

City of Santa Fe, New Mexico

memo

DATE: June 10, 2025
TO: Historic Districts Review Board
VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2025-010488-HDRB, 140 Romero St., Westside-Guadalupe Historic District, non-contributing, Camilla Kennedy, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure and a yard wall.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

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 non-contributing due to the alteration and window replacements which diminish the historic character of the structure, and the yard wall be designated as contributing due to the character which has remain unchanged since the 1960s and is consistent with the Romero streetscape dominated by low yard walls and fences per section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

- a. In case 2025- 010488-HDRB, for 140 Romero Street, retain the residential structure as non-contributing and designate the front street-facing yard wall as contributing per staff’s recommendation.

- b. In case 2025- 010488-HDRB, for 140 Romero Street, designate the residential structure as contributing with facades 1, 2, 3, 4, 5, 6, 7, 8, or 9 as the primary facade(s) and designate the front street-facing yard wall as contributing.

BACKGROUND & SUMMARY:

Romero Street is a mix of architectural styles, including vernacular, Pueblo Revival, a bungalow with a hip roof, and an early twentieth-century bunkhouse. A variety of low fences line the street, constructed from materials such as wood boards, latillas, steel wire, stuccoed concrete blocks, and clay structural tiles.



Figure 1: The Romero Street Streetscape

The single-family residence at 140 Romero Street is currently listed as non-contributing to the Westside-Guadalupe Historic District. The yard wall has not had a historic status designated.



Figure 2: East elevation of Residential Structure with yard wall.

The Adobe residence was constructed in the 1940s. An addition was constructed on the rear in 1948. A carport was constructed along the north side in the 1950s and was enclosed after 1985. A porch on the northwest corner was enclosed around the same time. Most of the windows are non-historic post-1985 installations except for a few steel casement windows on the north and west elevations.

The front yard wall was likely constructed in the 1960s of concrete masonry units (CMU) with square pilasters. The wall was modified after 1985 with a Pueblo Revival-style treatment with rounded edges and stucco. The style of the yard wall retains the relationship to and character of the streetscape, which is predominantly low yard walls and fences.

Per the Historic Cultural Properties Inventory, “Romero Street is carved out of land abutting the railyard, land traced with railroad sidings, loading platforms, and the AT&SF engine house. By 1928, Manhattan Road had been paved with a sewer line running down its center. By the time the subject house was constructed, Manhattan Road had been suburbanized.” During the development of the area, Lot 37 of the 1912 Kings map was acquired by Bernard Bryan Hanley. Upon his death, the lot was subdivided into seven lots, one of which involves the subject property. The wedding announcement in 1939 for Charles Romero and Virginia Schutz states that the couple would be living in the new home at 140 Romero Street. In 1952, Carlos deeded the property to his younger brother William who resided in the house with his family until 1965. The house was then a rental property with multiple tenants into the 1990s, including one of Williams' children, Robert Romero. The property was inherited by Williams’ daughter Lillian Snee who resided in in Los Gatos, California when he passed in 2015. Lillian sold the property to its current owner in 2023.



Figure 3: August 1985 Historic Building Inventory Photograph

The only previous case on record in the Historic Preservation Division is a single administrative approval in 2023 for roofing.

APPLICANT’S REQUEST:

The applicant requests:

- 1) A status review with primary façade designation, if applicable, for the residential structure.
- 2) A status review of the front street-facing yard wall.

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."

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)