


# City of Santa Fe, New Mexico

# memo

**DATE:** February 11, 2025

**TO:** Historic Districts Review Board

**VIA:** Heather Lamboy, Planning and Land Use Department Director   
Maggie Moore, Assistant Director *MM*  
Gary Moquino, Historic Preservation Division Manager *GSM*

**FROM:** Paul A. Duran, Senior Planner, Historic Preservation Division

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**2024-009202-HDRB, 925 Acequia Madre, Downtown & Eastside Historic District, Contributing.** Gregory Waits, agent for Jason Flanagan, owner, requests a status review with primary façade designation(s) if applicable.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Primary Façade Diagram

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the structure be maintained as contributing with the south façade, excluding non-historic materials, designated as primary, identified as number one in the façade diagram. Staff recommends that the yard wall with metal elements and gate on the south property line facing the street be designated as non-contributing, and the guest house as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

**BACKGROUND & SUMMARY:**

The single-family residence at 925 Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The 904 sq. ft. main residence was constructed in the late 1930s on a 0.15-acre lot. The architectural design style of the main residence is Santa Fe Pueblo Revival as seen by the adobe block and wooden viga construction materials, flat roof and rounded parapets, and recessed doors and windows with divided lites.

There are no records of the main residence coming before the Board for status and primary façade designation and most likely the structure was given status in 1984 when the Historic Building Inventory (HBI) form was completed. This practice was a common theme during this period where “drive by” review of buildings and assignment of historic status occurred in the Historic Districts. The Historic Cultural Property Inventory (HCPI) form completed by Mr. John Murphey (2024) identifies the yard walls as non-historic with recent alterations (2024:11). The guest house (casita) is identified as not surveyed given that it was constructed in 2002-2003 and is not eligible for a contributing status at this time.

Previous Historic Districts Review Board (HDRB) cases include:

On November 26, 2002, Case No. H-02-140, came before the Board for the approval of a 514 sq. ft. guest house addition. The addition was required to meet the Acequia Madre Association which had been met. The motion included a condition that all openings adhere to the 30” rule with the exception of those on the north elevation, that all windows and doors must meet the 3’ rule except the east elevation door, and that the glass block on the west elevation be eliminated and the window design there be reviewed and approved by staff. The motion passed unanimously.

The current request (Case 2024-009202) is for status review and primary façade designation if applicable.



925 Acequia Madre: Façade Diagram

Primary Façade: —

Non-Primary Façade: —

## **RELEVANT CODE CITATIONS:**

### **14-5.2 HISTORIC DISTRICTS**

#### **(C) Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

##### **(1) Purpose and Intent**

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken 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 within Historic Districts**

###### **(a) Status Designation**

*Structures* within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

###### **(b) Board Authority to Review Status Designation**

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) 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."

###### **(e) Appeals (Ord. No. 2009-42 § 16)**

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

###### **(f) 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.

## (E) Downtown and Eastside Design Standards

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.

### (1) Old Santa Fe Style

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

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, 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, often 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 rule as to flat roofs shall not be construed 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.

(2) 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. Façade surfaces under *portales* may be of contrasting or complimentary 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.

**DEFINITIONS:**

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty 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.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:

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