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 and Amanda Romero, Senior Planners, Historic Preservation Division, LJM ALR

2026-013419-HDRB. 616 Acequia Madre. Downtown & Eastside Historic District. Significant. Woven Architecture, agent for Jusbasche Investments Ltd., owner, proposes to demolish the sauna and changing room, construct a 150 sq. ft. portal addition to a height of 10'-6" where the existing height is 12'-4", infill windows and doors, install a new bay window, stucco, and replace patio paving on the main residence. Exceptions are requested to 14-4.6(E)(4)(I)(a) for removing openings on primary facades, to 14-4.6(E)(4)(II) for removing historic material, and two exceptions to 14-4.6(E)(2)(II)(a) for constructing the portal and bay window additions on primary façades.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria to 14-4.6(E)(4)(I)(a) for removing openings on primary facades have not been met and recommends denial of the exception to infill the existing door and transom on the north elevation of the enclosed sleeping porch.

Staff finds that the exception criteria to 14-4.6(E)(4)(I)(a) for removing openings on primary facades have not been met and recommends denial of the exception to infill the existing window openings on the west elevation of the enclosed sleeping porch.

Staff finds that the exception criteria to 14-4.6(E)(4)(I)(a) for removing openings on primary facades have not been met and recommends denial of the exception to remove the window opening on the south elevation at the east end.

Staff finds that the exception criteria to 14-4.6(E)(4)(II) for removing historic material have been met and recommends approval of the exception to demolish the sauna and changing rooms.

Staff finds that the exception criteria to 14-4.6(E)(4)(II) for removing historic material have been met and recommends approval of the exception to remove a portion of the stucco infill wall on the south façade of the sleeping porch for a window.

Staff finds that the exception criteria to 14-4.6(E)(2)(II)(a) for constructing the bay window addition on primary façades have not been met and recommends denial of the exception.

Staff finds that the exception criteria to 14-4.6(E)(2)(II)(a) for constructing the portal addition on primary façades have not been met and recommends denial of the exception.

Otherwise, staff recommends approval of the other elements of the application as they comply with 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:

a. In case 2026-013419-HDRB, for 616 Acequia Madre Main Residence, approve/deny the exception to 14-4.6(E)(4)(I)(a) for removing openings on primary facades, finding that the exception criteria have/have not been met to infill the existing door and transom on the north elevation of the enclosed sleeping porch.

b. In case 2026-013419-HDRB, for 616 Acequia Madre Main Residence, approve/deny the exception to 14-4.6(E)(4)(I)(a) for removing openings on primary facades, finding that the exception criteria have/have not been met to infill the windows on the west elevation of the enclosed sleeping porch.

c. In case 2026-013419-HDRB, for 616 Acequia Madre Main Residence, approve/deny the exception to 14-4.6(E)(4)(I)(a) for removing openings on primary facades, finding that the exception criteria have/have not been met to remove the window opening on the south elevation at the east end

d. In case 2026-013419-HDRB, for 616 Acequia Madre Main Residence, approve/deny the exception to 14-4.6(E)(4)(II) for removing historic material, finding that the exception criteria have/have not been met for removing the sauna and changing rooms.

e. In case 2026-013419-HDRB, for 616 Acequia Madre Main Residence, approve/deny the exception to 14-4.6(E)(4)(II) for removing historic material, finding that the exception criteria have/have not been met for removal of a portion of stucco infill wall at the South Façade of the sleeping porch for a window.

f. In case 2026-013419-HDRB, for 616 Acequia Madre Main Residence, approve/deny the exception to 14-4.6(E)(2)(II)(a) for constructing the bay window addition on primary façades, finding that the exception criteria have/have not been met.

g. In case 2026-013419-HDRB, for 616 Acequia Madre Main Residence, approve/deny the exception to 14-4.6(E)(2)(II)(a) for constructing the portal addition on primary façades, finding that the exception criteria have/have not been met.

h. In case 2026-013419-HDRB, for 616 Acequia Madre Main Residence, approve/deny the elements of the project that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding with a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-14-4.2(D). There may be archaeological concerns associated with this project, and archaeological clearance will be required.

BACKGROUND & SUMMARY:

Streetscape:

Downtown and Eastside Historic District, the property runs parallel to the Acquia Madre "The Mother Ditch" and is very unique to the streetscape.

Site Description:

According to Camino Del Monte Sol Architectural Historic Survey: *"This classic Territorial Revival was constructed in 1925 on an alfalfa field purchased from Candido Herrera. It was designed by the owner, Mrs. Eva Scott Fenyes, and her daughter, Leonora Musse Curtin, without the assistance of an architect, and built by Charles Campbell. Mrs. Fenyes came to Santa Fe in 1888, and four generations of the family have lived in the house to date. It is known variously as the Curtin House and the Paloheimo House. Mr. Paloheimo is a native of Finland and was, until his retirement, consul representing Scandinavian interests in the Southwest. His strong interest in historic preservation has, among other things, moved him to establish Los Golondrinas, a reconstructed SpanishAmerican settlement in the vicinity of Santa Fe. The house itself is one of the clearest examples of Territorial Revival in the district. Note should be taken of the brick dentil coping on the parapet, the pedimented window frames, and linear facade. The use of corbels, rather than capitals, on the indented porch is a feature more appropriate to Pueblo Revival, however." (p. 20)*

"This home was a gathering place for artistic and cultural community in Santa Fe including photographer Ansel Adams, artist Gustave Baumann and architect John Gaw Meem, and scholar/publisher J.B. Jackson" as stated in Old Santa Fe Today, Edition 5. The main house's original address is 614 Acequia Madre this was changed in addressing in 2025 to 616 Acequia Madre Main Residence.

The garage was originally addressed as 616 Acequia Madre and is now known as 616 Acequia Madre Guest House. The structure is also frequently called the Carriage House. The Santa Fe County assessor's office shows

it was built in 1927. Also recorded in the Camino del Monte Sol Historic Architectural Survey, the guest house is designated as Significant. The guest house is Territorial Revival Style with brick coping and horse barn doors, while the porch contains corbels and vigas of a Pueblo Revival style.

There is a horse barn and high yard walls on this property; however, they are not a part of this application and were not detailed in the HCPI. They are currently not statused.

PREVIOUS CASE SUMMARIES:

ARC:
No archaeological clearance has been issued for this property. New construction on the property will require archaeological clearance.

HDRB:
The status for the property was reviewed in May 2026 under case 2026-012512-HDRB. The main residence and the guest house were both designated as significant, with all facades as primary.

ADMINISTRATIVE:
2022-005745-ADMIN (re-stucco walls, replacement of lanterns)
2019-00946-ADMIN (brick replacement, re-roof, and repair parapets)

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Demolish the sauna, changing rooms, and storage (140 sq. ft.) at the southeast corner. The sauna and changing rooms are associated with a 1970s swimming pool that no longer exists.
2) Construct a 150 sq. ft. portal to a height of 10'-6" where the maximum allowable height is 12'-4" on the southeast corner. The portal will be 1'-10" below the height of the residence.
3) Window and Door changes:
    a. Replace a window on the south elevation eastern end with a double door for access to the residence under the new portal.
    b. Infill two window openings on the west side of the "sunroom" at the southwest corner.
    c. Infill a pair of stained doors and a transom window on the north side of the "sunroom" at the southwest corner.
    d. Create a 1'-4" by 3'4" window on the south elevation at what is currently an infilled opening in the center bay of the old porch.
    e. Repair or replace rotten window and door bucks by replicating them as needed.
    f. Rebuild warped and rotten wood window screens to match the existing dimensions and materials and replace those that are currently missing.
4) Construct a 23 sq. ft. bay window on the south elevation at the west end to replace an existing 3 unit window. This will result in the relocation of the downspout in this location.
5) Repair wood elements that are currently embedded in the stucco and those with less than 50% rot..
6) Replace by replicating wood elements with 50% rot where necessary.
7) Replace the wood canales with wood canales with a metal liner and with a replication of the zig-zag wood trim.
8) Replace the viga ends and caps with vigas similar in size, diameter, and length, and cap with patinaed copper flashing.

9) Remove the grilles at the windows on either side of the entry on the north elevation.
10) Repair adobe behind the stucco where it is needed.
11) Repair the brick coping with metal cap as needed.
12) Stucco using cementitious "Torreon" and cementitious "Marble White". The stucco is currently approximately 2" thick, and this will be thinned to the ideal 1" thickness as part of the restucco work.
13) Paint trim at the doors and windows using Sherwin-Williams "High Reflective White".
14) Paint the shutters using Dunn Edwards "Enchanting Ivy".
15) Stain the main entry columns, beams, corbels, viga ends, and canales in Sherwin-Williams semi-transparent stain, "Riverwood".
16) Remove uneven brick and other paving and replace with brick pavers.
17) Install a new painted wood guardrail on the south elevation on the west end.
18) Replace brick at the existing partial-height wall top at the southwest end.
19) Replace the cracked or failing concrete windowsills with matching shape and size. Those that can be repaired will be repaired rather than replaced.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(I)(a): The applicant requests an exception to remove openings on primary facades.

(i) *Do not damage the character of the district*

Applicant Response:

North Façade – Proposed Infill of Existing Door and Transom at Enclosed Sleeping Porch.
Allowing this exception does not damage the character of the district for these reasons: Removal of this door and transom opening will not affect the district in any way, as it will not alter the character of this historic structure, its style, size, or historic significance. The door and transom in question are not original. Exhibit A, at the end of this document, is a photo from 1974 which shows a different door assembly, indicating the existing door and transom were installed after 1974, though it is unknown when. As the infill will be slightly recessed to show the memory of a previous opening, the integrity of the original building's primary façade will be maintained. Further, the character of this district is defined by low-profile residential buildings, of Old or Recent Santa Fe Style, which are inclusive of Pueblo Revival and Spanish Territorial examples of architecture. This structure is one of the finest examples of Spanish Territorial architecture in the Downtown and Eastside Historic District, and removal of this opening will not in any way change the building's overall architectural integrity; therefore, this exception will not damage the character of the district.

West façade – Infill of Existing Window Openings at Enclosed Sleeping Porch.
Allowing this exception does not damage the character of the district because, similar to (a) above, the overall integrity, scale, style, and detailing of this historic building will remain the same. This minor change to the west façade is not out of character with the scale, style, and materials that define this district. Furthermore, the design of the windows in question could be seen as more out of character for this district, as they are undivided large panes of glass, not typically found in the Downtown & Eastside District. In addition, as shown in Exhibit B, at the end of this document, there is precedent for removal of windows and infill with stucco at the sleeping porch. The photo of the south shows where windows at this room were previously infilled (one can see the original windows in Exhibit A; date of construction unknown). This façade is not visible from the public right-of-way, so the proposed infill of these windows will not damage the character of the district.

South Façade – Removal of Existing Window Opening at Proposed Portal Location.
Allowing this exception does not damage the character of the district because, similar to (a) and (b) above, the overall integrity, scale, style, and detailing of this historic building will remain the same. This minor

change, proposed at the southeast corner of the structure, will allow for the addition of a door in the same location, albeit in a slightly larger opening, for accessible access for the building's occupants. The removal of the window and widening of the opening is not out of character with the scale, style, and materials that define this district – and will allow other narrow exterior openings to remain. This façade is not visible from the public right-of-way, so the removal of this window will not damage the character of the district.

Staff Response:

North Façade – Proposed Infill of Existing Door and Transom at Enclosed Sleeping Porch. Staff finds that this criterion is not met. Sleeping porches are a historic architectural feature that was prominent on residences from 1925, when this structure was constructed. Though the sleeping porch has been enclosed, it still reads as a previous sleeping porch. Infilling the door and transom will delete the story of the sleeping porch from this structure and will damage the character of the district.

West façade – Infill of Existing Window Openings at Enclosed Sleeping Porch.
Staff finds that this criterion is not met. Sleeping porches are a historic architectural feature that was prominent on residences from 1925, when this structure was constructed. Though the sleeping porch has been enclosed, it still reads as a previous sleeping porch. Infilling the remaining windows will delete the story of the sleeping porch from this structure and will damage the character of the district.

South Façade – Removal of Existing Window Opening at Proposed Portal Location.
Staff finds that this criterion is not met. Converting this window to a door to access a bedroom is not necessary. There is egress in the east wall just to the left of this window.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:

a. **North Façade –** Proposed Infill of Existing Door and Transom at Enclosed Sleeping Porch.
Granting this exception would prevent a hardship to the applicant. The original configuration and use of this room was a sleeping porch, which was later enclosed with windows. The current occupant will not be using this room as a sleeping porch and intends to use it as a bathroom and closet. The door will not be used in this new configuration creating opportunities for moisture and pest intrusion, and is poorly insulated. An abandoned door also creates ongoing maintenance issues that are a hardship.

b. **West Façade** – Infill of Existing Window Openings at Enclosed Sleeping Porch.
This exception would prevent the following hardship to the applicant – the windows on the west façade are poorly insulated, and the room enclosed by them does not have a good seal and envelope. The proposed new use of this room as a bathroom and closet requires good moisture resistance and vapor protection, which cannot be achieved by leaving these windows in place.

c. South Façade – Removal of Existing Window Opening at Proposed Portal Location.
This exception prevents the following hardship to the applicant – the room where this window is located has no access to the exterior. Access and connection to the beautiful gardens and outdoor space is very important to the applicant, and not allowing this conversion of the window to a double door would limit the applicant's options for full use of the property and limit their ability to successfully adapt this building to make it perform per today's standards of energy, light, fresh air, and accessibility. The main entry to the house on the north façade does not have an accessible path (and the applicant would prefer to not add a ramp at the main historic

entry). Other existing, historic exterior doors are too narrow for a wheelchair. Applying the design standards without exception creates a hardship by unduly restricting the adaptation of this 100-year old structure to its modern day use. It is extremely difficult, if not impossible, to take a building of this age and rehabilitate it to make it a livable space, meeting current codes and standards, without making any changes to the exterior.

Staff Response:
North Façade – Proposed Infill of Existing Door and Transom at Enclosed Sleeping Porch.
Staff finds that this criterion is not met. Sleeping porches are a historic architectural feature that was prominent on residences from 1925, when this structure was constructed. Though the sleeping porch has been enclosed, it still reads as a previous sleeping porch. Infilling the door and transom will delete the story of the sleeping porch from this structure. Staff would recommend that if the door is to be removed, it be replaced with a window to match the remaining windows in the sleeping porch area.

West Façade – Infill of Existing Window Openings at Enclosed Sleeping Porch.
Staff finds that this criterion is not met. Sleeping porches are a historic architectural feature that was prominent on residences from 1925, when this structure was constructed. Though the sleeping porch has been enclosed, it still reads as a previous sleeping porch. Infilling the remaining windows will delete the story of the sleeping porch from this structure. Staff would recommend resealing the windows and interior insulation to make the space more inhabitable and reconsidering the use of the space.

South Façade – Removal of Existing Window Opening at Proposed Portal Location.
Staff finds that this criterion is not met. ADA access from the parking lot which is gravel not paved, can be achieved through the egress door on the east wall just south of this window.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response:
a. North Façade – Proposed Infill of Existing Door and Transom at Enclosed Sleeping Porch,
b. West façade – Infill of Existing Window Openings at Enclosed Sleeping Porch, and
c. South Façade – Removal of Existing Window Opening at Proposed Portal Location.

Granting this exception will strengthen the unique heterogeneous character of the City by allowing this significant building to be successfully adapted for its new owner and continued use as a beloved residence, therefore ensuring that the building will be maintained and inhabited, rather than sit vacant and deteriorate. This exception will provide a design option that ensures that the building can be adapted to fit the needs of its new residents and will allow them to successfully continue to reside within this historic district.

Staff Response:
North Façade – Proposed Infill of Existing Door and Transom at Enclosed Sleeping Porch. Staff finds that this criterion is not met. Sleeping porches are a historic architectural feature that was prominent on residences from 1925, when this structure was constructed. Though the sleeping porch has been enclosed, it still reads as a previous sleeping porch. Infilling the door and transom will delete the story of the sleeping porch from this structure. This does not strengthen the character of the city. Staff would recommend resealing the windows and interior insulation to make the space more inhabitable and reconsidering the use of the space so that it can continue to read as a 1925 sleeping porch.

West façade – Infill of Existing Window Openings at Enclosed Sleeping Porch. Staff finds that this criterion is not met. Sleeping porches are a historic architectural feature that was prominent on residences from 1925, when this structure was constructed. Though the sleeping porch has been enclosed, it still reads as a previous

sleeping porch. Infilling the remaining windows will delete the story of the sleeping porch from this structure. Staff would recommend resealing the windows and installing interior insulation to make the space more inhabitable, and reconsidering the use of the space.

South Façade – Removal of Existing Window Opening at Proposed Portal Location.
Staff finds that this criterion is not met. The applicant did not take into consideration widening the existing door from a 36" opening. The ADA-required opening for wheelchairs is 32" clearance when the door is open. To a 90-degree angle. If the existing door is 36", then it will provide the required opening on this side of the building.



Applicant Exhibit A: Photo of enclosed porch, taken in 1974, showing no transom and a different door assembly than the current condition.



Applicant Exhibit B: Existing condition at the south façade of the enclosed sleeping porch shows precedent of two window openings which have been infilled.

Exception to 14-4.6(E)(4)(II): The applicant requests an exception to removing historic materials.

(i) *Do not damage the character of the district*

Applicant Response:

a. Southeast Corner – Proposed Demolition of Sauna & Changing Rooms added in the 1980's.

This exception to allow for removal of historic material will not damage the character of the district because the overall character, scale, and style of this historic building will remain unchanged. This portion of the building is non-historic as it was added to the building in the 1980's. Walls are stucco and wood siding, with a mix of brick parapet and wood shingled roof; it has no character-defining features – and is out of scale with the rest of the structure.

According to an HCPI form survey, dated 02/09/2026, the addition was added for a pool, which is long gone, as was described as "the associated pool-changing rooms and sauna are still attached at the southeast corner of the house and add no real value to the property or history." The removal of this non-historic addition will enhance the historic massing and fabric of this significant structure; therefore, this change will not impact the character of the district.

b. Southwest corner – Removal of Portion of Stucco Infill Wall at South Façade of Sleeping Porch for a New Window.

As it is unknown when the stucco infill on the south façade of the sleeping porch occurred, it is unclear if the infill is historic. Allowing for the removal of a portion of the one of the infill for a small window will not damage the character of the district because the overall character, scale, and style of this historic structure will remain unchanged. Not visible to the public right-of-way, removal of this material will not impact the character of the district.

Staff Response:
Southeast Corner – Proposed Demolition of Sauna & Changing Rooms added in the 1980's.
Staff finds that this criterion is met. The sauna, changing rooms, and storage room were constructed in the 1980s. The style of the addition is not in keeping with that of the historic structure. The removal of this portion of the building will not remove any character-defining features. The removal will restore the structure to the historic footprint.

Southwest corner – Removal of Portion of Stucco Infill Wall at South Façade of Sleeping Porch for a Window.
Staff finds that this criterion is met. There is no record of when these windows were infilled. There is no record of an approval for the infill of the windows. The return to a window will not damage the character of the district, though staff would recommend the full window be returned.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:
a. **Southeast Corner** – Proposed Demolition of Sauna & Changing Rooms added in the 1980's.
An exception to the design standards would prevent the following hardship to the applicant – the sauna and changing rooms were designed and built strictly for that use. Their size, dimensions, and shape make them difficult to adapt for other uses – certainly not for habitable rooms. Also, the sauna was built of wood planks, and does not have proper insulation, mechanical, plumbing, or electrical systems. These rooms were not connected to the house via the interior, as this was an addition meant for exterior use only, as an accessory to the pool, which was demolished many years ago. It is a hardship to leave these rooms in place, as they are not usable and not adaptable. Their addition in the 80's was not planned well and did not integrate into the history and architecture of this significant building.

b. **Southwest Corner** – Removal of Portion of Stucco Infill Wall at South Façade of Sleeping Porch for a New Window.
An exception to removing a portion of the infill wall at the old sleeping porch for a new window prevents a hardship for the occupant by allowing them the ability to view the yard and gardens surrounding this significant structure from the southeast corner of the old sleeping porch. Built in the 1930's the idea of a sleeping porch is no longer relevant to today's use due to the invention of air conditioning.

Staff Response:
Southeast Corner – Proposed Demolition of Sauna & Changing Rooms added in the 1980's.
Staff finds that this criterion is met. This section of the building was constructed for a specific use. The size, dimensions, shape, materials, and ventilation will prevent adaptive reuse to any livable space.

Southwest corner – Removal of Portion of Stucco Infill Wall at South Façade of Sleeping Porch for a New Window.
Staff finds that this criterion is met. There is no record of when these windows were infilled or that an approval was issued for the infill. The infill is detracting from the historically significant structure. However, staff would recommend the full window be returned.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response:

a. Southeast Corner – Proposed Demolition of Sauna & Changing Rooms added in the 1980's.
Granting this exception will strengthen the unique heterogeneous character of the City by allowing this significant building to be successfully adapted for its new owner and new use, therefore ensuring that the building will be maintained and inhabited, rather than sit vacant and deteriorate. Allowing the demolition of this non-historic addition to the building will improve the overall integrity of this historic structure as it will remove an addition that detracts from the significance of the building. The sauna and changing rooms were designed and constructed as utilitarian spaces and add no value to the overall architecture and history of this property. This exception will provide a design option that ensures that the building can be adapted to fit the needs of its new residents and will allow them to successfully continue to reside in within the Downtown and Eastside Historic District.

b. **Southwest Corner** – Removal of Portion of Stucco Infill Wall at South Façade of Sleeping Porch for a New Window.
Granting the exception to removal of potential historic wall material will allow the applicant to continue to use the residence in a manner that meets today's residential standards. Not visible from the public right-of-way, the addition of a small window fits within the full range of design options, thus allowing for residents to continue to reside within the historic district.

Staff Response:

Southeast Corner – Proposed Demolition of Sauna & Changing Rooms added in the 1980's.
Staff finds that this criterion is met. Returning the structure to the historic footprint will strengthen the heterogeneous character of the city.

Southwest corner – Removal of Portion of Stucco Infill Wall at South Façade of Sleeping Porch for a New Window.
Staff finds that this criterion is met. There is no record of when these windows were infilled or that an approval was issued for the infill. The infill is detracting from the historically significant structure. Staff would recommend the full window be returned, but a portion is a compromise.

Exception to 14-4.6(E)(2)(II)(a): The applicant requests an exception for constructing the portal and bay window additions on primary facades.

(i) *Do not damage the character of the district*

Applicant Response:

a. East Façade – Proposed Portal

Allowing this exception to add a portal to a primary façade will not damage the character of the district for the following reasons. One of the most common architectural features that define the architecture and style of the Downtown & Eastside District is portals, in both Pueblo Revival and Spanish Territorial buildings. There is already an existing door opening at this portion of the structure on the east façade, though too narrow for an accessible entry, and adding a portal is completely within the architectural vocabulary of the district. Also, no character-defining features of the façade will be removed or concealed by this proposed addition (existing zig-zag wood canales will remain above the roof). The scale of the proposed portal fits well within the

framework of the façade, and its height is lower than that of the existing building, allowing for differentiation between "old" and "new." Further, this façade (even though considered primary) is not visible from any public right-of-way, and is in fact tucked back behind the structure and hidden by the old garage/carriage house on the east. Therefore, the district's character will remain intact and undamaged.

b. **South Façade – Proposed Bay Window**
Allowing this exception for the addition of a bay window on the south façade will not damage the character of this historic district. There is precedent for an angled corner on this building as evidenced by the existing angled wall with a window on the east façade, just south of the kitchen entry (see Exhibit C). Already a feature of this residence, the angled wall is a method traditionally used to bring more daylight into an interior space – capturing light from the southeast and southwest, in this case. This addition fits within an existing opening that has a non-historic window. The scale of the proposed bay window fits within the façade, it has a sloped roof, and it's height is lower than that of the existing brick parapet, and below the existing canale, thus differentiating this proposed change between "old" and "new" construction. The south façade is not publicly visible; therefore, the district's character will remain intact and will not be damaged by this addition.

Staff Response:
East Façade – Proposed Portal
Staff finds that this criterion is not met. While portals are a common feature in the district, this residence has not historically held a portal on this elevation. The portal will become a permanent feature of the primary façade. A portal on this side would be possible as a freestanding structure that could be removed without damaging the significant structure.

South Façade – Proposed Bay Window
Staff finds that this criterion is not met. Bay windows are not an architectural feature characteristic of the 1925 Territorial Style Residence. Territorial style features sharp, rectilinear corners and crisp geometric lines. This bay alcove is designed as a canted bay which has soft curved corners. They are not in keeping with Territorial Style. This will damage the character of the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:
a. **East Façade** – Proposed Portal
Applying the design standards without exception creates the following hardship to the applicant – the only existing entry into the house with a historic door that is 36" or wider and provides shelter from the elements, is the main entry on the north façade. Only accessible via brick steps, the main entry is not in proximity to the old garage/carriage house and parking area, making it hard to park a car in inclement weather, without having to walk through snow or ice-covered path or being soaked by rain, creating an undue hardship to the occupants. While there are two historic doors on the east façade, neither is wide enough to accommodate a wheelchair. The proposed location of this portal is closer to the parking area and old garage/carriage house, thus providing a better solution for a covered accessible entry that reduces the impact to historic doors, thus preserving the historic integrity of the existing building and site. Allowing this exception would prevent a hardship by allowing the applicant to create an accessible path from the parking area/garage to an entry point of the residence, while providing safety, shelter, and reducing the potential risk of injury that may occur with a longer path. As previously stated, it is extremely difficult, if not impossible, to take a building of this age and rehabilitate it to make it a livable space, meeting current codes and standards, without making any changes to the exterior.

b. **South Façade** – proposed bay window

Granting this exception to add this proposed bay window to a primary façade would prevent the following hardship to the applicant – the size of the rooms in this residence is based on a standard that is more than 100-years old. While this bedroom may have served well and fit furniture comfortably back then, by today's standards, this room offers limited space for a full set of bedroom furniture. The size of this room is further affected by the existing layout of the corridor and circulation. This room serves as the access point to the study and corridor, so about a quarter of the room area is taken up by circulation and not available for furniture placement. It is very challenging to adapt a building of this age without any modifications to the exterior, limiting the design options and functionality of the spaces. Allowing this exception would prevent this hardship to the applicant and would also allow this building to be adapted to the continued use of a residence that meets today's standards, while still retaining its integrity. Adding this proposed bay window on a facade that is not publicly visible will prevent the above hardship to the applicant and have no negative impact on the architecture, scale, style, or history of the building.

Staff Response:
East Façade – Proposed Portal
Staff finds that this criterion is not met. If inclement weather is an issue for access from the guest house to the main house, this portal would not be sufficient in size or location. The applicant is requesting a garage to the south of the guest house under case 2026-013425-HDRB. This portal does not provide ADA access to that garage or the guest house. There is no pavement between the buildings for a wheelchair to access the portal.

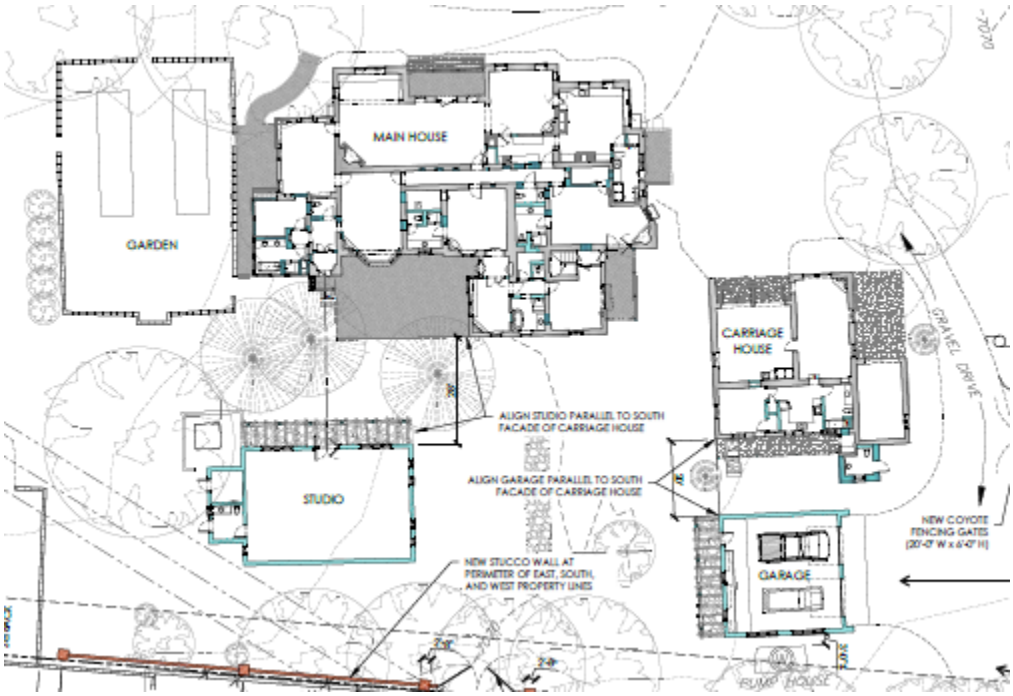


Figure 1: Proposed Site Plan from case 2026-013425-HDRB

South Façade – Proposed Bay Window
Staff finds that this criterion is not met. The bay window is of an opposing style to the Territorial Style residence. The historic building is significant, and this alteration is not in keeping with the Territorial Style.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response:

a. **East Façade** – Proposed Portal

Granting this exception will strengthen the unique heterogeneous character of the City by allowing this significant building to be successfully adapted for its new owner and continued use, therefore ensuring that the building will be maintained and inhabited, rather than sit vacant and deteriorate. By allowing this portal to be added to a primary façade, the accessibility and safety of the residence is improved. Having improved accessibility and safety is a key factor to ensuring residents can continue to reside in the Historic District and age in place. A portal over an entry area is one of the most common elements in the architecture of this district, and also one of the best ways to add shelter, safety, and a sense of welcoming to a residence. This is the best way to ensure that residents can continue to reside in the Downtown and Eastside Historic District.

b. **South Façade** – Proposed Bay Window

Granting this exception will strengthen the unique heterogeneous character of the City by allowing this significant building to be successfully adapted for the applicant and the building's continued use as a residence, therefore ensuring that the building will be inhabited, maintained, and will not become vacant and deteriorate. This exception will certainly provide a design option that ensures that the building can be adapted to fit the needs of its new residents and will allow them to successfully continue to reside within this historic district. Applying the Design Standards without exception creates an inflexible and challenging environment for the owners of properties in the historic districts, which in turn discourages people from buying properties or residing in these districts. The only way to encourage residents to continue residing in the historic districts is to allow for some flexibility and adaptability of historic structures, while still succeeding in historic preservation, rehabilitation, restoration, or adaptive reuse.

Staff Response:

East Façade – Proposed Portal

Staff finds that this criterion is not met. While portals are a common feature in the district, this residence has not historically held a portal on this elevation. The portal will become a permanent feature of the primary façade. A portal on this side would be possible as a freestanding structure that could be removed without damaging the significant structure. A freestanding structure was not considered for this portal.

South Façade – Proposed Bay Window

Staff finds that this criterion is not met. The bay window offered does not blend with the style of the building. The designed bay window is typical canted bay. The box bay with the sharp 90 degree corners would be more in keeping with the Territorial Style residence and its sharp, rectilinear corners and crisp geometric lines.


Applicant Exhibit C: Existing condition at east façade with angled wall and window

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 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.

C. Buildings with Significant or Contributing Historic Status

I. 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 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.

V. Restoration of Status

If a property owner makes changes to a structure without the proper City approvals, which result in the lowering of the structure's status, staff or the Board may require the property owner to restore the structure such that its former status is restored.

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.

a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.

b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

E. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6(G).

I. General

I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

III. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6G.2),

Downtown and Eastside Historic District, shall continue to meet those standards, in addition to the standards set forth in this section.

b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

a. Building additions are not permitted on primary facades.

b. All building additions shall be set back a minimum of ten feet from the primary facade.

c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.

d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.

b. Building additions to contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

IV. Remodeling to Increase Height

a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.

b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
   a. Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double-pane glass may be used. No window opening shall be widened or narrowed.
   b. Window depth and other characteristics of window and door fenestration shall be preserved.
   c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
   d. No historic opening shall be closed.

II. For all facades of contributing, significant, and landmark structures:
   a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
   b. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.
   c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

   The existing historic roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing historic feature of the structure.

6. Surface Cleaning

   The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

   Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1(G)(1)(V)(c) *Unexpected Discoveries.*

8. Signs
9. Murals
10. Pedestrian-Oriented Areas

F. Height, Pitch, Scale, Massing, and Floor Stepbacks.

The height, pitch, scale, and massing of any structure in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted elsewhere within this chapter.

l. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:

1. Downtown and Eastside;
2. Don Gaspar Area;
3. Historic Transition; and
4. Westside-Guadalupe.

b. In the Historic Review district, as specified herein.

II. Streetscape Standards

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

II. Height Limitations

The HDRB shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

a. If a proposed building has a parapet, the façade shall not exceed two feet of the average of the height of the façades in the streetscape.

b. If the proposed building has a pitched roof, the ridge height of the proposed building shall not exceed two feet of the average of the ridge height of the pitched roofs in the streetscape.

c. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

d. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.

e. The height and dimension of signage are as set forth in Section 14-7.61, *Sign Regulations in the Historic Districts.*

f. The HDRB may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two feet. In no case shall the height of a façade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

III. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).
b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent of buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.

V. Scale

The height of a proposed building or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of buildings in the applicable streetscape, or the building on which the addition is proposed.

VI. Massing and Floor Stepbacks

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades of the structure be in conformance with Section 14-4.6G), *Additional District-Specific Design Standards,* and in meeting those requirements, may require that different floor levels be stepped back.

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; a 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. Facades 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 façade 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 façade 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 façade unless the façade shall include projecting or recessed portales, setbacks, or other design elements;
b. The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
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 façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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 façade 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. Facade 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.