

# City of Santa Fe, New Mexico

# memo

**DATE:** June 24, 2025  
**TO:** Historic Districts Review Board  
**FROM:** Paul A. Duran, Senior Planner, Historic Preservation Division

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**2025-010496-HDRB, 492 Arroyo Tenorio**, Downtown and Eastside Historic District, Non-contributing, Will McDonald, agent for Rob Johnson, owner, requests approval for a 112 sq. ft. addition on the south elevation.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Previous Case Documents

**APPLICANT SUBMITTALS**

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed project and finds that the application complies with 14-5.2(D) Historic Districts Design Standards.

**Sample motions:**

- a. Approve or deny Case #2025-010496 to allow these alterations to 492 Arroyo Tenorio.
- b. Approve or deny Case #2025-010496 to allow these alterations to 492 Arroyo Tenorio subject to conditions.

Should the Board deny the application request, the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit.

## **BACKGROUND & SUMMARY:**

The single-family residence at 492 Arroyo Tenorio is listed as non-contributing to the Downtown and Eastside Historic District. The Santa Fe County Tax Parcel map identifies the structure as being built in 1900 on a 0.11-acre lot and comprised of 2,274 sq. ft. of roofed area. Mr. Will McDonald completed a detailed history of the property and records the original structure was built pre-1960 but the exact date is unknown. The original structure was built in the Spanish-Pueblo Revival design style seen by the adobe block and wooden viga construction material and flat roof with rounded parapets. The 1985 plat map of the property shows a patio addition to the north and a breezeway addition connecting to another room to the east. The 1985 Floor Plan shows the additions of a new kitchen, study room, guest bedroom, and portal. The extensive remodel changed the original footprint of the structure which is no longer visible. The new addition request will not impact the current state of the structure and will harmonize with what is currently visible.

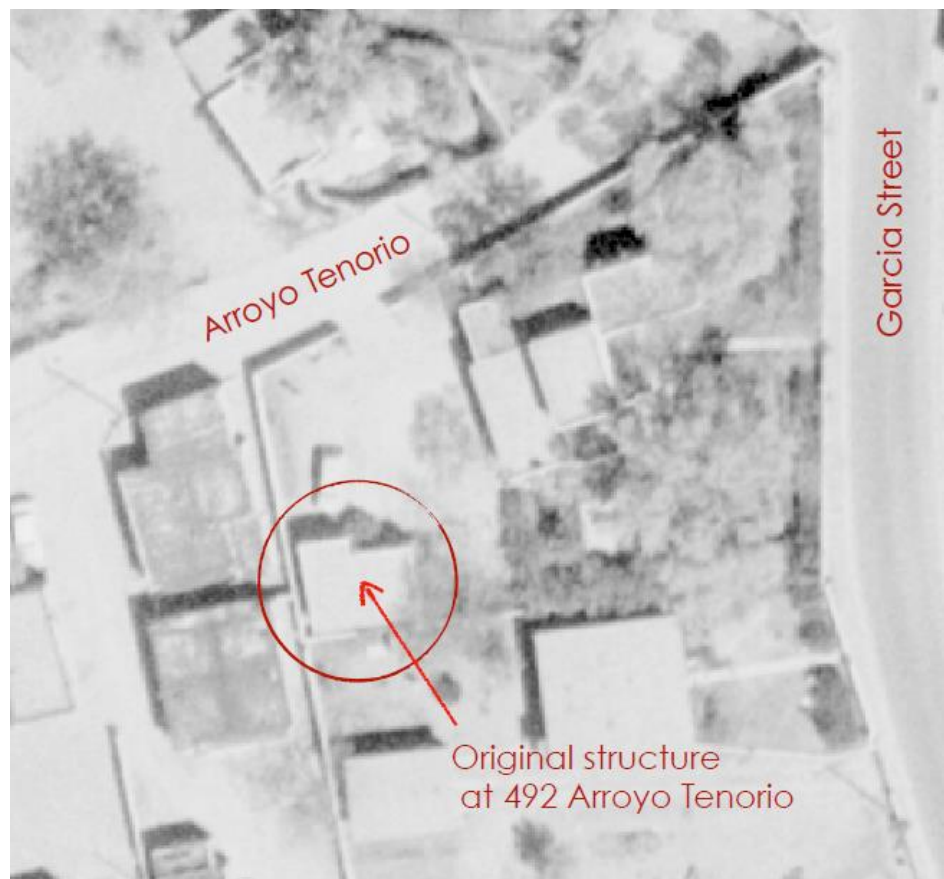


FIGURE 2 DETAIL FROM  
NM DEPT OF TRANSPORTATION AERIAL PHOTO  
5/2/66

Figure 1. NM DOT Map from 1966.

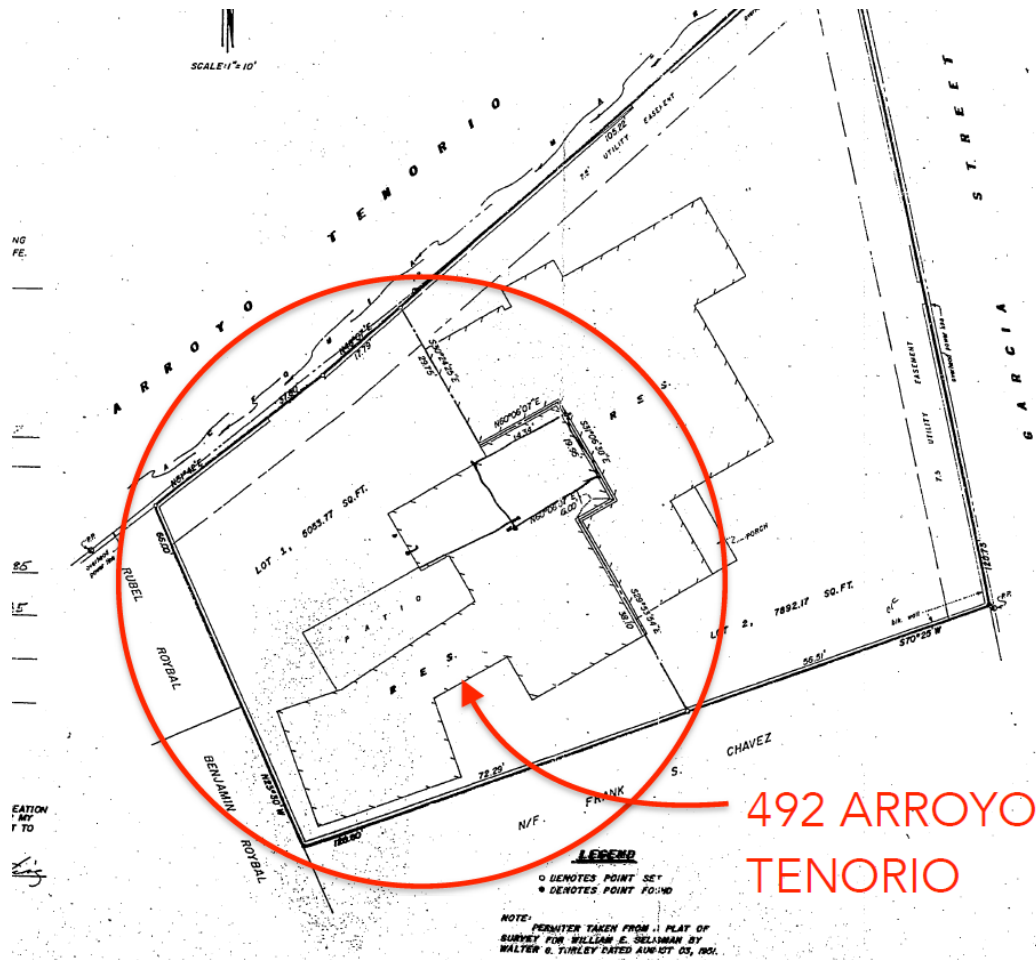


Figure 2. 1985 Plat Map.

Previous cases at 492 Arroyo Tenorio include:

On November 8, 2022, in Case No. 2022-005981-HDRB, the Board approved the addition of a 213 sq. ft. carport to a height of 9'-11", as submitted.

On August 10, 1999, in Case No. H-99-136, the Board approved the yard wall and gate alterations on the north and south elevations to varied heights at 5'-6" to 6'8", as submitted.

**APPLICANT'S REQUEST:**

The applicant proposes the following exterior alterations:

- 1) Construct a 112 sq. ft. addition to a height of 11' where the maximum allowable is 12'-3" on the south elevation.

**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.

#### (4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).