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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2026-013371-HDRB. 720-722 Gildersleeve St. Don Gaspar Area Historic District. Contributing. Kenneth Francis, owner, requests a status review with primary façade(s) designation, if applicable, for one building.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards

__x__ Historic Inventory Form (07.1982; 10.10.2026)

___ Zoning Review Sheet

__x__ Other: Site Visit Photographs

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: Window Assessment

STAFF RECOMMENDATION:

The east elevation of 720-722 Gildersleeve Street serves as the main elevation and according to historical documents and a 2025 windows assessment completed by Lightfoot, Inc. (attached), the elevation retains historic fenestration, design, feeling, and association with the Don Gaspar Area Historic District. Additionally, the Berger Street-facing south elevation retains nearly all of its historic fenestration, design, feeling, and association with the historic district with the exception of one glass block window at the center of the ground level. Therefore, staff recommends the historic status of the structure be maintained as contributing with the east and south elevations designated as the primary façades (R1 and R2) excluding non-historic materials, per 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

District Standards:
14-4.6(G)(1) Don Gaspar Area Historic District Design Standards

Sample motion:

a. In case 2025-013371-HDRB, for 720-722 Gildersleeve Street, designate the main residence as contributing and designate facades (R1 and R2) as primary façades.

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:

720-722 Gildersleeve (Figure 1) is listed as a contributing building located within the Don Gaspar Area Historic District. The historic building is at the northwest corner of East Berger and Gildersleeve Streets bound by East Buena Vista Street to the north, Gildersleeve Street to the east, East Berger Street to the south, and Don Gaspar Avenue to the west. There is a historic granite curbstone along East Berger Street that rounds the corner onto Gildersleeve Street transitioning to a modern concrete curb. The September 10, 2026, HCPI (not yet adopted), found no historic evidence connecting the curbstone and the New Deal employment program. However, there is note of a “stone curb to side” in the July 1982 Historic Building Inventory Form and historic aerials show the curbstone curving around the southeast corner of the lot (Figures 2 and 3).



Figure 1. 720-722 Gildersleeve Street. Source: Santa Fe County Tax Parcel Viewer.

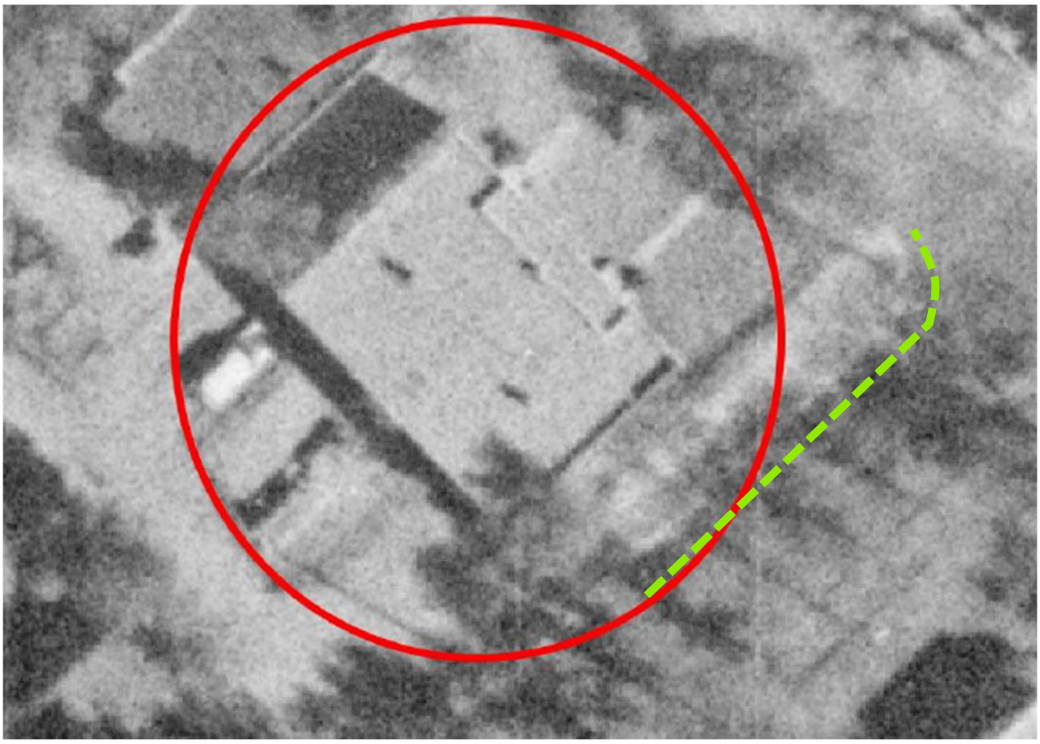


Figure 2. 1958 aerial of 720-722 Gildersleeve Street, circled in red with historic curb outlined in green. Source: New Mexico Department of Transportation.

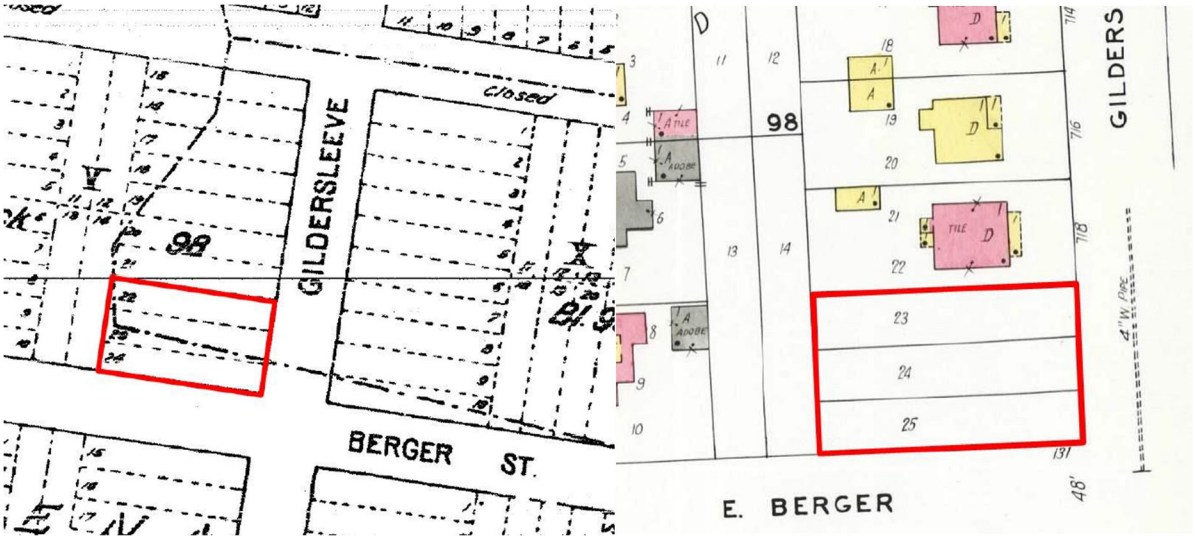


Figure 3. 1978 aerial of 720-722 Gildersleeve Street, circled in red with historic curb outlined in green. Source: New Mexico Department of Transportation.

The north-south-bound Gildersleeve Street east of the property is lined entirely by historic Contributing and Significant residential buildings sloping downward towards East Buena Vista. West Berger Street to the south is lined with residential buildings with the majority designated as Contributing to the Don Gaspar Area Historic District. The residential buildings are primarily early-20th century single-story Pueblo Revival style clad in light tan stucco with flat rooflines, double-hung divided light windows with wooden lintels, and main entrances under portales. Houses are set back to the center of their lots behind shallow stucco or stone yardwalls, or fences made of wire or iron with landscaped sidewalks separating the buildings from the street.

Site Description:

720-722 Gildersleeve was erected c.1931 as a Pueblo Revival style duplex on three lots, (Figures 4-6). The building is constructed of hollow clay tile, or Pen-Tile, with a symmetrical east façade and a recessed central portal supported by rounded wooden columns and sawn wood *zapatas* flanked by two corner massings (Figure 7). The single-story building sits at the northwest corner of Gildersleeve and Berger Streets, has a rectangular footprint with a flat roof, and is clad in light tan stucco.



Figures 4 and 5. 1912 King's Map (left) and 1930 Sanborn Fire Insurance Map showing three lots where 720-722 Gildersleeve Street would later develop.

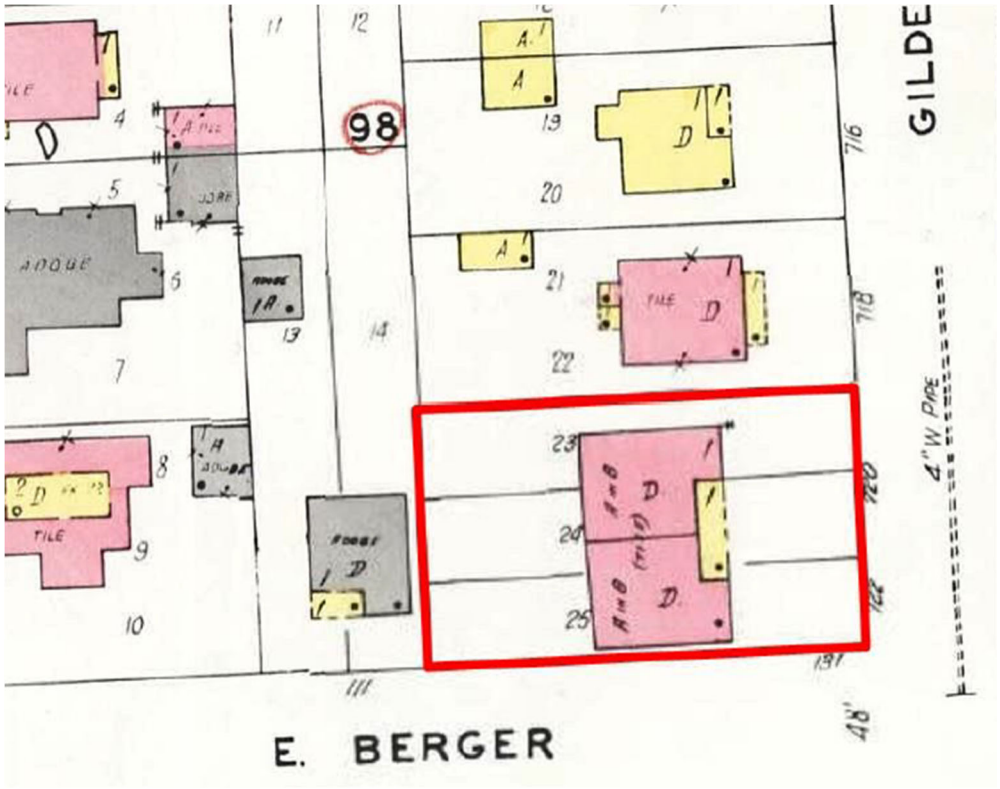


Figure 6. 1948 Sanborn Fire Insurance Map showing building at 720-722 Gildersleeve present.


Figure 7. East elevation of 720-722 Gildersleeve Street, August 1982. Source: 1982 Historic Building Index.

720-722 Gildersleeve Street was part of the late-19th and early-20th century Buena Vista Addition subdivision development. Built during the Great Depression, likely by local contractor Charles M. Campbell and real estate developer Carl A. Bishop, the property served as rental housing for

middle-class Santa Fe residents throughout the 20th-century. Campbell acquired nine lots in 1923 from Charles H. Gildersleeve, an attorney who migrated to New Mexico from New York and was the primary investor in the Buena Vista Addition. In 2005, the duplex was transferred to condominium ownership as the Gildersleeve Street Residential Condominium.

East Elevation

Under the slightly raised portal, two sets of two-over-two double-hung windows are flanked by wooden entry doors with two-over-two divided light windows (Figures 8 and 9). Each corner massing has a wooden two-over-two double-hung window nearest to the corner of the portal. A half round canale projects through the center of the parapet. Concrete walkways lead from the sidewalk up to a shallow set of stairs at either side of the portal.





Figures 8 and 9. October 2026 east elevation (above), 2007 east elevation (below). Sources: 2026 HCPI (not yet adopted) and Google Street View.

South Elevation

The south elevation has a two-story profile due to the east-to-west sloping grade exposing the western basement level (Figure 10). Two wooden canales project from the roofline with three historic wooden two-over-two double-hung windows on the top floor. The basement floor has a central, non-historic five-over-three glass block window with a wooden lintel at the center flanked by two historic double-hung windows to the east, and one historic double-hung window to the west.



Figure 10. South elevation. Source: October 10, 2026 HCPI (not yet adopted).

West and North Elevations

Similar to the east elevation, the west elevation has symmetrical fenestration. At the center is a two-story exterior chimney flanked by a pair of historic two-over-two double-hung windows, central door entrance, and garage door openings, although the north garage door has been converted to French doors. (Figures 11-13)



Figure 11. Southwest elevation. Source: October 10, 2026 HCPI (not yet adopted).



Figure 12. Northwest elevation. Source: October 10, 2026 HCPI (not yet adopted).



Figure 13. Detail of exterior chimney at the center of the west elevation. Source: October 10, 2026 HCPI (not yet adopted).

The north elevation is similar in fenestration to the south. Nearly all fenestration is historic other than the bottom central glass block window and a replacement window at the bottom northwest corner (Figure 14). Regretfully, a September 9, 2025 window assessment completed by Lightfoot, Inc. determined nearly all wooden fenestration on the elevation to be in poor condition with the absence of paint or stain finish leading to significant deterioration with the suggestion to replace the historic materials.



Figure 14. North elevation with partially obscured replacement window at the bottom right corner. Source: October 10, 2026 HCPI (not yet adopted).

PREVIOUS CASE SUMMARIES:

In 2018, Unit 720 on the west elevation was administratively approved to replace the garage door with the existing French Doors. The picket fence seen in Figure 6 on the east elevation was removed after 1982. According to the October 10, 2026 HCPI, the glass block windows on the north and south elevations date to the 1990s or early 2000s

A September 8, 2025 window assessment completed by Lightfoot, Inc. shows indicated nearly all historic windows and doors are repairable other than those on the north elevation and the southwest entrance door. Based on this, additional documentation of minor alterations listed above, the build date of more than 50 years old, the association with the development of the Don Gaspar Area Historic District and Buena Vista subdivision development of the early-20th century, it is recommended by staff that the building remain as Contributing to the Don Gaspar Area Historic District with primary façades designated as the east and south elevations with the exclusion of non-historic materials.

ARC: n/a

HDRB: n/a

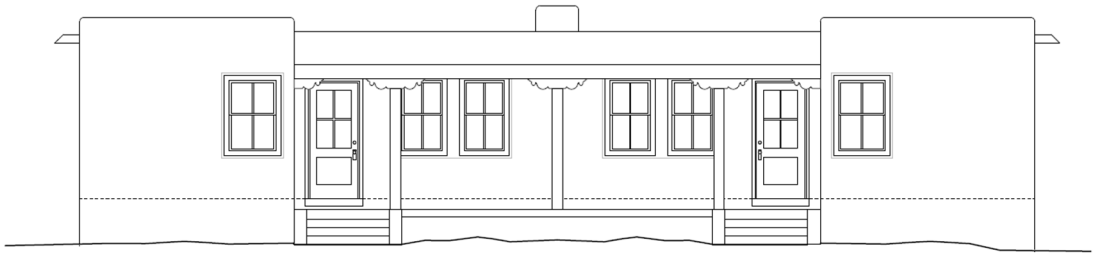
ADMINISTRATIVE:

- HDRBAA-5670 (04.25.2018): Change both sets of garage doors to one pair of French doors [north] and one fixed panel [south] with windows and doors to be painted Behr "Pencil Point." Paint existing window trim and doors Behr "Pencil Point."

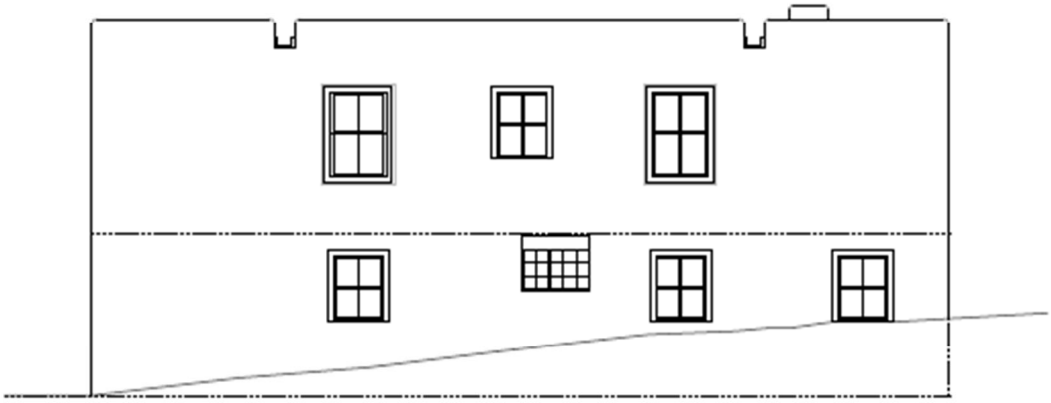
APPLICANT'S REQUEST:

The applicant requests:

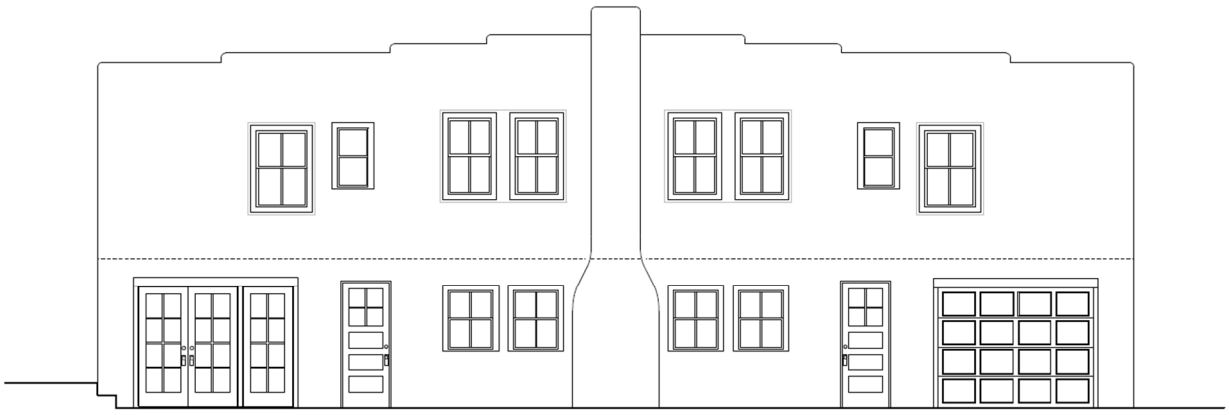
1) Status review with primary façade designation, if applicable, for a residential structure.



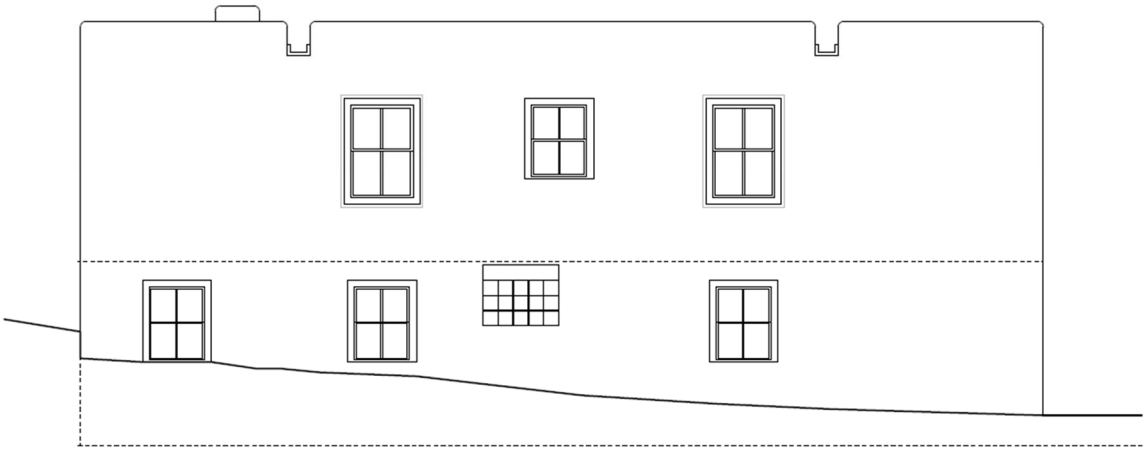
EAST FACADE EXISTING ELEVATION
SCALE 1/4" = 1'-0"



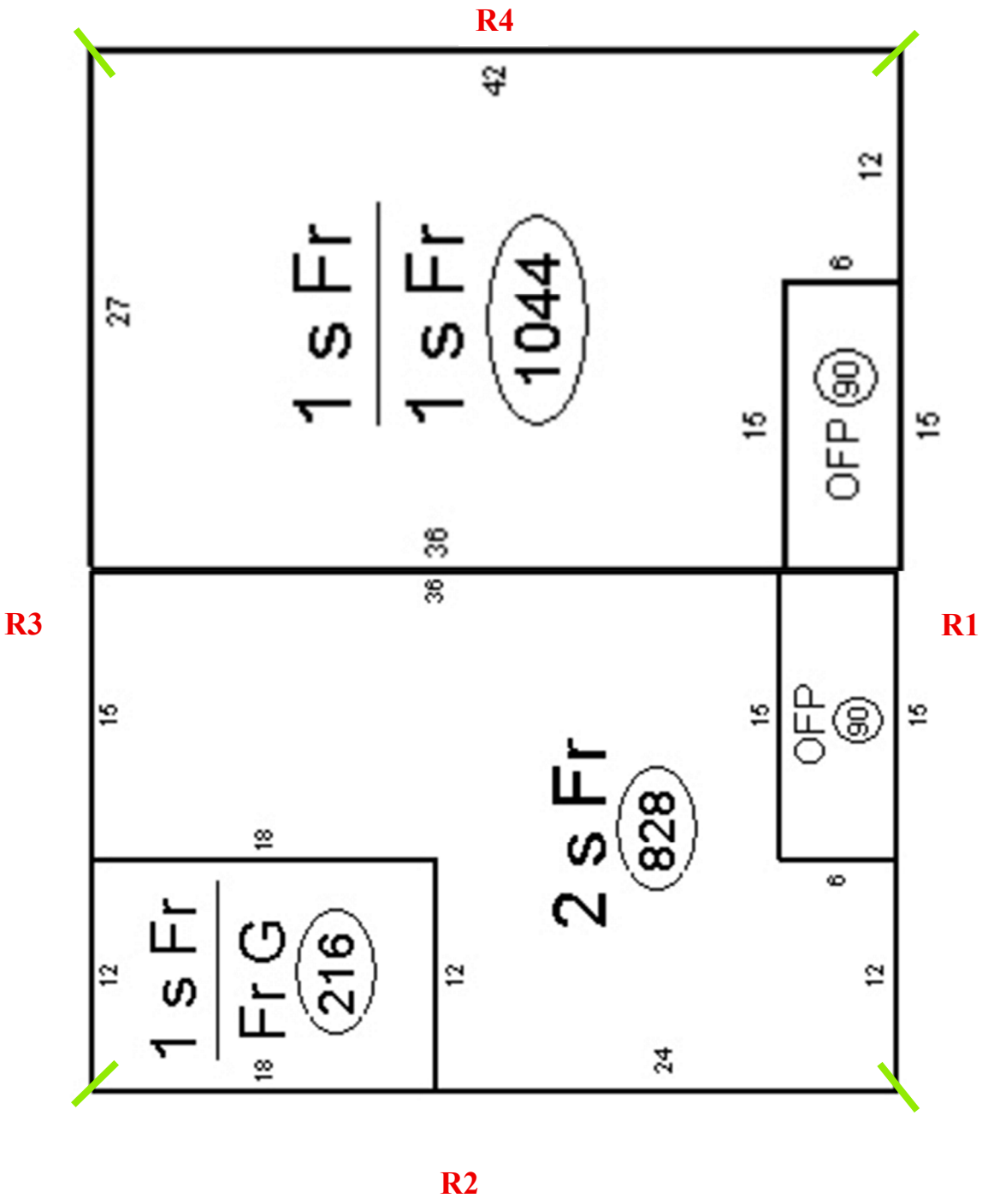
SOUTH FACADE EXISTING ELEVATION
SCALE 1/4" = 1'-0"



WEST FACADE EXISTING ELEVATION
SCALE 1/4" = 1'-0"



NORTH FACADE EXISTING ELEVATION
SCALE 1/4" = 1'-0"


R4
R3
R1
R2
42
27
1 s Fr
1 s Fr
1044
12
6
OFP
90
15
15
36
36
15
15
OFP
90
15
2 s Fr
828
18
12
1 s Fr
Fr G
216
18
12
6
12
24

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

l. 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

l. 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

l. Don Gaspar Area 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, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The 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.

b. Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.

c. 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, greenhouses, garden rooms, 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 by the following methods:

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 by end 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.

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

e. 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, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

f. Greenhouses. 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 the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.

g. For residential uses, paving with asphalt or parking is not allowed in the front yard except on the sidewalk or driveway.

h. For commercial uses zoned C-1, front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

i. As a condition of any rezoning, all applicants shall provide evidence of sufficient off-street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

II. Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction 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 review. The division staff shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. No. 2020-22, § 16)