

City of Santa Fe, New Mexico

memo

DATE: May 27, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director #LL
Maggie Moore, Assistant Land Use Director *MM*
Gary Moquino, Historic Preservation Division Manager *GM*

FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LM*

2025-010295-HDRB, 234 Irvine St, Westside-Guadalupe Historic District, contributing, Samantha Greenberg, agent for Edan Kark, owner, requests a status review with primary façade designation, if applicable, for a residential structure and requests a status downgrade for an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: previous case H-10-006

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: 2025 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be retained as contributing with the primary façades designated as the north, east, and south facades (facades 5, 6, and 7 respectively). While some modifications have been made, these three (3) facades hold the original footprint and historic details of the residence, including the inset wood windows with lead lozenge

patterns and the original roof line of the building. Staff recommends excluding the non-historic doors and windows and the non-historic east elevation porch from the designation.

Staff recommends that the accessory structure be designated/downgraded to non-contributing. There are inconsistencies in the designation record of the accessory structure. In a 2010 case file, the accessory structure is listed as non-contributing, and yet the city's map of historic properties lists the accessory structure as contributing. Staff could not identify any case files to support the contributing designation. Staff also recommends that the yard wall be designated as non-contributing due to age per 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

BACKGROUND & SUMMARY:

The city's map of historic properties lists the single-family residence and accessory structure at 234 Irvine Street as contributing to the Westside Guadalupe Historic District. No primary facades on either structure have been designated. The yard wall has not been assigned a historic status.



Figure 1: East elevation 2025

The 1,796 sq. ft. main residence was constructed prior to 1928 of adobe with a hip roof. The house features deep inset wood windows with the exception of four which are clad (2), aluminum and metal. According to the 2025 Historic Cultural Properties Inventory (HCPI), several of the windows appear to have been repaired with non-historic components and many windows contain lead lozenge décor in the upper sashes (Figure 3). The rear or west facade features a recent porch addition. Sometime after 1978, the original rear porch was enclosed and extended west off the

back of the house. Other modifications to the main residence include a mechanical room addition on the north elevation, as well as a recent porch mudroom addition, all of which were established after 1978 (Figure 4).

A distinctive characteristic of the historic front porch was the construction of brick columns, which has been found in other parts of Santa Fe, including the significant structures at 718 and 721 Old Santa Fe Trail, which were constructed roughly at the same time as the subject house.



Figure 8: 1985 HBI survey photograph. Photographer, Harry Weiss. Courtesy of NMCRIS.

Figure 2: Historic front porch



Figure 3: Window decor

The accessory structure was constructed of concrete masonry units (CMU) sometime after 1935 and was converted to dwelling units in 1980. In 2019, the carport was enclosed and extended, which was done without the requisite permits and resulted in a red tag violation. The building features modern glass doors, newer windows in the carport section, and a low pitch gable on the west side.

The carport addition is the subject of case H-10-006 which was approved for a 572 sq. ft. carport with a height of 11 feet on the non-contributing shed structure. Since 2010, there have been no cases for the property, with the exception of the 2019 case initiated due to the red tag violation.

Additionally, case 2019-001213-HDRB which included submittal documents for enclosing the carport, installing skylights and constructing a gate, did not proceed to the Historic Districts Review Board. As a result, the 2019 violation remains unresolved and much of the work on the property was done without building permits.

The property has an eastern street frontage yard wall that was constructed of concrete block sometime prior 1985. While the exact date is unknown, the yard wall was raised to a varying height of 68” to 90”. The yard wall features a rounded gate arch and window openings. The yard wall is non-contributing due to age. Additionally on the west property line, there is a latilla fence on low rock foundation, which was constructed after 1978.

As of 2025, the unpermitted work on the property includes the following modifications:

1. Installation of the shed at the southwest corner.
2. Enclosure of accessory structure carport (subject of the 2019 red tag).
3. Construction of a porch on the west side of the contributing house between 2008 and 2014.
4. The enclosed porch area on the west side of the house (shows as a porch in 1985 HCPI), the second enclosed porch on the west side of the house added and enclosed after the 1985 HCPI.
5. Alterations to the front porch area on the east façade (brick with shed roof in 1985 HCPI and wood frame in 2007).
6. An addition/enclosed porch on the north elevation,
7. Connection between the two residences of unit A (per 2010 drawing), and
8. Increase of the wall height.

Please refer to Figures 4-10 for a visual representation of the progression of development on the property. Per section 14-5.2(C)(2)(f) *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.*



Figure 4: Unpermitted work on the property.

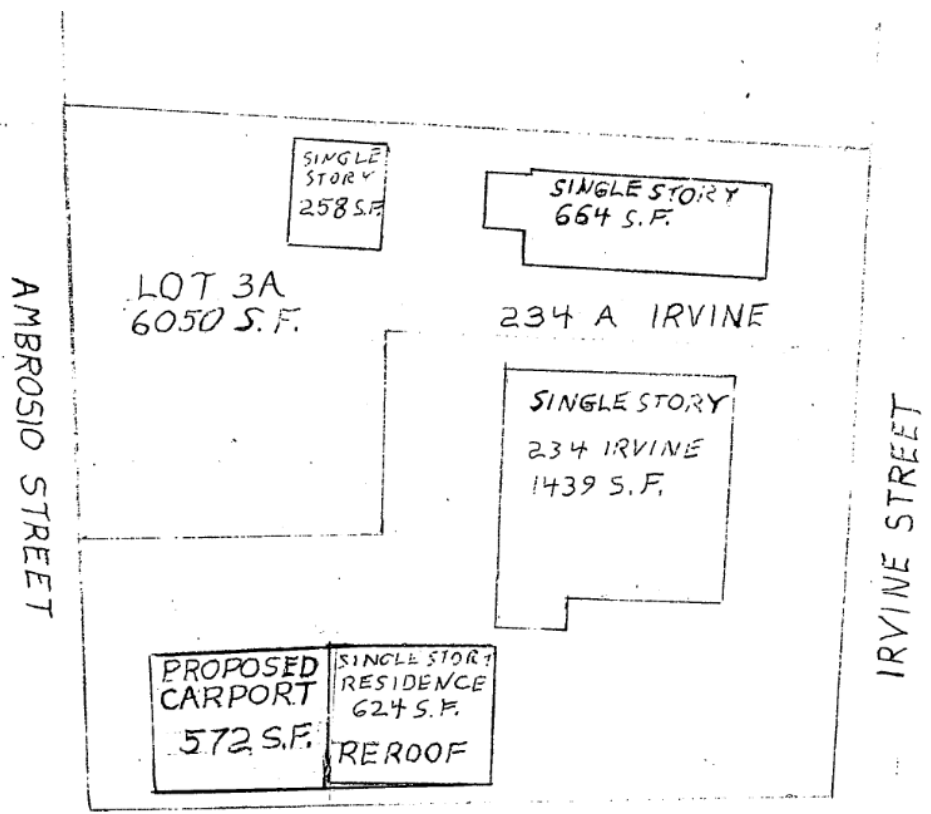


Figure 5: 2010 Site Plan from case H-10-006

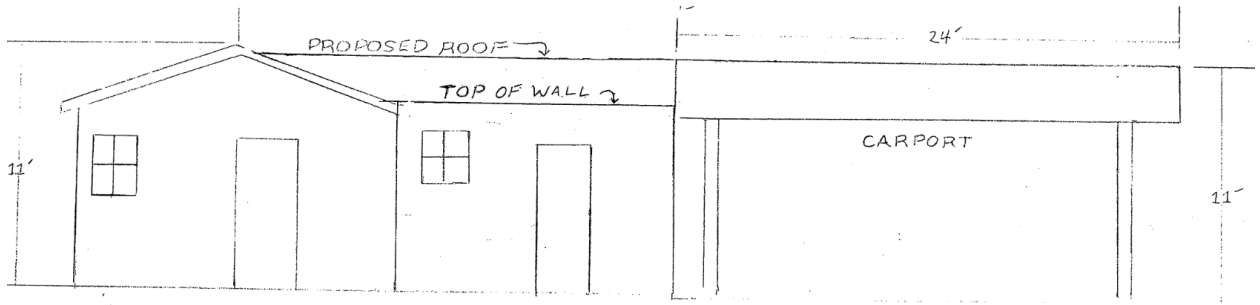


Figure 6: 2010 north elevation showing accessory structure and carport from case H-10-006



Figure 7: Aerial of property 2008

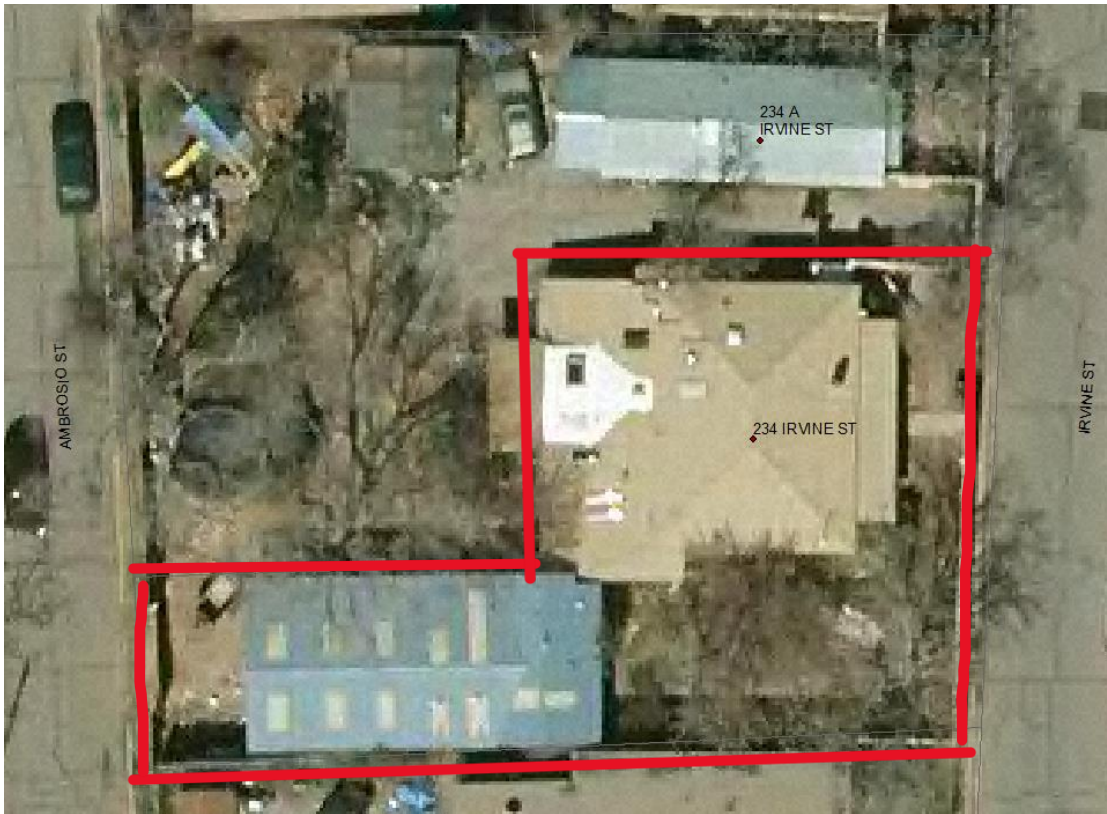


Figure 8: Aerial of property 2014



Figure 9: Aerial of property 2025

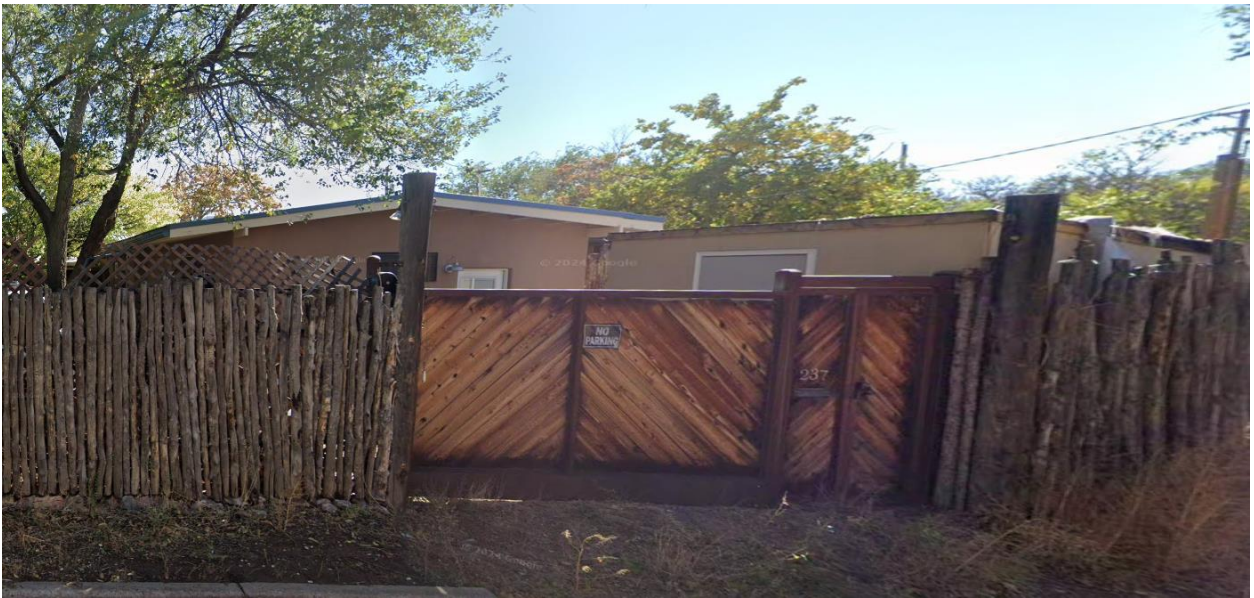


Figure 10: Carport Structure 2025

APPLICANT’S REQUEST:

The applicant requests the following:

1. A status review with primary façade designation, if applicable, for a residential structure.
2. A downgrade from contributing to non-contributing status for an accessory dwelling structure.
3. A status review for a street frontage yard wall.

Staff recommends the main residence be maintained as contributing. While the structure has been modified and altered over the years, several of its distinctive historic properties are preserved, particularly on the north, east, and south facades. Per the HCPI, the property is part of the late 19th century, 1887, “Irvine Addition” which was the first subdivision on the west side of Santa Fe. The core of the residence remains distinctive, particularly the inset windows and the pitched hip roof on the adobe structure. Staff recommends the primary façades as the north, east, and south facades (facades 5, 6, and 7 respectively) which hold the original footprint of the residence, the inset wood windows with lead lozenge patterns and the original roof line of the building with the exceptions of the non-historic doors and windows and the non-historic east elevation porch.

The designation record of the accessory structure is inconsistent. Staff recommends downgrading/designating its status to non-contributing. Although the accessory dwelling structure was 50 years old at the time of the 2010 case, it was listed as non-contributing then. Currently, it is listed as contributing on the city’s map, but there has been no additional status review since 2010, and staff cannot identify why it is listed on the map as contributing. Based on the findings in the 2010 case, extensive alterations, little historical value, and because the enclosure of the 572 sq. ft. carport on the 624 sq. ft. (in 2010) structure was based off the non-contributing status, staff recommends that the accessory dwelling unit be officially designated as non-contributing.

Staff recommends the yard wall be designated as non-contributing due to age.

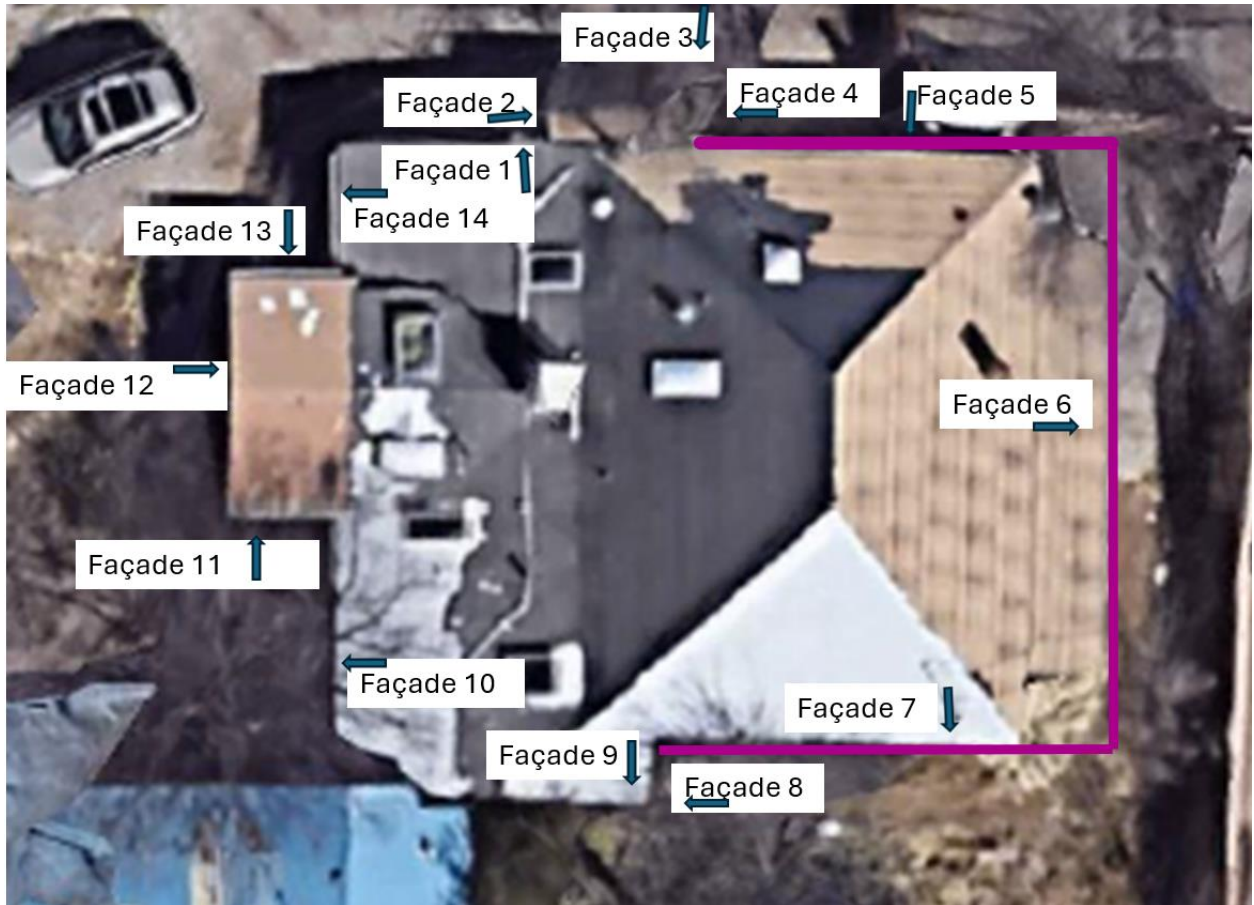


Figure 11: Façade Map

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(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.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty 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:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) 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.

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.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

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

- (a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;
- (b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation;
- (c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic or mansard roofs are not allowed;
- (d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:
 - (i) raising the parapet;
 - (ii) setting back from the edge of the roof;

- (iii) framing the collector with wood;
- (iv) in the case of pitched roofs, by integrating the collector into the pitch;
- (v) in the case of ground solar collectors by a *wall* or vegetation;
- (vi) in the case of *wall* collectors, by enclosing by end or other *walls*;
- (vii) other means that screen the collector or integrate it into the overall *structure*.

Non-glare materials shall be used in solar collectors.

- (e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems;
 - (f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage;
 - (g) *Greenhouses*
 - (h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends and that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*;
 - (i) *Porches* and *portales* are encouraged;
 - (j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.
- (2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)