

# City of Santa Fe, New Mexico

# memo

**DATE:** August 12, 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 *GM*

**FROM:** Paul A. Duran, Senior Planner, Historic Preservation Division

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**2025-010870-HDRB, 549 ½ Agua Fria St.**, Westside Guadalupe Historic District, Not Surveyed, Robert Kreger, agent for Catherine Wynne, owner, requests status review with primary façade designation(s) if applicable.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

**Other:** Proposed Façade Diagram and 549  
Agua Fria Street Historic Documents

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

**Other:**

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the structure be upgraded to contributing and designate the south elevation as the primary façade identified as number one on the Proposed Façade Diagram, exclusive of non-historic windows, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

- a. Approve or deny Case #2025-010870 to upgrade the historic status to contributing at 549 ½ Agua Fria Street.
- b. Approve or deny Case #2025-010870 to upgrade the historic status to significant at 549 ½ Agua Fria Street.
- c. Approve or deny Case #2025-010870 to designate the structure as non-contributing at 549 ½ Agua Fria Street.

**BACKGROUND & SUMMARY:**

The single-family residence at 549 ½ Agua Fria Street is listed as not surveyed to the Westside-Guadalupe Historic District. The Santa Fe County Tax Parcel information on the property describes the main dwelling and garage at 549 Agua Fria Street were built in 1867. In Mr. Murphey’s 2025 Historic Cultural Property Inventory (HCPI) survey report identifies the main structure and garage as being built in the 1920s. Mr. Murphey shares that the adobe garage was converted into a small cottage in the 1940s with additions in the 1960s (Murphey 2025:1). The current structure at 549 ½ Agua Fria Street is described as a modest Pueblo Revival style building comprised of approximately 1,000 sq. ft. of roofed area constructed from adobe block material and stuccoed over.

The structure recently has had wholesale window and door replacement, construction of the south elevation garden wall, and a new roof. The new roof was approved administratively on January 22, 2021, in Case No. 2021-003086-ADMIN. No other work has been approved administratively or by the Board prior to this time.

Given the subject property’s location, it most likely was never considered during previous historic assessments in the 1980s and 1990s. It is important to note that 549 Agua Fria Street is designated as a significant structure to the Westside-Guadalupe Historic District.

**APPLICANT’S REQUEST:**

The applicant requests status review with primary façade designation(s) if applicable.



Figure 1: Proposed Façade Diagram for Contributing Status at 549 ½ Agua Fria Street.

Primary Façade: ———

Non-primary Façade: ———

**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.

**DEFINITIONS:**

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.