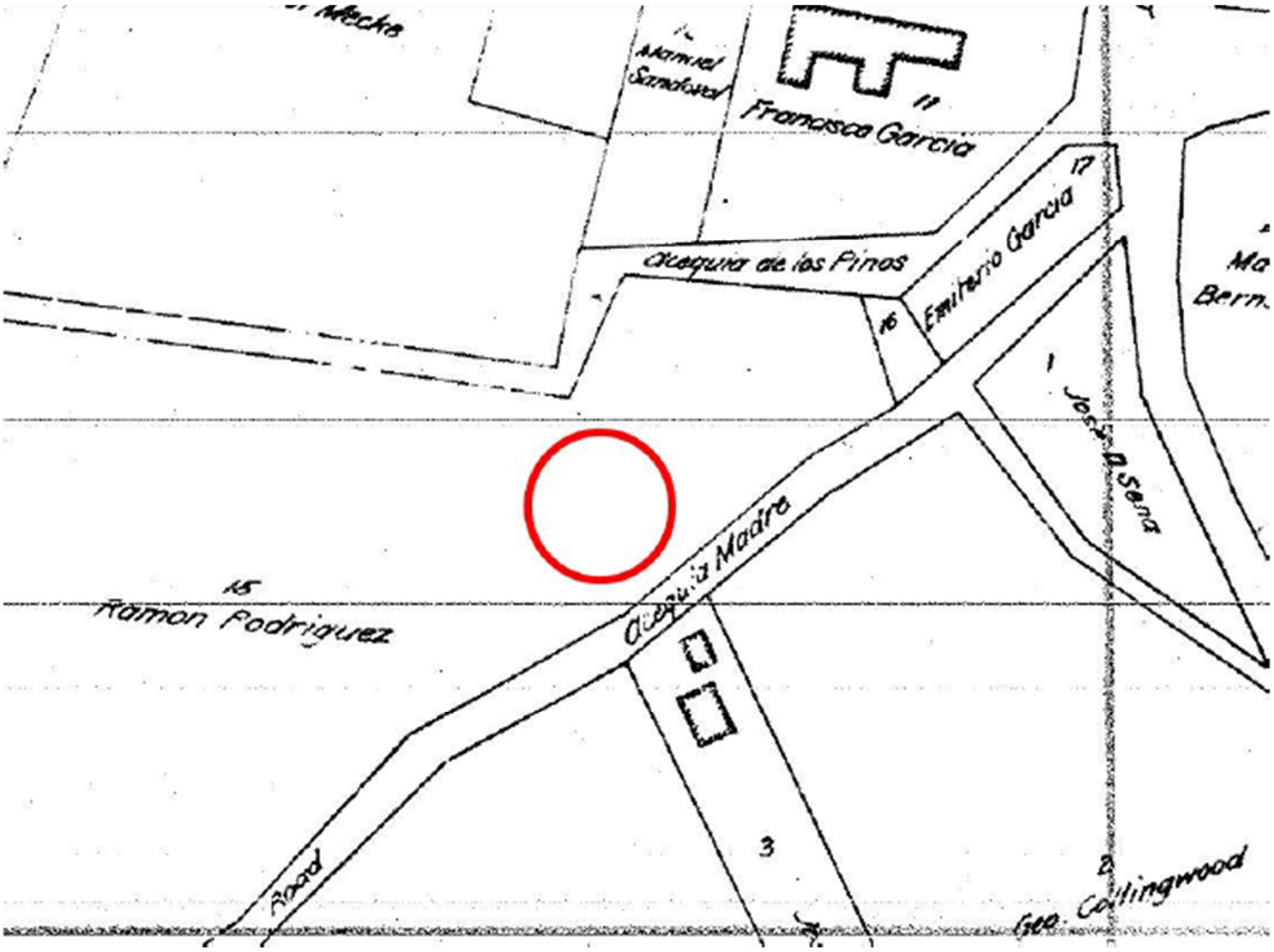
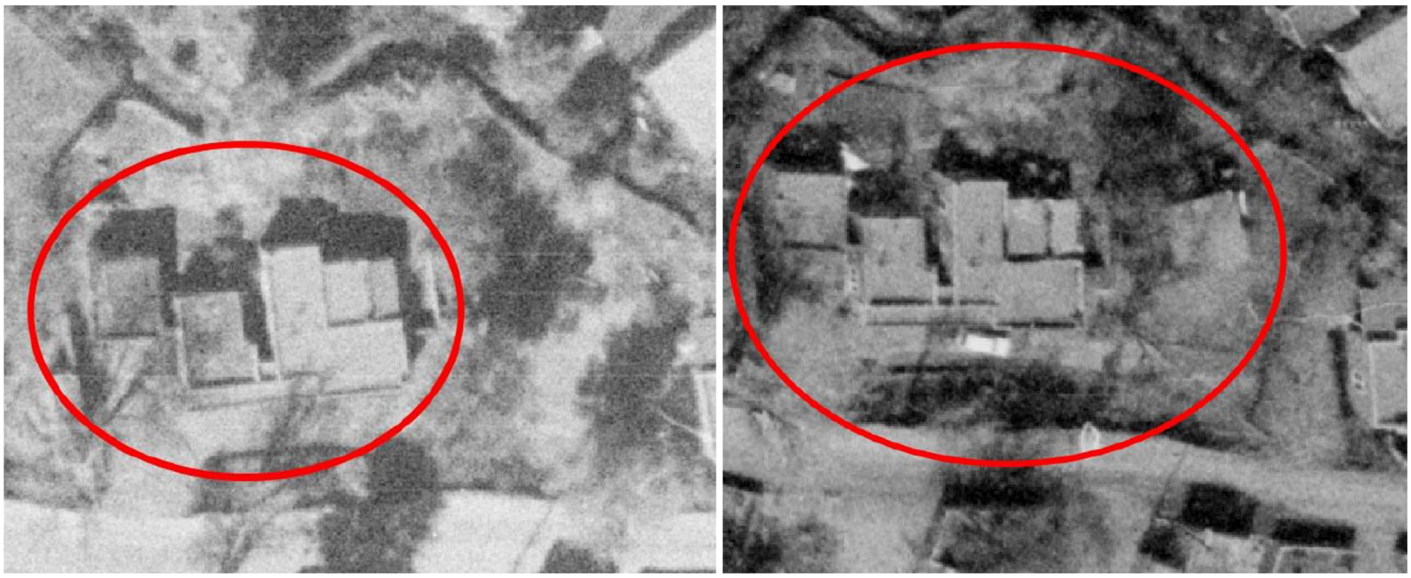
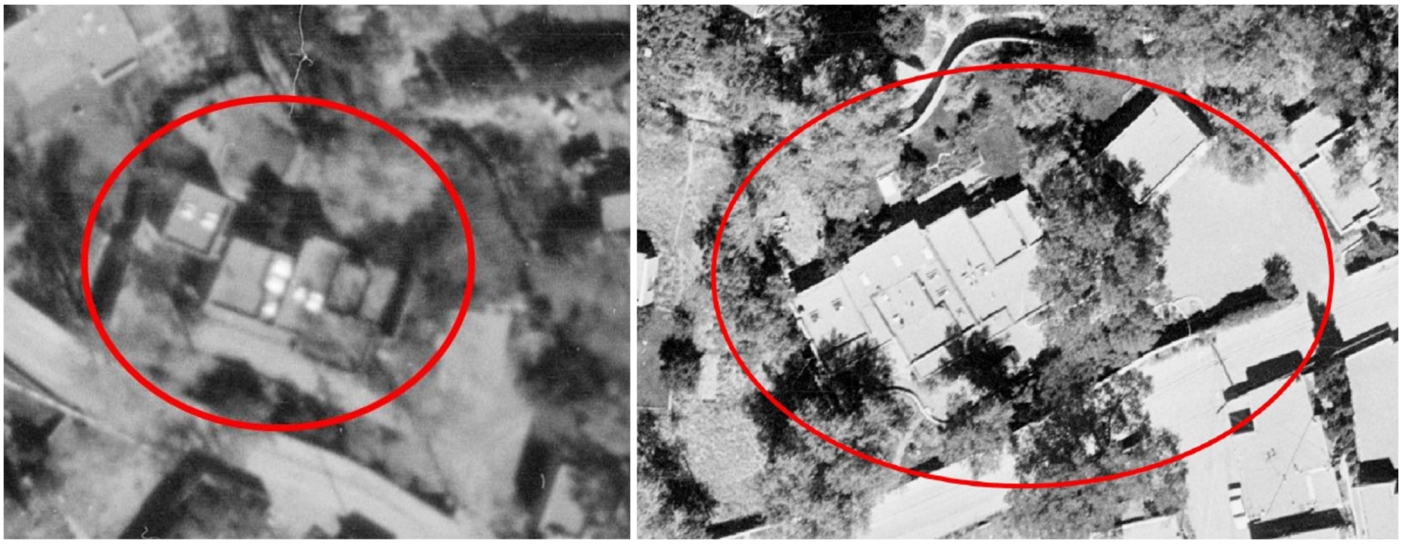


Figure 3. 1912 King's map highlighting approximate site of 481 Arroyo Tenorio.


Figures 4 and 5. 1958 aerial showing additions to the original L-shaped residential plan (left) which remains in the 1968 aerial (right). Source: New Mexico Department of Transportation.

Following Farrelly's death in 1970, the western guesthouse was connected to the main residence, the portal added to the south elevation, and an addition made to the central north elevation between 1973 and 1978 (Figures 6 and

7). While these additions are not associated with Farrelly, the development does meet the 50-year historic threshold for Contributing status to the Downtown and Eastside Historic District. Additionally, the historic integrity of the south and part of the east elevations retain significant historical features that contribute to the overall Downtown and Eastside Historic District.



Figures 6 and 7. Historic aerials from 1973 (left) and 1978 (right) showing development on the west and north central elevations, expanding the footprint of the main residence.

South Elevation

The south elevation presents some of the oldest features on the residential building with the central and eastern sections demonstrating the oldest features in the Territorial style and additions adjoining semi-detached buildings along the western side of the building (Figures 8 and 9). This includes a flat parapet clad in brick coping, a squat chimney at the southeast corner, and two window openings, each containing recessed historic double-hung single-pane wooden windows with exterior screens.



Figures 8 and 9. Southeast corner of main residence (left) and part of south elevation including central portal (right). Source: October 9, 2026 HCPI (not yet adopted).

The historic portal is located at the center of the elevation set back from the southeast massing. Two wooden canales protrude from brick coping with four paired wooden column supports and brick masonry pavers. At the center is a double French door entrance slightly elevated flanked by stucco pilasters. However, a 2020 staff report shows wood panel pilasters at either side of the doors with no building permit or Historic Preservation Division approval (Figures 10 and 11). Flanking the entrance are single-pane double-hung windows with a third window in similar design on the west elevation under the portal. The walls are a white stucco with a dark tan band along the ground-level matching the remaining exterior of the residence.



Figures 10 and 11. Images of portal, 2020 (left) and 2026 (right).

To the southwest of the building is a second portal built shortly after Farrelly's death between 1970 and 1973. This historic development joined the guesthouse or office building to the main residence. To the right are three historic six-over-six double-hung windows with historic screen windows (Figure 12). The portal is supported by three square wooden columns on a cement slab with a window wall separated into four single glazed panel vertical windows and door to the right. Flanking the opening are two sconces.



Figure 12. Southwest portal connecting former guesthouse or office with the main residence (at right) between 1970 and 1973. Source: October 9, 2026 HCPI (not yet adopted).

West Elevation

The west elevation is part of the office or guesthouse building with attributes of the c.1973 addition. The wall faces the neighboring property and stucco yardwall, has four canales and varying roof levels, and bears wall mounting for electrical equipment and associated conduit. The massing at the northwest corner is part of remodeling from the 2000s.



Figure 13. West elevation. Source: October 9, 2026 HCPI (not yet adopted).

North Elevation

The north elevation shows the most alterations, primarily in 2008 when owners Karen Mancini and Don DeSancris hired architect John T. Midyette III who designed two additions along the elevation. Midyette relocated to Santa Fe in the late 1960s who incorporated traditional materials with contemporary design. The additions include a 332 square foot bathroom and 446 square foot patio approved by the Historic Design Review Board in March of 2008 (Figures 14 and 15).




Figures 14 and 15. 2008 addition designed by architect John T. Midyette III. Source: October 9, 2026 HCPI (not yet adopted).

East Elevation

The southeast corner of the east elevation retains the historic style, materials, and association with the Territorial Revival style section of the residence (Figure 16). A canale protrudes from the brick coping parapet with a pair of divided light windows on the east elevation and single divided light window on the south elevation. North of the gated stucco wall begins the section of the building associated with the 2008 Midyette renovation with divided light windows, glass panel French doors, and white stucco with a dark tan band around the foundation (Figures 17 and 18).




Figures 16 and 17. Historic Territorial style section of the east elevation (left) with the 2008 renovation on the northeast section of the building (right). Source: October 9, 2026 HCPI (not yet adopted).

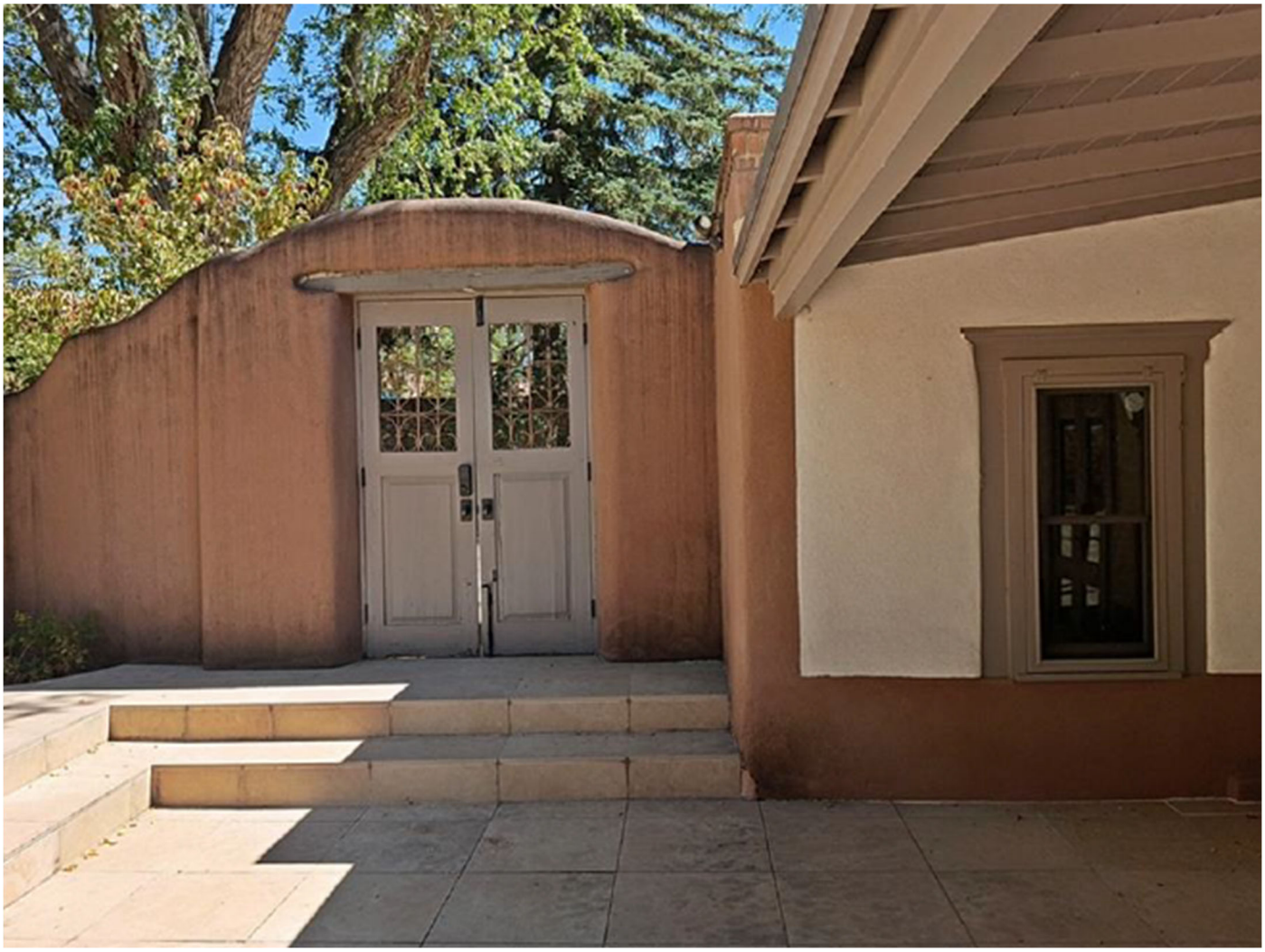


Figure 18. Northeast section of the east elevation showing 2008 renovation. Source: October 9, 2026 HCPI (not yet adopted).

Garage

The garage structure was built c.1940 at about the time Catherine Farrelly began running her business at her residential address while also accommodating charitable and social events (Figures 19 and 20). The building has a rectangular footprint situated on a northeast-southwest axis. The single-story building has a flat roof with brick coping similar to the historic Territorial style south and east elevations of the main residence. The south elevation is separated into three garage door openings with the far east door at a lower height. The difference in garage door dimensions and comparing the 1978 historic aerial with a recent Google Earth aerial (Figures 21 and 22), it appears that the eastern section of the building is a non-historic addition. Therefore, with a significant alteration to the building, it is recommended the secondary structure retain its Non-Contributing status.




Figures 19 and 20. South elevation of garage (left) and north and west elevations (right). Source: October 9, 2026 HCPI (not yet adopted).




Figures 21 and 22. 1978 New Mexico Department of Transportation aerial (left) and 2025 Google Earth aerial (right) showing expansion of garage highlighted in purple.

Yardwall

The yardwall, which runs the length of the property line along Arroyo Tenorio, is present in historic aerials (Figures 23 and 24). Historically, the yardwall has had a prominent presence along the streetscape, and was installed during Farrelly's ownership and development of the property. Therefore, it is recommended to designate the yardwall as a Contributing structure to the Downtown and Eastside Historic District.



Figures 23 and 24. Yardwall (left) and detail (right) along the subject building property line on the north side of Arroyo Tenorio.

PREVIOUS CASE SUMMARIES:

ARC: n/a

HDRB:

- H-08-028-4684 (4810491 Arroyo Tenorio) (03.11.2008) – approved with conditions
- 2020-002916-HDRB (01.28.2021) greenhouse addition on a non-contributing accessory structure
- 2021-0003028-HDRB (01.06.2021) Status review/primary façade designation [no designation on record]

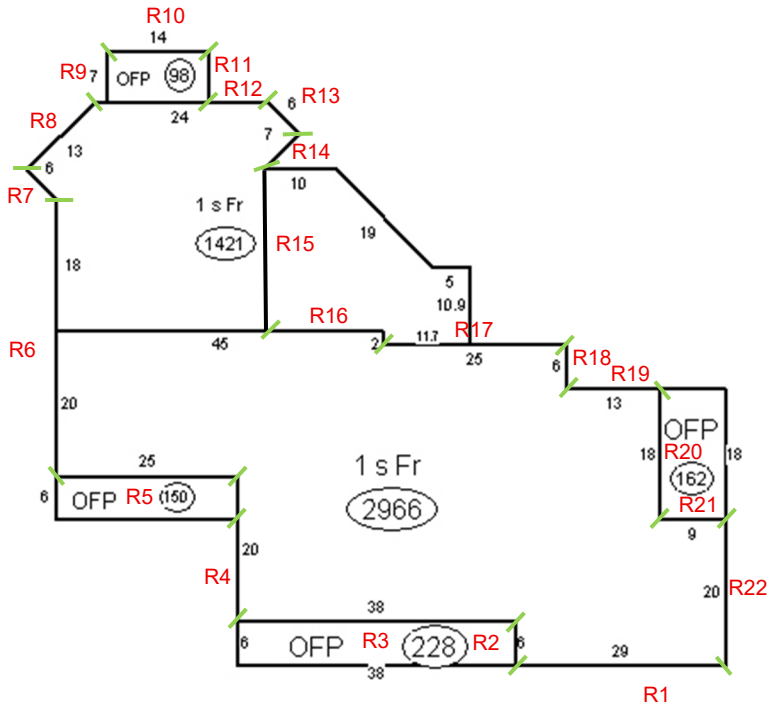
ADMINISTRATIVE:

- HDRBAA-2665 (03.27.2008) – internal note in EnerGov read, "HDRB case H-08-028 conditions have been met."
- HDRBAA-2864 (08.11.2008) – construct an interior courtyard wall to not exceed 6' high pedestrian gate entry may have header but accent height may not exceed the height of adjacent building. Finish to match existing.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Status Review with primary façade designation, if applicable, for a residential structure.
2) Status Review with primary façade designation, if applicable, for an accessory structure.
3) Status Review for yard walls.


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RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance in order to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.
b. A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."
c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:
   1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.
   2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.
b. Request from the property owner;
c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.
b. In addition, staff shall send notice, by first class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster at the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

NONCONTRIBUTING STRUCTURE

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.

CONTRIBUTING STRUCTURE

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.

SIGNIFICANT STRUCTURE

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 for its association with events or persons that are important on a local, regional, national or global level; or 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.

PRIMARY FACADE

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

G. Additional District-Specific Design Standards

2. **Downtown and Eastside Historic District**

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

I. Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

a. With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns.

   Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open slightly ogive, over gateways in freestanding walls;

b. All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

c. Solid wall space is always greater in any fa□ade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

d. The rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

e. True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight fa□ade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

II. Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

a. No building shall be over two stories in height in any fa□ade unless the fa□ade shall include projecting or recessed portales, setbacks, or other design elements;
b. The combined door and window area in any publicly visible fa□ade shall not exceed forty percent of the total area of the fa□ade except for doors or windows located under a portal. No door or window in a publicly visible fa□ade shall be located nearer than three (3) feet from the corner of the fa□ade;
c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
d. No less than eighty percent of the surface area of any publicly visible fa□ade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible fa□ade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
e. The publicly visible fa□ade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complementary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
f. Flat roofs shall have not more than thirty (30) inches overhang.