

**City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law**

Case # 2024-9370-HDRB

Address – 1030½ W. Houghton St.

Agent’s Name – Jeffrey J. Seres AIA, Seres Architecture LLC

Owner/Applicant’s Name – Francesca Banci

THIS MATTER came before the Historic Districts Review Board (“Board”) for status review hearing on November 26, 2024.

BACKGROUND

The single-family residence at 1030½ W. Houghton St. is listed as non-contributing to the Don Gaspar Area Historic District. The roughly 18’ x 43’ structure holds a living room, bedroom, kitchen, and bathroom, and is adjacent to an accessory structure on its north end. Both are set behind 1030 W. Houghton St. and have no street frontage. The vernacular residence is constructed of adobe with cementitious stucco painted pink, and most likely was built in the late 1940s by Willie Romero, who served in World War II. The house fronting the street was the home of Willie’s parents Alberto and Anastacia Romero, who acquired the property around 1917 from the heirs of Encarnación Lujan. It was historically part of the Mesita de Juana Lopez grant.

On the east side of Willie’s residence, panels of wrought-iron balustrade hold the 66-square-foot porch. The perma-stone treatment of the building wall has been stuccoed over. The east elevation houses three steel window sets, one sliding vinyl window and the main entry to the house. The windows are deep set with angled reveals. Each steel window is topped with a wood-block lintel. The north wall has an opening near the center holding a half-lite wood-panel door, which appears to be original, according to a 2024 Historic Cultural Properties Inventory. A three-angle piece of galvanized metal protrudes from the upper sill and shelters the opening. The west elevation contains one steel combination window, and the roof drains over this side through three galvanized gutters. The south elevation holds one steel combination window topped with a wood-block lintel.

The unstated accessory structure is built of stuccoed concrete block. The west half shows on a 1958 aerial photo in the 2024 HCPI. The structure appears to be made of three sections and totals about 360 square feet. The eastern end of the building encroaches onto the adjacent property and, according to aerials, was built after 1969. The western end is the older section and has steel-casement windows bracketing a wood door. The center area steps down and holds a single five-panel wood door, and at the eastern end the structure steps up for another rectangular room with a five-panel door. The east elevation has a six-lite barn sash window and a single canale.

The Applicant requests:

- 1) Status Review with primary façade designation, if applicable, for the residential structure.
- 2) Status Review with primary façade designation, if applicable, for the accessory structure.

Though the residence has maintained its overall footprint since 1958 and retains most of its original windows, the Staff recommends a finding that the residence is non-contributing due to the misleading alterations on the eastern elevation, and that the residence does not contribute to the primary home's setting or the West Houghton streetscape. The accessory structure appears to be two buildings of different construction with an addition to merge them into a single building. The conflicting styles and construction types create a rough appearance that is not cohesive to the neighborhood and the streetscape. Therefore, the Staff recommends a finding that this is a non-contributing structure.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: The Staff recommended the historic status of the residence be maintained as non-contributing and the accessory structure be designated non-contributing to the Don Gaspar Area Historic District, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "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."
7. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is 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."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations.
10. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the main residential structure meets the definition of a "contributing structure," due to the structure being built of

adobe, it is in its original footprint, and the historic look of the building has been maintained. The Board finds its contributing status is supported by its association with the original family, the metal work on the portal, and by the way the structure fits into the neighborhood as an accessory structure behind the main residence owned by the parents.

11. The Board finds that the east elevation, including the portal, is the primary façade of the residential structure, with the features that define the character of the structure’s architecture.
12. Based on the information set forth in the Staff Report and exhibits, and the testimony and evidence presented at the hearing, the Board finds that the accessory structure meets the definition of “contributing,” being associated with the original family, having a vernacular development, with a brick front and varied roof line, and fitting into a minimal space in a densely developed neighborhood.
13. The Board finds that the south facade is the primary façade of the accessory structure, with the features that define the character of the structure’s architecture.
14. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board upgrades the status of the main residence to contributing.
4. The Board designates the following elevation of the main residence as the primary façade: east elevation including the portal.
5. The Board designates the accessory structure as a contributing structure.
6. The Board designates the following elevation of the accessory structure as the primary façade: south elevation.

IT IS SO ORDERED ON THIS 25th DAY of FEBRUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar, City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid, Assistant City Attorney

Date