

City of Santa Fe, New Mexico

memo

DATE: June 10, 2025

TO: Historic Districts Review Board

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

FROM: Amanda L. Romero, Senior Planner, Historic Preservation Division

2025-010506-HDRB, 626 Canyon Rd., Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Santa Elena Properties, LLC, owner, requests status review and primary façade designation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: 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, per section 14-5.2(C)(2) Designation of Significant, Contributing or Non-contributing Status Within Historic Districts, with facades 1,2,4,5, 8 and 9 as primary. Staff recommends the front yard wall be designated as contributing.

Sample motion:

- a. In case 2025-010506-HDRB 626 Canyon Rd., the board moves to retain the structure as contributing, designate facades 1,2,4,5,8 and 9 as primary, per the façade diagram, and designate the front street facing yard wall as contributing.

BACKGROUND & SUMMARY:

The 2,314 sq ft. structure at 626 Canyon Rd. is currently listed as contributing to the Downtown and Eastside Historic District. The original structure was built in the 1920s in the Old Santa Fe Style with an addition constructed in 1968.

The structure was originally constructed as a residence for Valentine and Sallie Garcia, who sold it to Andrea Bacigalupa in 1956. Ms. Bacigalupa converted the residence into an art Gallery/Studio, named “Gallery 626”, the towns first collective art gallery.

The facade map below illustrates the facades recommended as primary with the reasons why staff made those recommendations.



Façade Diagram

Primary ■

Non-Primary ■

Façade 1- Retains historic character at the with low pitched roof, and centered octagonal fixed window.

Façade 2- Original adobe, older wood casements windows

Façade 4 & 5- Showcase the studio that was built by artist Andrew Bacigalupa, 2 story, high windows for good lighting

Façade 8- Features, Stain glass stairwell window, of the 1958 Studio addition.

Façade 9- Nicho and divided lite windows.

The yard wall is constructed of adobe at a height of 3'- 6" above the courtyard and sits on a raised riverstone foundation. The interior of the yard wall has santo tiles.

City records indicate that a status review Case# 2022-005628 was on agenda and was postponed, no record of being brought, before board.

Windows were replaced on façade 6, and there is no record of this being approved by staff or the HDRB.

APPLICANT'S REQUEST:

The applicant requests a status review and primary facade designation as applicable.

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.