

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

**Case # 2025-9719-HDRB**

**Address – 878 E. Palace Ave.**

**Agent’s Name – Micheal Herrera**

**Owner/Applicant’s Name – Marilyn Halla**

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 11, 2025.

**BACKGROUND**

The single-family residence at 878 E. Palace Ave. is listed as contributing to the Downtown and Eastside Historic District. A reconnaissance survey conducted in 1985 designated the structure as contributing. The 900-square-foot main residential structure was built on a .088-acre lot in the early 1930s, and the 64-square-foot shed structure was built in the mid-1990s. The main structure was built in the Spanish Pueblo Revival architectural style as seen by flat roof, rounded parapets and cut-through canales.

In a 2024 Historic Cultural Properties Inventory (HCPI) form, architectural historian John Murphey identifies additions to the west and south facades as identified in the façade diagram as numbers 3 and 4, with the enclosure of the south elevation porch and the north elevation portal completed by the 1970s. Mr. Murphey wrote that the windows and doors are non-historic, however, their exact date is unknown. The east yard wall was constructed prior to 1966 and was raised in height between 1973 and 1978. The south yard wall was constructed between 1973 and 1978 as identified in the HCPI form. Although the structure has undergone several alterations over the years, it retains the design qualities that are significant to the district, is well over 50 years old and if protected should continue to contribute to the character of the district.

As illustrated on a State Engineer’s Office 1914 map, the property on which the house is located belonged to Miguel Rodriguez, who used the land for agricultural purposes. The house was constructed by 1930 near the old Fischer Brewery on a part of East Palace Avenue that still was part of a working-class neighborhood. The house has been used predominantly as a rental or a second home over the years.

At this hearing the Applicant asked the Board to review the structure’s historic status and designate primary facades, if applicable.

**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: Staff recommended the historic status of the structure be maintained as contributing, and the east and south yard walls to be designated as non-contributing. Staff recommend that the east and north façades of the structure be designated as primary, as identified in the façade diagram as numbers 1 and 2 (excluding non-historic material) 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 Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. 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.”
8. 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.
9. 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.”
10. 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 residential structure meets the definition of a “contributing structure,” as recommended by the Staff.
11. 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 yard walls on the east and south of the lot meet the definition of “non-contributing structures,” as recommended by the Staff.
12. The Board finds that the north and east façades are the primary elevations of the residential structure with the features that define the character of the architecture of the structure, which was built in the Spanish Pueblo Revival architectural style, as seen by flat roof, rounded parapets and cut-through canales.
13. 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 maintains the structure’s contributing status.
4. The Board designates the following elevations as the primary façades: east and north.
5. The Board designates the yard walls on the lot as non-contributing.

**IT IS SO ORDERED ON THIS 22nd DAY of JULY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

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Cecilia Rios  
Chair

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Date

FILED:

\_\_\_\_\_  
Andréa Salazar  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date