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
Jonathan Mellon, Historic Preservation Planning Manager

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2026-013403-HDRB. 610 Agua Fria St. Unit C. Westside-Guadalupe Historic District. Contributing. Martinez Architectural Studio PC, agent for Ana-Marie Argilagos and Rodger J Boyd, owners, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: [2026 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be downgraded to non-contributing due to the extensive non-historic alterations per 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Status:

a. In case 2026-013403-HDRB, for 610 Agua Fria Street, downgrade the main residence to non-contributing.
b. In case 2026-013403-HDRB, for 610 Agua Fria Street, retain the main residence as contributing, and designate facades (numbers from façade diagram) as primary façade(s).
c. In case 2026-013403-HDRB, for 610 Agua Fria Street, designate the patio yard wall(s) as non-contributing.



Figure 1: Property Location


Figure 2: Subject Building

BACKGROUND & SUMMARY:

Site Description:

The single-story condominium at 610 Agua Fria Street Unit C is approximately 1,624 sq. ft. and has an adobe core with later concrete block additions. The full structure was constructed by 1930. There was an extensive conversion in the 1990s that converted the vernacular residence to a bed-and-breakfast. In the early 2000s, a second conversion to a condominium. The alterations in the 1990s and 2000s changed the vernacular-style building to a Spanish Pueblo Revival style.



Figure 3: Comparison images of the west elevation and building footprint. Clockwise from upper left: (1) 1985 HBI photograph; (2) 1978 aerial photograph; (3) 2023 satellite image; and (4) 2026 survey photograph. (John Murphy HCPI September 26, 2026 p.14)

The unit sits on the east side of the compound with the only visible elevation being the west. The north and south are each obscured by high-walled patio areas. The north holds a single modern ten-lite set of French doors. The east elevation is not accessible from the exterior but does encroach slightly on the neighboring lot. The east elevation has a single bathroom window. The South elevation contains a pair of modern ten-lite French doors and a small two-over-two wood sash window. The west elevation holds single and grouped two-over-two double-hung wood-sash windows. The current fenestrations and windows do not match those from the 1985 Historic Building Inventory. Central to the west elevation is a high-walled patio with a viga-topped pergola that is covered in vines and the central entry to the residence.

The former Paul and Amalia Ross House is part of the compound at 610 Agua Fria Street. The compound sits behind a wood gate south of Agua Fria Street by approximately 100 feet. The lot is narrow with brick paving and planting beds. The compound holds four residences with the parking at the rear of the property. The residence listed as Unit C is designated as contributing to the Westside-Guadalupe Historic District. The status of the residence was downgraded from significant to contributing under case H-97-013A.

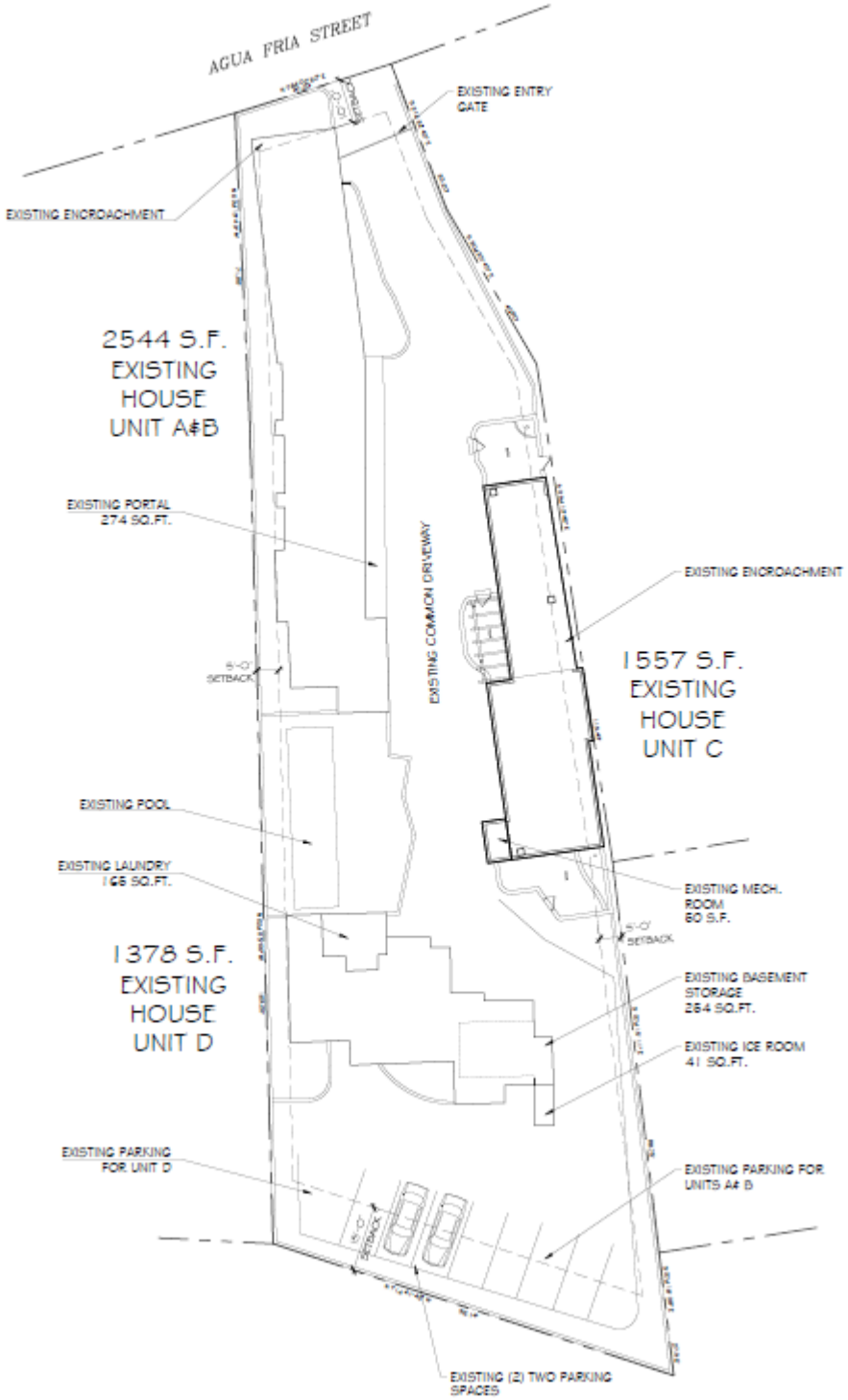


Figure 4: Compound Site Plan

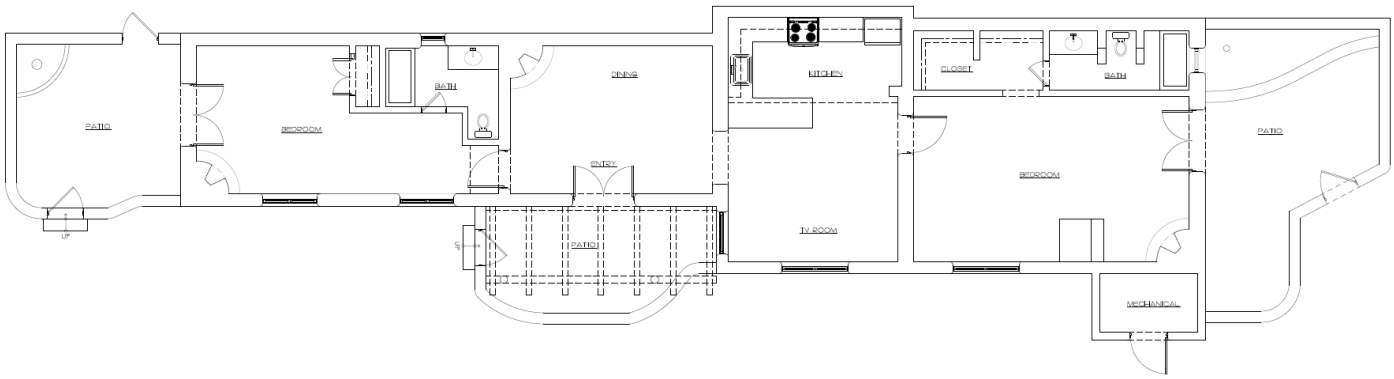


Figure 5: Existing Floor Plan

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

Under case H-97-013A the building was downgraded from Significant to Contributing with no primary façade designations finding that the 1985 assigned status no longer applied. This was due to a 1996 resurvey of the property that shows that a 1990 rehabilitation of the property affected the significant status. The 1996 survey indicated that "the massive irregular shape helps it to retain enough integrity to be designated as contributing".

Under case H-97-013B an exterior door was added to the east elevation. This door has since been infilled as there is no door on the east elevation.

ADMINISTRATIVE:

In 2004 an addition was approved to be constructed on the south end of the residence. The addition attached to the 1990 addition.

APPLICANT'S REQUEST:

The applicant requests:

1) Status review with primary façade designation, if applicable, for a residential structure.
2) Status review for yard walls.

The 1990s alterations included an addition, reconstruction of the portal, all new windows and doors, changes to the brick coping, and the change from vernacular style to a Spanish Pueblo Revival style with the addition of parapets. The additions in the 1990s and in 2004 have altered the original footprint so that the original residence is not distinguishable from the non-historic additions. Given the extent of the alterations and loss of historic integrity, staff find that the structure should be downgraded to a non-contributing structure.

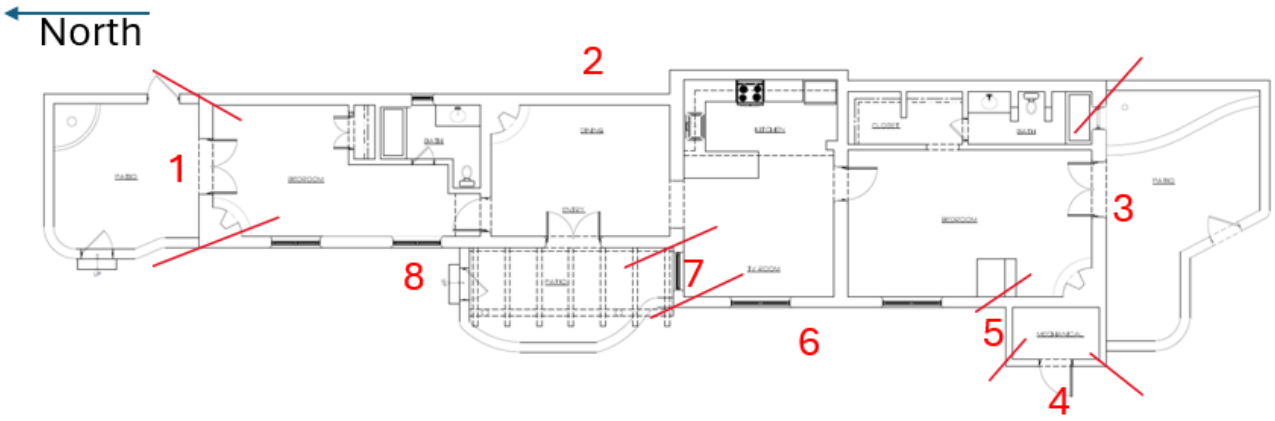


Figure 6: Façade Diagram

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

5. Westside-Guadalupe Historic District

I. District Standards

Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished.

a. Slump block, stucco, brick, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

b. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

c. Roof form, slope, and shape. It is intended that the buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

d. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

   1. raising the parapet;
   2. setting back from the edge of the roof;
   3. framing the collector with wood;
   4. in the case of pitched roofs, by integrating the collector into the pitch;
   5. in the case of ground solar collectors by a wall or vegetation;
   6. in the case of wall collectors, by enclosing or other walls;
   7. other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

e. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obstructive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

f. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not

in the street frontage;

g. Greenhouses;

h. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends, and greenhouses made from enclosed porches or portals maintain the shape of the porch or portal;

i. Porches and portales are encouraged;

j. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

ll. Walls; Fences; Solar Collectors: Administration

Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division staff shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30, Ord. No. 2020-22