

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

2025-010872-HDRB, 836 Don Cubero Ave, Don Gaspar Area Historic District, Contributing, Daniel Strongwater, agent for Anthony Cao, 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
Previous Case Documents

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main structure and detached guesthouse be maintained as contributing with the east facades designated as primary as indicated as numbers one on the Proposed Façade Diagram and the yard wall designated as contributing, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

- a. Approve or deny Case #2025-010872 to maintain contributing status for the main structure and detached guesthouse and the yard wall designated as contributing at 836 Don Cubero Ave.
- b. Approve or deny Case #2025-010872 to upgrade the historic status to significant for the main structure, detached guesthouse, and designate the yard wall as contributing at 836 Don Cubero Ave.
- c. Approve or deny Case #2025-010872 to downgrade the historic status to non-contributing for the main structure, detached guesthouse, and the yard wall at 836 Don Cubero Ave.

BACKGROUND & SUMMARY:

The single-family residence and detached guesthouse at 836 Don Cubero Avenue are listed as contributing to the Don Gaspar Area Historic District as recorded in the 1995 New Mexico Historic Building Inventory (HBI) survey report and in a previous Historic Design Review Board (Board) staff report in 2003. There are no records in the Historic Preservation Division (HPD) case files that indicate when the structures at 836 Don Cubero Ave received status or primary façade designation. Most likely the property received status in the 1980s during “drive-by” property reviews including an assignment of historic status by then-HPD staff. The applicant is coming before the Board to determine the primary facades for the contributing structures on the property. There is no request to change the historic status of the building.

In 2003, Mr. Greg Allegretti from Allegretti Architects established a good summation of the development of 836 Don Cubero Ave. The 1995 HBI survey report lists both the main house and the detached guesthouse as contributing structures. The Sanborn map of 1930 shows the main house was constructed by that time and the HBI report records the actual date as 1928. The detached guest house was constructed between 1930 and 1936 as illustrated on the Sanborne maps. In 1968, several phases of construction resulted in the enclosure of a rear porch, demolition of another rear porch, addition of a small room, and various portals within the courtyard. The attached garage on the south elevation of the main house was constructed sometime after 1968 but the date is uncertain at this time.

Previous cases for 836 Don Cubero Ave include:

In 2003, in Case No. H-03-153, the Board approved the request for the following renovations with the conditions that multi-paned windows on the east elevation are retained and the existing garage doors or the lumber are utilized on the remodeling of the garage. Below are the approved renovations:

- 1) Remodel the existing garage to house a master bedroom.
 - a. The east, street-facing elevation will be altered slightly, by removal of the 7’x9’-6” wood panel garage door. A new wood siding wall will be constructed in this location to mimic the appearance of the garage door. A paired 2’-6”x2’ casement window will be installed in this new wall.
 - b. The paired 2’-6”x2’ casement windows on the rear, west elevation will be replaced

- with 6'-8"x2'-8" French doors with 5'-6"x1'-6" lights.
- c. The under built roof on the garage will be removed and rebuilt. The new parapet will have a maximum height of 10', which will be 6" lower than the existing adjacent parapet on the main building.
- 2) Remodel the main house with many interior changes. The exterior will be affected only at the rear, west elevation. Six existing windows and an existing portal on this non-primary elevation will be removed. The existing portal will be enclosed as an interior hallway.
 - a. The double set of paired 3'-6"x1'-6" casement windows at the north end of this elevation will be replaced with French doors that are the same as those to be installed in the master bedroom.
 - b. The four 2'-6"x1'-6" casement windows at the center of this elevation will be replaced with a 4'x3'-6" picture window flanked by two 4'x2'-6" casement windows and French doors like the others.
 - c. A new portal will be constructed with exposed wooden elements including viga posts and carved corbels along the entire addition on this elevation. The portal will have a maximum height of 10' to the top of the new parapet. The existing adjacent building has a maximum height of approximately 14'.
 - 3) Remodel the existing detached building to house an office. Two existing portals, one attached to the east elevation of the detached building and the other attached to the west elevation of the garage, will be removed.
 - a. A new "U" shaped portal will be constructed to attach the new office building to the new master bedroom. This portal will have details similar to the new portal at the rear of the main building.
 - 4) Remodel the back walled courtyard to create a garden and several outdoor activity areas.
 - a. The existing concrete slab that covers this courtyard will be removed for garden plantings.
 - b. The existing tile banco, at the northwest corner of the garage, will be removed.
 - c. The existing angled fireplace at the north perimeter wall will be removed. This fireplace will be reconstructed in the same location but reoriented in line with the wall. The fireplace may be reconstructed, in a similar fashion, on the west wall as an option.

APPLICANT'S REQUEST:

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

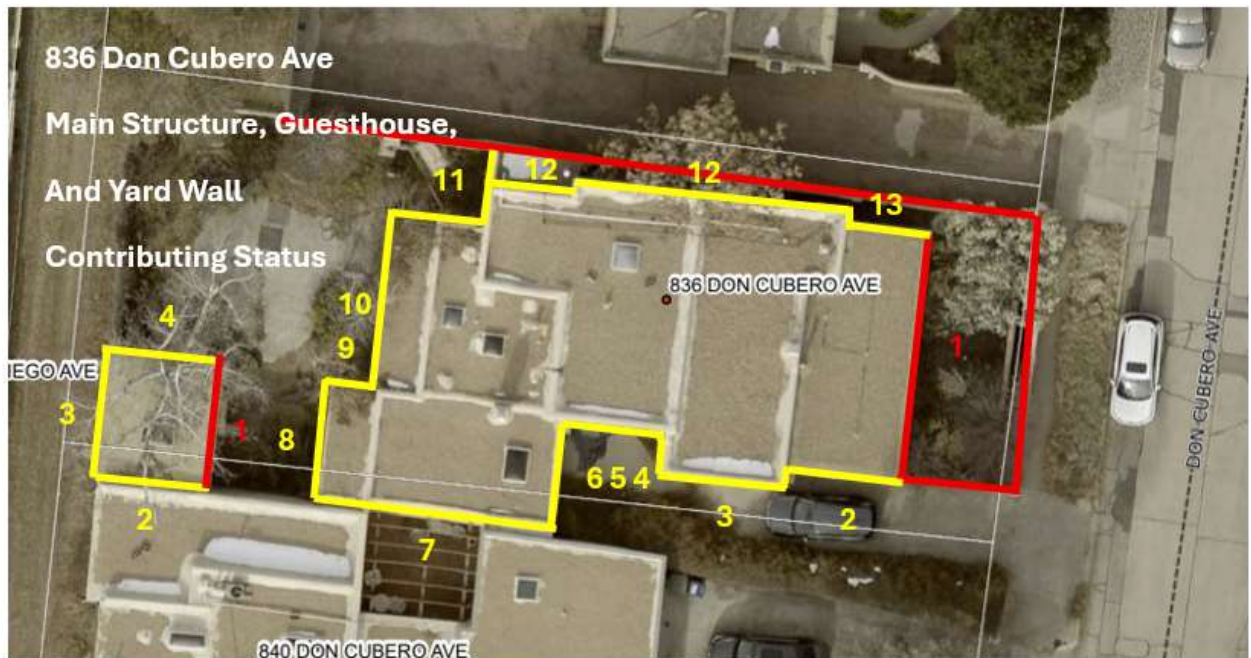


Figure 1: Proposed Façade Diagram for Contributing Status at 836 Don Cubero Ave.

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."
 - (c) 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.
 - (d) 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.

7-45 § 30; Ord. #2020-22, § 16)

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.