



APPELLANT INFORMATION

EXHIBIT A

| | | | |
|----------------------------|-------------------------------------|------------------------------------|--|
| Name | Francesca M Banci | | |
| Address: | 1030 and 1030 1/2 W Houghton Street | | |
| | Street Address | Suite/Unit # | |
| | Santa Fe | NM | 87505 |
| | City | State | ZIP Code |
| Phone | 631.793.6139 | Email Address | Francesca@LapisWealth.com |
| Additional Appellant Names | | | |
| Correspondence Directed to | <input type="checkbox"/> Owner | <input type="checkbox"/> Applicant | <input checked="" type="checkbox"/> Both |

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

| | | | |
|---------------------|-----------------|--------------|----------|
| Company Name: | | | |
| Name (First, Last): | | | |
| Address: | | | |
| | Street Address | Suite/Unit # | |
| | | | |
| | City | State | ZIP Code |
| Phone: | E-mail Address: | | |

AGENT AUTHORIZATION (IF APPLICABLE)

| | |
|---|---|
| I am/We are the owner(s) and record title holder(s) of the property located at: | |
| | |
| I/we authorize | to act as my/our agent to execute this application. |
| Signed: | Date: |
| Signed: | Date: |

SUBJECT OF APPEAL

| | | | |
|--------------------------------------|---|---|--|
| Project Name: | HDRB Case #2024-007940-HDRB Status Review 1030 1/2 W. Houghton St | | |
| Applicant or Owner Name: | Francesca M Banci | | |
| Location of Subject Site: | 1030 1/2 W Houghton Street, Santa Fe, NM 87505 | | |
| Case Number: | HDRB Case #2024-007940 | Permit Number (if applicable): | |
| Final Action Appealed: | <input type="checkbox"/> Issuance of Building Permit | <input checked="" type="checkbox"/> Other Final Determination of LUD Director | |
| Final Action of Board or Commission: | <input type="checkbox"/> Planning Commission | <input type="checkbox"/> BCD-DRC | |
| | <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> Historic District Review Board | |

Two originals of this form must be filed. The Land Use Department Director or their designee will enter the date and time of receipt and initial both original copies. See Section 14-3.17(D) SFCC 2001 for the procedure.

LAND USE STAFF ONLY

| | | | | |
|-------------|----------|------------------|--------|--------------------|
| Time Filed: | 11:27 am | Fee Paid: \$ | 200.00 | (Receipt Attached) |
| Date Filed: | 1-9-25 | Staff Signature: | | |

Accepted 1-8-25 @ 11:27 am



BASIS OF STANDING (SECTION 14-3.17 SFCC)

Basis for Appeal: [X] The facts were incorrectly determined [X] Ordinance/laws were violated and/or misrepresented

Description of the final action appealed from, and date on which final action was taken: Historic Status Review of 1030 1/2 W. Houghton Street found to be Contributing both Primary (East Side facade) and Secondary Structures (South Side facade)

[X] Check here if you have attached a copy of the final action that is being appealed.

A. DESCRIPTION OF HARM Describe the harm that would result to you from the action appealed (attach additional pages if necessary): See attached

B. EXPLAIN THE BASIS FOR APPEAL Please detail the basis for Appeal here (be specific): See attached

SIGNATURE & VERIFICATION

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection or postponement of my application. I also certify that I have met with the City's Current Planning staff to verify that the attached proposal is in compliance with the City's zoning requirements.

Appellant Signature: [Signature: Francesca M Banci] Date: 12/06/2024

Agent Signature: N/A Date:

I/We Francesca M Banci, being first duly sworn, depose, and say: I/We have read the foregoing appeal petition and know the contents thereof and that the same are true to my/ our own knowledge.

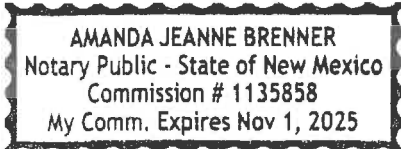
Appellant/s [Signature: Francesca M Banci] Signature: Francesca M Banci Print Name

[Signature: N/A] Signature: Print Name

Subscribed and shown to before me this 6th day of December, 2024.

[Signature] NOTARY PUBLIC

My commission expires: Nov. 1st 2025



Addendum: Verified Appeal Petition PLUD-17 submitted by original Applicant/Owner 1030 ½ W Houghton Street, Francesca M Banci. Regarding Contributing Status Decision made by Historic District Review Board of Santa Fe, New Mexico at November 26 2024 HDRB Committee Meeting.

A. DESCRIPTION OF HARM

The Harm that will result to the Owner of 1030 ½ W Houghton Street, Francesca M Banci, from the decision to designate the status of residence structure as Contributing with Portal and East Façade as primary, and status of auxiliary structure as Contributing with South Façade primary, is as follows:

- 1) The portal of the 1030 ½ W Houghton Street residence encroaches 17 inches onto the adjacent separate legal lot of 1030 W Houghton Street, thereby necessitating additional hardship of an additional Easement (right to encroach onto 1030 W Houghton property).
- 2) The roof of the residence structure of 1030 W Houghton property is below current building standards of 6' 4" high. The roof and majority of the ceiling viga beams need to be replaced due to leaks and rot. The historic Contributing status decision does not allow the owner to raise the roof to current building standards.
- 3) The floor of the residence structure is on the ground (no floor joists exist under the wood floor) leaving any occupant exposed to mice infestation, extreme cold/dampness. The historic contributing status decision does not allow the owner to raise the floor off the ground and add floor joists.
- 4) The accessory building is on the northside property line. There is another accessory building on 1028 ½ W Houghton Street (property to the north of 1030 1/2 W Houghton Street) that leans directly against this same northern wall of the accessory building creating a fire hazard to both buildings and the neighborhood at large.

B. BASIS FOR APPEAL

The applicant and owner of 1030 ½ W Houghton Street has standing to file an appeal as the decision by the HDRB to elevate the historical status to Contributing from Non-Contributing is not acceptable to the applicant.

The reasons the HDRB gave to elevate the status to contributing are capricious and without merit. The decision lacked substantial evidence to support it.

The architectural elements mentioned in the HDRB 11.26.2024 as unique and historic cannot be proven to be original to the building construction (i.e., portico and rod iron decoration).

The accessory building and architectural elements on this building are in no way visible from the street and do not contribute to the streetscape.

The closeness of the structures to each other and to the residence structure on 1030 W Houghton would remain in their present "closeness" state if the 1030 ½ were to remain non-contributing simple because there is no physical way for the structures to be moved to be less close.

There were no specific architectural elements on either residence or auxiliary building mentioned that contribute to the historic nature of the buildings, the streetscape or the neighborhood at large.

The HDRB ignored the recommendations of two staff members and a historian who all recommended that the building status remain non-contributing.

Members of the HDRB referenced nostalgic ideals of a poor working-class neighborhood inhabited by extended families that lived close together – neither of these conditions continues to exist today. The owner and the surrounding neighbors should not be constrained to maintain substandard construction in favor of a romanced nostalgia of lifestyles or family structures that no longer exist.

The original builder of 1030 ½, Willy Romero, did not raise a family in this structure. He was married and then separated/divorced from his wife (contrary to the assertion of member Bienvenu). The rod iron decoration on the portal was not crafted by the Romero family (contrary to the assertion of member Biedscheid).

I respectfully request that the decision to elevate the status of 1030 ½ W Houghton Street from Non-contributing to Contributing be reversed.



City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT 2024-009370-HDRB, 1030 ½ W. Houghton St., Don Gaspar Area Historic District,
DESC: non-contributing and no- historic status (accessory buildings), Seres Architect LLC, agent for Francesca Banci, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential and accessory.

CASE NUMBER: 2024-009370--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 1030 W HOUGHTON ST 1/2
Santa Fe, NM 87505

CONTACTS: Applicant

JEFFREY SERES

122 LORENZO RD
Santa Fe, NM 87501

Property Owner

FRANCESCA BANCI

1030 W Houghton Street
Santa Fe, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 26, 2024. The decision of the Board was to upgrade the status of the main residence to contributing to the Don Gaspar Area Historic District and designate the East elevation including the portal as the primary facade and to designate the status of the accessory structure as contributing to the Don Gaspar Area Historic District with the south elevation as the primary facade.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

City of Santa Fe, NM
Planning Department
200 Lincoln
Santa Fe, NM 87507-4808
(505)955-4333
Welcome

01/08/2025 11:27AM Elisa P.
002239-0001

EG INVOICE

BANCI, FRANCESCA
2025-009702--APPL
2025 Item: INV-00091547
Appeal Fee - Plan - All
Appeals 200.00

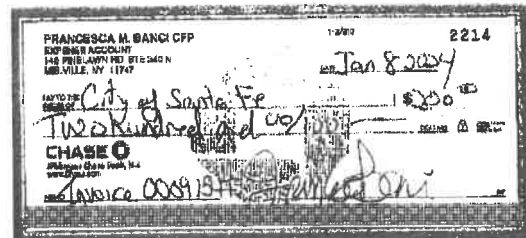
200.00

Subtotal 200.00
Total 200.00

CHECK 200.00
Check Number 2214

Change due 0.00

Paid by: BANCI, FRANCESCA



Thank you for your payment

CUSTOMER COPY
DUPLICATE RECEIPT

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

EXHIBIT B

Case # 2024-9370-HDRB

Address – 1030½ W. Houghton St.

Agent's Name – Jeffrey J. Seres AIA, Seres Architecture LLC

Owner/Applicant's Name – Francesca Banci

THIS MATTER came before the Historic Districts Review Board (“Board”) for status review hearing on November 26, 2024.

BACKGROUND

The single-family residence at 1030½ W. Houghton St. is listed as non-contributing to the Don Gaspar Area Historic District. The roughly 18' x 43' structure holds a living room, bedroom, kitchen, and bathroom, and is adjacent to an accessory structure on its north end. Both are set behind 1030 W. Houghton St. and have no street frontage. The vernacular residence is constructed of adobe with cementitious stucco painted pink, and most likely was built in the late 1940s by Willie Romero, who served in World War II. The house fronting the street was the home of Willie's parents Alberto and Anastacia Romero, who acquired the property around 1917 from the heirs of Encarnación Lujan. It was historically part of the Mesita de Juana Lopez grant.

On the east side of Willie's residence, panels of wrought-iron balustrade hold the 66-square-foot porch. The perma-stone treatment of the building wall has been stuccoed over. The east elevation houses three steel window sets, one sliding vinyl window and the main entry to the house. The windows are deep set with angled reveals. Each steel window is topped with a wood-block lintel. The north wall has an opening near the center holding a half-lite wood-panel door, which appears to be original, according to a 2024 Historic Cultural Properties Inventory. A three-angle piece of galvanized metal protrudes from the upper sill and shelters the opening. The west elevation contains one steel combination window, and the roof drains over this side through three galvanized gutters. The south elevation holds one steel combination window topped with a wood-block lintel.

The unstated accessory structure is built of stuccoed concrete block. The west half shows on a 1958 aerial photo in the 2024 HCPI. The structure appears to be made of three sections and totals about 360 square feet. The eastern end of the building encroaches onto the adjacent property and, according to aerials, was built after 1969. The western end is the older section and has steel-casement windows bracketing a wood door. The center area steps down and holds a single five-panel wood door, and at the eastern end the structure steps up for another rectangular room with a five-panel door. The east elevation has a six-lite barn sash window and a single canale.

The Applicant requests:

- 1) Status Review with primary façade designation, if applicable, for the residential structure.
- 2) Status Review with primary façade designation, if applicable, for the accessory structure.

Though the residence has maintained its overall footprint since 1958 and retains most of its original windows, the Staff recommends a finding that the residence is non-contributing due to the misleading alterations on the eastern elevation, and that the residence does not contribute to the primary home's setting or the West Houghton streetscape. The accessory structure appears to be two buildings of different construction with an addition to merge them into a single building. The conflicting styles and construction types create a rough appearance that is not cohesive to the neighborhood and the streetscape. Therefore, the Staff recommends a finding that this is a non-contributing structure.

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: The Staff recommended the historic status of the residence be maintained as non-contributing and the accessory structure be designated non-contributing to the Don Gaspar Area Historic District, 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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. 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."
7. 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.
8. 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."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations.
10. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the main residential structure meets the definition of a "contributing structure," due to the structure being built of

adobe, it is in its original footprint, and the historic look of the building has been maintained. The Board finds its contributing status is supported by its association with the original family, the metal work on the portal, and by the way the structure fits into the neighborhood as an accessory structure behind the main residence owned by the parents.

11. The Board finds that the east elevation, including the portal, is the primary façade of the residential structure, with the features that define the character of the structure’s architecture.
12. 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 accessory structure meets the definition of “contributing,” being associated with the original family, having a vernacular development, with a brick front and varied roof line, and fitting into a minimal space in a densely developed neighborhood.
13. The Board finds that the south facade is the primary façade of the accessory structure, with the features that define the character of the structure’s architecture.
14. 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 upgrades the status of the main residence to contributing.
4. The Board designates the following elevation of the main residence as the primary façade: east elevation including the portal.
5. The Board designates the accessory structure as a contributing structure.
6. The Board designates the following elevation of the accessory structure as the primary façade: south elevation.

IT IS SO ORDERED ON THIS 25th DAY of FEBRUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Cecilia Rios, Chair

3-27-25
Date

FILED:

Andréa Salazar
Andréa Salazar, City Clerk *AS*

08-20-25
Date

APPROVED AS TO FORM:

Frank Ruybalid
Frank Ruybalid, Assistant City Attorney

Date

EXHIBIT C

7. Old Business

No items were listed under Old Business.

8. New Business

a. 2025 Historic District Review Calendar

Amanda Romero presented the 2025 Historic Districts Review Calendar and requested approval of the calendar.

Board Action:

Member Degnan moved to approve the calendar as submitted. Member Mather seconded. The motion passed with the Board voting unanimously (5-0).

- b. **2024-009321-HDRB, 1 Plaza Fatima**, Downtown & Eastside Historic District, Contributing, Mark Lopez, agent for Mark Kreloff, owner, requests primary facade(s) designation for a residential structure. (Lani McCulley, ljmcculley@santafenm.gov)

The applicant was not present at this time. The case was moved to the end of tonight's agenda to give the applicant time to arrive.

- c. **2024-009370-HDRB, 1030 ½ W. Houghton St.**, Don Gaspar Area Historic District, non-contributing and no- historic status (accessory buildings), Seres Architect LLC, agent for Francesca Banci, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential and accessory. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the residence structure be maintained as non-contributing and the status of the accessory structure be designated as non-contributing to the Don Gaspar Area Historic District, per 14-5.2(C) Designation of Significant and Contributing Structures.

Jeffrey Seres, agent, (address inaudible), was sworn in. Mr. Seres agreed with the staff's assessment that both buildings should be non-contributing. Mr. Seres shared an assessment from City Inspector, Bobby Padilla stating that the building has severe rot and deterioration and that the overall condition of the structure is poor. He pointed out that the east elevation of the building is located in the setback, so it cannot be altered.

Francesca Banci, homeowner, 1030 and 1030 1/5 West Houghton Street, Santa Fe, was sworn in. Ms. Banci presented the historic value of Willie Romero's house and its' upkeep. She also discussed the visibility of the facades and that the portal is not original. She also discussed how the family is no longer present in the neighborhood, nor do they have concerns about caring for the home.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She expressed her concern regarding that this should be a contributing building as it maintains a pattern of one building behind the other in proximity and the footprint is original as are most of the features. The stonework on the shed was installed by Emilio and Senada Romero who had similar stonework on their residence, and that this is a common element of the streetscape.

Board Action:

Member Bienvenu moved that in case number 2024-009370-HDRB at 1030 ½ W. Houghton St. that with respect to the residential structure that the status be contributing with the primary façade as the east façade and in addition that the accessory structure that remains following the demolition be designated as contributing with the south façade as primary. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

- d. **2024-009376-HDRB, 907 Don Miguel PI.** Downtown and Eastside Historic District, Jeffrey Seres, agent for Steve Bardwell and Sarah Kennington, property owners, request a status review with primary façade designation(s) if applicable on a contributing structure. (Paul Duran, paduran@santafenm.gov)

Paul Duran presented the case and staff recommendation. Staff recommends the historic status of the main residential structure be maintained as contributing and the wooden shed as non-contributing and designate the west façade on the main structure as primary identified as number four in the façade diagram excluding the portal or any non-historic materials, per 14-5.2(C) Designation of Significant and Contributing Structures.

Jeffrey Seres, agent, previously sworn in, presented his concern that the recommendation on the staff report indicated only west façade as recommended as primary, whereas the presentation has added the south and that the applicant was not informed of the change. Mr. Seres would like only the west to be designated the primary.

Steve Bardwell, P.O. Box 644, Pioneer Town, California, was sworn in. Mr. Bardwell presented a summary of the building's current condition and their hope of renovation to make it livable. He was concerned to find that the map was eighteen years out of date since that was when the house was designated contributing, and the map still shows non-contributing. He confirmed that he felt the west façade has the character defining features of the structure.

Sarah Kennington, P.O. Box 644, Pioneer Town, California, was sworn in. Ms. Kennington discussed the style of the residence and the uniqueness of the residence and their appreciation for the home.



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009370--HDRB

Project Description: 2024-009370-HDRB, 1030 1/2 W. Houghton St., Don Gaspar Area Historic District, non-contributing and no- historic status (accessory buildings), Seres Architect LLC, agent for Francesca Banci, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential and accessory.

Project Location(s): 1030 W HOUGHTON ST 1/2 Santa Fe, NM 87505

Contacts:

Applicant: JEFFREY SERES jeffreyseres@gmail.com
122 LORENZO RD
Santa Fe, NM 87501

Property Owner: FRANCESCA BANCI francesca@lapiswealth.com
1030 W Houghton Street
Santa Fe, NM 87505

Historic District: HD: Don Gaspar Area

Historic Building Status:

Non-Statused: True Non-Contributing: True Contributing: Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: 1995

Year of Construction: late 1940s

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024
TO: Historic Districts Review Board Members
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2024-009370-HDRB, 1030 ½ W. Houghton St., Don Gaspar Area Historic District, non-contributing and no- historic status (accessory building), Seres Architect LLC, agent for Francesca Banci, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential and an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: 2024 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the residence structure be maintained as non-contributing and the status of the accessory structure be designated as non-contributing to the Don Gaspar Area Historic District, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 1030 ½ West Houghton is listed as non-contributing to the Don Gaspar Area Historic District.

The vernacular style residence is constructed of adobe with cementitious stucco painted pink. The residence was most likely constructed in the late 1940s. On the east side of the residence, panels of wrought-iron balustrade hold the 66-square-foot porch structure. The porch floor is concrete;

the ceiling is finished with stucco. The perma-stone-like treatment of the building wall has been stuccoed over giving a false depth of the inset of the window. The east houses two steel combination windows, one sliding vinyl window and another steel window, and the main entry to the house. The windows are deep set with angled reveals. Each steel window is topped with a wood block lintel.

The north wall has an opening near the center holding a ½-lite wood panel door. This door appears to be original according to the 2024 HCPI. A three-angle piece of galvanized metal shelters the opening.

The west elevation contains one steel combination window, and the roof drains over this side through three galvanized gutters; electrical and gas lines run along the base.

The south elevation holds one steel combination window topped with a wood block lintel.



Figure 1: Main Residence

The accessory structure is located north of the dwelling and is constructed of concrete blocks. The west half shows on a 1958 aerial in the 2024 HCPI form. The structure appears to be made of three sections and totals about 360 sq. ft. The eastern end of the building encroaches onto the adjacent property and according to aerials, was built after 1969. The western end is the older section and has steel casement windows bracketing a wood door. Going to the east the center area steps down in height and holds a single five-panel wood door perforated with holes. At the eastern end the roof steps up for another rectangular room with a five-panel door. The east has a 6-lite barn sash window. The eastern encroaching section of the accessory structure was approved for demolition under case 2022-005830-HDRB in 2022, which included the renovation of the main residence located at 1030 W Houghton St.



Figure 2: Accessory Structure

The applicant requests:

- 1) Status Review with primary façade designation, if applicable, for a residential structure.
- 2) Status Review with primary façade designation, if applicable, for an accessory structure.

Though the residence has maintained its overall footprint since 1958 and retains most of its original windows, staff finds that the residence is non-contributing due to the alterations which are misleading on the eastern elevation and that the residence does not particularly contribute to the primary home's setting or the West Houghton streetscape.

The accessory structure appears to be two buildings of different construction with an addition to merge them into a single building. The conflicting styles and construction types create a rough appearance that is not cohesive to the neighborhood and the streetscape. Therefore, staff finds this to be a non-contributing structure.

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."

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

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.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

| Title | Name | Initials |
|-------------------------------|----------------|----------|
| Department Director | Heather Lamboy | |
| Assistant Department Director | Maggie Moore | |
| Planning Manager | Gary Moquino | GM |
| Planner Senior | Lani McCulley | LJM |

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

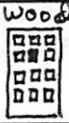

| | | | |
|---|--|--|---|
| IDENTIFICATION | ADDRESS: <u>1030 1/2 w. Houghton</u> | ID NUMBER: <u>0516 00 523.1</u> | |
| | UTM REFERENCE EASTING NORTHING ZONE <u>12 13</u> | LEGAL DESCRIPTION: TNSP <u>17</u> (N) S RANGE <u>9</u> (E) W SEC <u>26</u> <u>NE 1/4 SE 1/4</u> | BUILDING NAME: SANTA FE ID NUMBER: <u>H 2409.1</u> |
| | FIELD MAP <u>Santa Fe Historic Structures Survey, 1983-85/1992</u> |  <p>#12 East Elevation</p> | |
| | DATE OF CONSTRUCTION: <u>Owner 1932 ESTIMATE by 1937 ACTUAL (manuel st.)</u> SOURCE(S) <u>City Directory</u> | | |
| BUILDING DATA | ARCHITECTURAL STYLE: <u>S-P Rev / vernacular</u> | SIGNIFICANCE | |
| | USE: HISTORIC: <u>residential</u> OTHER _____ PRESENT: <u>residential</u> OTHER _____ | | |
| | SURROUNDINGS: <u>residential</u> | | |
| | RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR | | |
| | ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? <u>House & storage shed</u> IF INVENTORIED, LIST ID NUMBER(S) <u>051600523</u> | | |
| | DEGREE OF REMODELING: <input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR <u>windows replaced.</u> EXPLAIN: <u>Decorative stucco wainscot, wrought iron balustrade</u> | | |
| OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <p>RELATIONSHIP TO HISTORIC SURROUNDINGS:</p> <p>ASSOCIATED BUILDINGS ON SITE:</p> <p>WHAT TYPE? <u>House & storage shed</u></p> <p>IF INVENTORIED, LIST ID NUMBER(S)</p> <p><u>051600523</u></p> <p>DEGREE OF REMODELING:</p> <p><input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE</p> <p><input type="checkbox"/> MAJOR <u>windows replaced.</u></p> <p>EXPLAIN: <u>Decorative stucco wainscot, wrought iron balustrade</u></p> <p>OVERALL CONDITION:</p> <p><input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD</p> <p><input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED</p> <p>BUILDING THREATENED?</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> | <p>LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE</p> <p><input type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING</p> <p>LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE</p> <p>LOCAL DESIGNATION: <u>Don Gaspar</u> HISTORIC DISTRICT</p> <p><input type="checkbox"/> SIGNIFICANT <input type="checkbox"/> CONTRIBUTING <input checked="" type="checkbox"/> NON-CONTRIBUTING</p> <p>LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> | |

PHOTO

SITE PLAN

SIGNIFICANCE

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

| | |
|---------------------|--|
| ROOFS & DRAINS | Flat w/parapet, metal canals |
| BUILDING WALLS | adobe w/ Lt.brown stucco |
| FOUNDATIONS | stone & concrete |
| DOORS | <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>wood</p>  </div> <div style="text-align: center;"> <p>wood</p>  </div> </div> |
| WINDOWS | metal casement |
| PORCHES OR PORTALES | wrought iron posts & balustrade, wood corbels & beam |
| BALCONIES | |
| COURTYARDS | |
| FENCES/WALLS | N: picket & conc. block E: stucco on block S: vertical planks over stucco on block W: stone below, conc. block above |
| ARCH. DETAILS | multicolor, pointed, stucco (looks like stone facing) under porch as wainscot & surrounding window |
| OTHER | Concrete block shed: with decorative stucco |

COMMENTS Willy Romero built this house in 1932. It originally faced Don Cubero but he had no easement for access from that street. He got an easement from his father (who owned the house to the east) to W. Houghton. Now he owns both properties, renting out his parents home. Two of his brothers live across the street. The city directory does not indicate a Don Cubero address previous to the 1937 manuel st address but the owner is sure he built the house in 1932.

ADDITIONAL PHOTOGRAPHS



#11 South Elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

1030 1/2 W. Houghton

ID NUMBER: 0516 00523.1

SANTA FE ID NUMBER: H 2409.1

SURVEYED/RESEARCHED

DATE 6/95 BY MJH



#13 North Elevation



#14 S. Elevation & Shed

February 20, 2024

Members of the Historic Districts Review Board

City of Santa Fe

200 Lincoln Ave.

Santa Fe, N.M.

RE: 1030 ½ W. Houghton St. – Status Review

Dear Board Members,

On behalf of the property owner, Francesca Banci, we are pleased to submit the attached HCPI prepared by John Murphey, dated Feb. 8, 2024, and existing drawings of the property. We agree with the findings and recommendations included in the HCPI and request the residence and storage building at 1030 ½ W. Houghton St. remain Non-Contributing.

Thank you for your consideration of this request.

Regards,


A handwritten signature in black ink, appearing to be 'JJS', with a long horizontal line extending to the right.

Jeffrey J. Seres AIA
Seres architecture

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

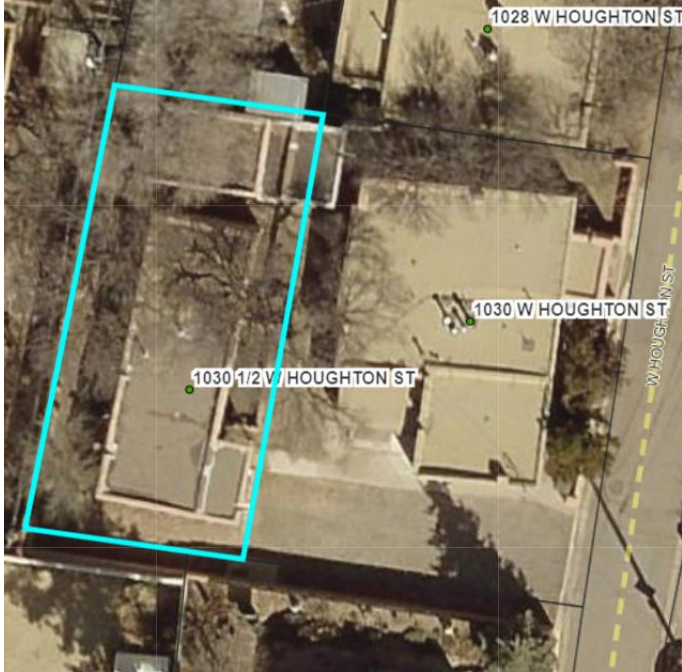
Date of Form: February 8, 2024

| | | |
|---|--|--|
| For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D | | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 4. County: Santa Fe Parcel # 12305792 |
| 5. Property Type: <input checked="" type="checkbox"/> Buildings: house and storage bldg. <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object |  | |
| 6. Date of Survey: January 14, 2024 | | |
| 7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: June 1995 <input type="checkbox"/> No: | | |
| 8. Name of Project: HDRB Status Evaluation | | |
| 9. Lat/Long: 35.675226,-105.9473371 | | |
| 10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing east. January 14, 2024. | | |
| 11. Brief Description of the Property: The house sits behind the Alberto and Anastacia Rodriguez de Romero home (1030) at the bottom of West Houghton Street in the Don Gaspar Area Historic District and is designated Non-Contributing. While close (15' distance) to the older home and historically connected to that dwelling, it sits on its own parcel. The current property owner owns both lots. The small, rectangular subject parcel includes the house and an adjacent storage building. The southern portion of the house is partially visible from the street, approximately 60' west of its centerline (Photo 2). <i>Continued on Page 5.</i> | | |
| 12. Who uses the property? Not in use | | |
| 13. Construction Date: Date: c.1949-50 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: deeds, city directories, census, family accounts | | |
| 14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public | | |
| 15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A | | |

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate



17. Surveyor:
 (your name, address, telephone number, and any group affiliation)

John W. Murphey
 Architectural Historian
 Architectural History Services
 505-577-7593/707-583-7819
John@archhistoryservices.com
 w/ Giulia Caporuscio

For: Francesca Banci

18. Owner (if known) and other knowledgeable people:

Romero family members

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: Unknown None Low Moderate High
 Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
 See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
 If yes: State National
 If 'no' or unknown, do you think this property is eligible for listing? No Yes
 Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? Unknown No Yes
 If yes: Significant Contributing Non-contributing : House No Status: Storage Building
 Per City of Santa Fe official designation map

If 'yes', what is the name of the district? State National City of Santa Fe:
 Don Gaspar Historic District

24. Supplemental Forms:

None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: HCPI No. _____ District No. _____ | | Please complete HCPI FORM 1 before completing FORM 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--|---------|--------|----------|-------|-----|---|-------------|-------|----------|---|-------------|-------|----------|---|-------------|-------|----------|---|-----------|------|---|---|---------|----------|-----|---|---|--|------|-------|----------|--------|-------------|---------------------|------|---|-------------|---------|------|---|-------------|---|---|---|
| | | NRHP _____ SRCP _____ | Criteria A B C D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 | 4. County: Santa Fe 5. Date of Survey: January 14, 2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ARCHITECTURAL AND CONSTRUCTION DETAILS: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input checked="" type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other: | | 7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10. Window Types: House and Storage Building <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Casement</td><td>Steel</td><td>3-3</td><td>2</td></tr> <tr><td>Combination</td><td>Steel</td><td>3C-1F-3C</td><td>1</td></tr> <tr><td>Combination</td><td>Steel</td><td>3C-3F-3C</td><td>4</td></tr> <tr><td>Combination</td><td>Steel</td><td>3C-6F-3C</td><td>1</td></tr> <tr><td>Barn Sash</td><td>Wood</td><td>6</td><td>1</td></tr> <tr><td>Sliding</td><td>Aluminum</td><td>1-1</td><td>1</td></tr> </tbody> </table> | | Operation | Material | Glazing | Number | Casement | Steel | 3-3 | 2 | Combination | Steel | 3C-1F-3C | 1 | Combination | Steel | 3C-3F-3C | 4 | Combination | Steel | 3C-6F-3C | 1 | Barn Sash | Wood | 6 | 1 | Sliding | Aluminum | 1-1 | 1 | 11. Door Types: House and Storage Building <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Single-Leaf</td><td>½-Glass/ 4-Panel</td><td>Wood</td><td>2</td></tr> <tr><td>Single-Leaf</td><td>5-Panel</td><td>Wood</td><td>2</td></tr> <tr><td>Single-Leaf</td><td>?</td><td>?</td><td>1</td></tr> </tbody> </table> | | Type | Style | Material | Number | Single-Leaf | ½-Glass/ 4-Panel | Wood | 2 | Single-Leaf | 5-Panel | Wood | 2 | Single-Leaf | ? | ? | 1 |
| Operation | Material | Glazing | Number | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Casement | Steel | 3-3 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Combination | Steel | 3C-1F-3C | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Combination | Steel | 3C-3F-3C | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Combination | Steel | 3C-6F-3C | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Barn Sash | Wood | 6 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sliding | Aluminum | 1-1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type | Style | Material | Number | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Leaf | ½-Glass/ 4-Panel | Wood | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Leaf | 5-Panel | Wood | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Leaf | ? | ? | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12. Chimneys <input checked="" type="checkbox"/> <input type="checkbox"/> N/A | | 13. Porches <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14. Other Significant Features N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications <u>#1 Date: Recent; replacement of bathroom window at house; material evidence</u> <u>#2 Date: Post-1969; additions made to east end of original storage building; aerial photographs</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
 Land Use Department
 City of Santa Fe
 200 Lincoln Avenue
 Santa Fe, NM 87504
 (505) 955-6605
<https://www.santafenm.gov/land-use/historic-preservation>

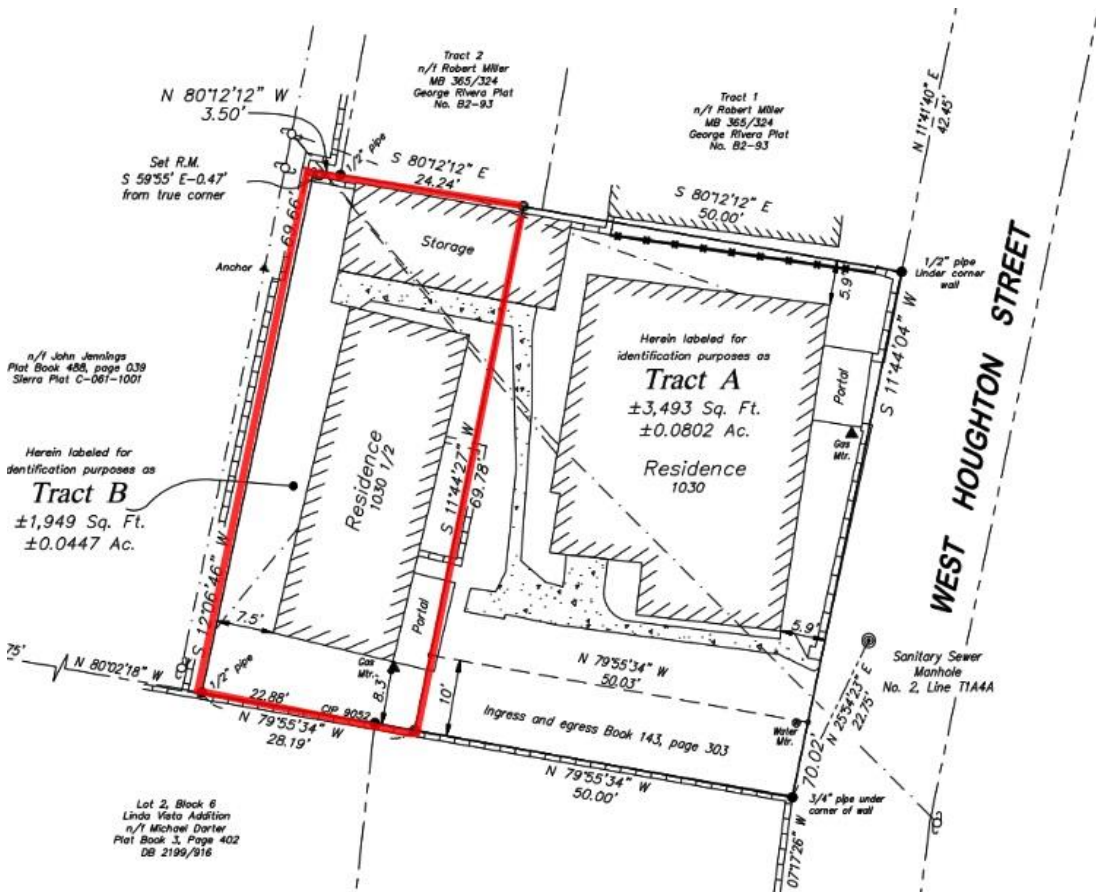
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Courtesy Seres Architecture LLC.



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
|--|--|---|------------|---------------------------|--|
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | Criteria A B C D | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 | | | |
| | | 4. County: Santa Fe | | | |
| | | 5. Date of Survey: January 14, 2024 | | | |

Architectural Description Continued

House

The Willie Romero House is arranged on a north-south axis as a rectangle. The roughly 18' x 43' adobe holds a living room, bedroom, kitchen, and bathroom. These are arranged in a one-room deep plan, similar to a railroad flat. The building is made of adobe and finished with a recent cementitious stucco painted in pink. It is vernacular in construction and appearance.

East (Main) Façade

The east elevation faces the driveway with a porch that is of a different height (Photo 3). Panels of wrought-iron balustrade hold the 66-square-foot structure. Its floor is concrete; the ceiling is finished with stucco (Photo 4).

Historically, the porch wall had a Perma-Stone-like treatment (Fig. 1). Before the recent sale, this feature was covered in stucco, resulting in the window now having a pronounced stucco enframing that wasn't there previously.

The wall holds the main entry and a window looking into the living room. The window is a standard steel combination unit with 3-light crank-out casements framing a fixed light center panel. These units are used across the house, except at the bathroom. The windows sit deep in the wall with angled reveals. Most have block headers. A steel security gate obscures the adjacent door.

The elevation moves northward with another steel combination window at the bedroom (Photo 5), followed by a newer aluminum sliding unit at the bathroom and a steel window daylighting the kitchen (Photo 6).

North

The north side of the building creates a narrow passage between the dwelling and the storage building (Photo 7). The primarily solid wall has an opening near the center holding a door. The ½-light wood panel door leads to the kitchen and appears original.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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|---|--|---|------|------------------|--|
| | | NRHP | SRCP | Criteria A B C D | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 | | | |
| | | 4. County: Santa Fe | | | |
| | | 5. Date of Survey: January 14, 2024 | | | |

(Photo 8). A three-angle piece of galvanized metal shelters the opening. The rustic canopy postdates the 1995 survey.

West

The west elevation, looking upon a block wall, is the utilitarian side of the home. The roof drains over this side through three galvanized gutters; electrical and gas lines run along its base (Photos 9). The elevation contains one window — a steel combination unit at the kitchen.

South

This elevation works as the south living room wall and contains one window. Like the others, it is a standard steel combination unit topped with a wood block lintel (Photo 10). While most of the building has crisp lines, there is a lumpy quality to this elevation and the southwest corner, characteristic of adobe construction (Photo 11).

Storage Building

North of the dwelling stands a block building which has been for storage and, potentially, substandard housing (Photo 12). The origin of the structure is unclear, but the west half appears on a 1958 aerial (Fig. 5). The building is made of three pieces, enclosing roughly 360 square feet. The eastern end extends into the adjacent property and was built after 1969 (Fig. 6).

The structure faces south onto the home with a façade of multiple doors. The older west section has two steel casement windows bracketing a wood door. Like across the house, the windows are standard units of steel sash with exterior hinges and are opened by a rotary handle. They are topped with larger blocks than found on the home. The door, a ½-light and panel unit, mirrors the home’s north entry. The lower portion of the wall has a Perma-Stone-like finish. Contrasting with the material across the porch, it was made to look like multi-colored bricks.

The building steps down to the east with a narrow, lower volume. This space has a single five-panel wood door perforated with holes, signaling the space may have worked as an outdoor pantry. The roof steps up again to the final piece: another rectangular room

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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|--|--|---|------|------------------|--|
| HCPI No. | District No. | NRHP | SRCP | Criteria A B C D | |
| 1. Name of property: Willie Romero House | 2. Location: 1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe | 3. Local Reference Number: Santa Fe ID: H-24091 | | | |
| | | 4. County: Santa Fe | | | |
| | | 5. Date of Survey: January 14, 2024 | | | |

with a five-panel door. The west end of the building has a combination steel window (Photo 13); the east has a 6-light barn sash (Photo 14).

Historical Overview

While there is countervailing information on the home’s origin, family memory holds that it was built in the late 1940s by Willie Romero after he returned from the war, perhaps with the help of his brother (see Appendix). The 1995 survey guessed that it had been built in 1932 by Willie Romero, who would have been only ten years old.

The subject dwelling ties historically to the home fronting West Houghton Street. This was the home of Willie’s parents, Alberto and Anastacia Romero. The Romeros acquired the 1030 West Houghton property around 1917 from the heirs of Encarnación Lujan. It was historically part of the Mesita de Juana Lopez grant.¹

The area that would hold the lower half of West Houghton was not touched in the late 19th century during a mini land rush south of the new capitol. Eastern investors, including the street’s namesake, poured into Santa Fe, acquiring vast tracts south of the river that were platted as grid-iron additions.

To the north and northwest lay Allen’s (originally Allan) Highland Addition, to the northeast, the Buena Vista Addition, and to the south, Houghton’s estate (Fig. 2). John D. Allan, a Canadian-born investor and Chicago resident, platted the eponymous subdivision. Buena Vista was created by Atchison, Topeka, and Santa Railway stockholders, including George W. Morse of New York and William S. Houghton of Boston.² Born in 1816 in Boxboro, Massachusetts, William Stevens Houghton came from a prominent family and made his own fortune in the wholesale boot and shoe business.³

Perhaps too far south and complicated by a meandering acequia, the area that would become West Houghton was never formally platted, resulting in its idiosyncratic

¹ Marie Romero Cash, *Tortilla Chronicles: Growing Up in Santa Fe* (Albuquerque: University of New Mexico Press, 2007), 4.

² John W. Murphey, “Building the South Capital Neighborhood” [area context], Draft, (20220, 5-6.

³ This contradicts with the often-mentioned misnomer that Houghton Street is named after Joab Houghton, the New Mexico supreme court judge of the 1840s.

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development pattern. It began when Benito Ortiz laid out the street pattern and erected several houses.⁴ Alberto and Anastacia’s home, built around 1918, anchored the end of future West Houghton.

As Marie Romero Cash, the granddaughter of Alberto and Anastacia and the niece of Willie, wrote, it became a “neighborhood of Spanish families, many of whom were related by degrees and most of whom had been born in the neighborhood.”⁵ In this way, it differed both in development and population from the adjacent Allen addition (Don Cubero Avenue), which was populated with mainly Anglos living in custom-built, Pueblo Revival-styled modern homes (Fig. 3).

Willie Romero

Willie Romero arrived in the neighborhood in the 1920s. He was born on August 27, 1922, as William R. Romero. Despite his parents’ intentions, he quickly took to the name Willie (sometimes spelled Willy).

The 1930 census, the first to record him, showed him living in his front house with his parents, Alberto and Anastacia. He was seven at the time and the second youngest of five siblings, ranging in age from four to 19.⁶ He attended school while his father worked as a laborer, “doing odd jobs.” His older sister, Manuelita, 16, was a servant in a private home; his brother Emilio, 19, worked for the highway department. The house and land were valued at \$500. A decade later, the following census still had Willie living at home with his parents in the house fronting West Houghton.⁷

Out of high school, he worked as a delivery boy for Zook’s Pharmacy on the Plaza. He roared around town on a motorcycle — one picture shows him on a Harley-Davidson (Fig. 4). In 1941, he crashed his motorcycle into a car, breaking his left leg. Hanging on to

⁴ Romero Cash, *Tortilla Chronicles: Growing Up in Santa Fe*, 4.

⁵ *Ibid.*

⁶ U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 11B; Enumeration District: 0009; FHL microfilm: 2341134.

⁷ U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 16A; Enumeration District: 25-9B.

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him were three friends, who were also injured. The driver of the car was the only person cited for his reckless behavior.⁸

Like many young men of his generation, Romero served during World War II. He registered for the draft on June 30, 1942. His draft card indicated he had no job and that his left leg had been broken below the knee.⁹ These facts were likely intertwined. Regardless of past injury, the Army took Willie, sending him to Fort Benning in Georgia. There, he was promoted to first-class private, serving in the military until September 1943, when he was honorably discharged.¹⁰

What became of Willie immediately after the war is unclear, as he does not appear in Santa Fe public records. He eventually married a local girl, Maria (Mary), who had two children from a previous marriage. Family memory recalls that it was around the late 1940s that he built the small home behind his parent’s house.

Willie acquired the land not from his father but from the Ortiz family who lived west of Don Cubero Avenue. This transaction was formalized on January 14, 1947, with a deed between Miguel and Marina Ortiz and Willie Romero.¹¹

Neither Willie Romero nor the house appears in the 1949 city directory. Romero, however, is recorded in the 1950 census as living at a home at 1032 West Houghton. Later city directories identify it as the “rear” house behind 1030 West Manhattan.¹² These findings are important as they demonstrate the house was likely not completed until 1950.

Willie lived in this newly built home with his wife, Mary, and her son, Delfino. Mary worked at La Fonda as a waitress, while Willie appears not to have had a job, at least not

⁸ “Youth Suffers Broken Leg,” *Santa Fe New Mexican*, June 5, 1941, 1.

⁹ National Archives at St. Louis; St. Louis, Missouri; WWII Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 105.

¹⁰ “Briefs,” *Santa Fe New Mexican*, April 12, 1943, 2.

¹¹ Warranty Deed, Miguel S. and Marina R. Ortiz, to Willie Romero, recorded February 25, 1947, Book 33/Page 29, Instrument # 1947084487.

¹² U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 76; Enumeration District: 26-28.

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one that would appear in a city directory.¹³ His niece, Marie Cash Romero, recalled he was more of a handyman.¹⁴

He did have musical talent, playing guitar and singing, and assembled a traditional band where his niece was mustered to play the accordion.¹⁵ The band played at parties, weddings, and other small events “all over” Santa Fe.¹⁶

Deeds show Willie and Mary’s house going back and forth in ownership in the 1950s. Willie’s younger brother, Rudolfo (Rudy), who worked with sheet metal, used his parent’s house as collateral to build homes. Willie would also deed his home to his brother to get out of a financial pinch.¹⁷ Years later, Willie’s home would end up being owned by one of Rudy’s children.

Mary died in 1968, and from then on, Willie lived in the house as a bachelor.¹⁸ He died in 2007, after living 85 years. His obituary stated, "he liked to be the story teller, embracing [the family] with memories of a Santa Fe of long ago."¹⁹

After his death, the property went to one of his brother’s children, who rented out Willie’s home. It was leased to a woman living on a fixed income for fourteen years until she moved in February 2023 to senior subsidized housing south of Alta Vista Street. According to the current owner, it was overrun by mice before when she acquired the property in February 2021.²⁰

¹³ Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1949 (El Paso: Hudspeth Directory Company, 1951), 309. Review of Santa Fe city directories, 1950-1960. At different times in the late 1950s, Willie is not recorded in the directories, while Mary continues live at the house.

¹⁴ Marie Romero Cash, telephone call with John W. Murphey, December 14, 2023.

¹⁵ Ibid.

¹⁶ E. J. Martinez, telephone call with John W. Murphey, December 14, 2023.

¹⁷ Romero Cash, telephone call with John W. Murphey.

¹⁸ Martinez, telephone call with John W. Murphey.

¹⁹ “Willie Romero,” *Santa Fe New Mexican*, September 16, 2007, C-2.

²⁰ Francesca Banci, telephone call with John W. Murphey, December 13, 2023.

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Evaluation of Historical Status

Constructed around 1950, the Willie Romero house is a vernacular building tucked behind a much older home which is a better example of the Spanish-Pueblo Revival style and traditional construction. While the subject dwelling has maintained its overall footprint since 1958 and retains most of its original windows, it does not particularly contribute to the primary home’s setting or the West Houghton streetscape. For this reason, the recommendation is to maintain a Noncontributing status.

The Storage Building is of rougher construction, with only its west portion predating 1958. Part of its east section has already been approved for demolition by the HDRB.²¹ Therefore, the recommendation is to designate the portion in the subject parcel as Noncontributing.

²¹ Angela Bordegaray, City of Santa Fe, Board Action Letter, Case# 2022-005830, September 28, 2022.

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Appendix

Family Memory and a Burro Barn

Several members of the Romero family who grew up on the street were interviewed about the origin of Willie Romero’s house. They all recalled — or assumed — that it was built in the late 1940s after Willie Romero returned from the war. One story floating around was that the house was assembled from a burro shed. Of the family members interviewed, only Terry Lockhart (Teresa Romero), 83, who grew up across the street, distinctly recalled a barn or shed somewhere on the greater property. E. J. Martinez, 86, who grew up north of Willie Romero’s house, remembered a shed that was possibly on the Miguel Ortiz property (which stood to the west and is now addressed 1015 Don Cubero Avenue). This *could* be the north-south structure seen on a 1935 aerial (Fig. 3). All recalled that the lot on Don Cubero was an open field used by the family for play and passage. They also agreed that Willie, possibly with the help of family members, built the current structure — and it did not incorporate a burro shed.²²

²² Marie Romero Cash, telephone call with John W. Murphey; E. J. Martinez, telephone call with John W. Murphey; Terry Lockhart, telephone call with John W. Murphey, December 17, 2023.

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Illustrations



**Figure 1: Photo from 1995 HBI survey.
 Courtesy NMCRIS.**

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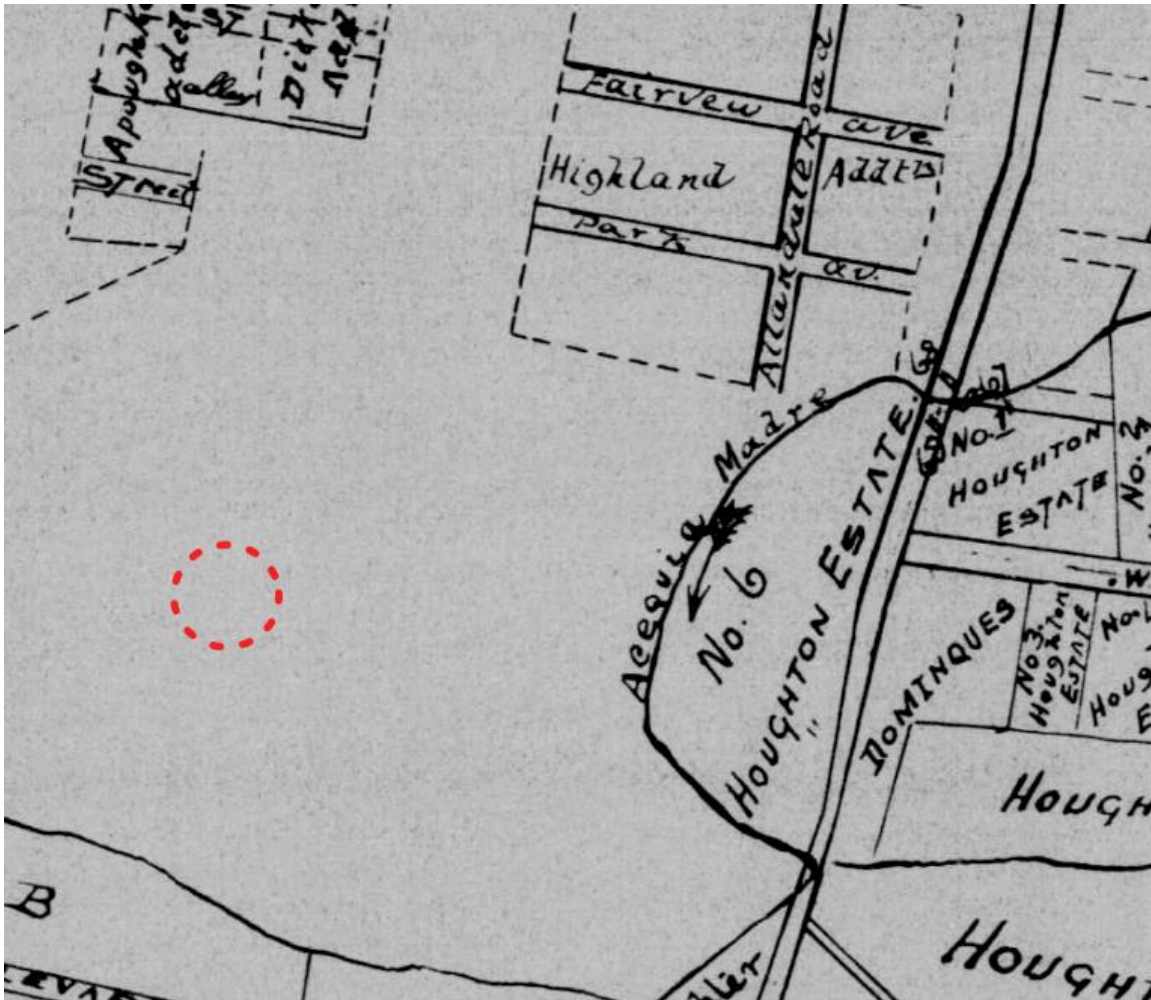


Figure 2: William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98. Rough approximation of future subject property.

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**Figure 3: 1935 aerial photograph overlaid contemporary aerial.
 North-south oriented building roughly in the area of the greater Romero property.**

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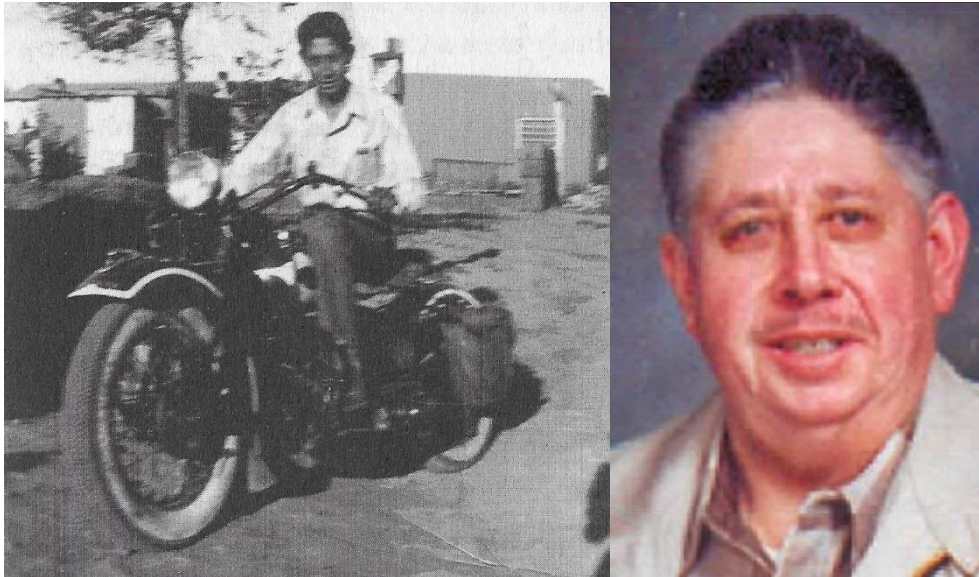


Figure 4: Willie Romero (1922-2007).
 Left, c. 1940s image of Willie on a Harley-Davidson; right, undated photo.
 Courtesy Marie Romero Cash and Romero family.

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**Figure 5: November 10, 1958, aerial photograph.
 Note shorter length of storage building.**

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**Figure 6: February 27, 1969, aerial photograph.
 Note shorter length of storage building.**

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Survey Photographs

(All images taken by Giulia Caporuscio on January 14, 2024, unless otherwise noted)



Photo 2: View from street. Subject house highlighted. Camera facing west.

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Photo 3: House. South and east elevations. Camera facing northwest.

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Photo 4: East elevation, porch. Camera facing west.

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Photo 5: East elevation, bedroom window. Camera facing west.

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Photo 6: East elevation. Camera facing southwest.

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Photo 7: East and north elevations. Camera facing southwest.

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Photo 8: North elevation, entry. Camera facing southeast.

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Photo 9: North and west elevations. Camera facing southeast.

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Photo 10: South elevation. Camera facing north.

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Photo 11: West and south elevations. Camera facing northeast.

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Photo 12: Storage Building. South elevation facing northwest. Right portion of building located in adjacent parcel.

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Photo 13: West and south elevations. Camera facing northeast.

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| | | 4. County: Santa Fe | | | |
| | | 5. Date of Survey: January 14, 2024 | | | |



Photo 14: East elevation. Camera facing northwest.



East Side – Residence Front Elevation



North Side Residence Elevation

1030 ½ W. Houghton St.

Banci Residence

2-20-2024



West Side – Residence Rear Elevation



South Side Residence Elevation

1030 ½ W. Houghton St.

Banci Residence

2-20-2024



W. Houghton St. – Looking North



W. Houghton St. – Looking South



Storage Building – South Side Elevation



Storage Building – East Side Elevation

1030 ½ W. Houghton St.

Banci Residence

2-20-2024



Storage Building – West Side Elevation



1030



SERES architecture llc

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 Santa Fe, New Mexico 87501
 505-982-7191
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 jeffreyseres@gmail.com

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CONSULTANTS

| | |
|-----------|----------|
| Architect | Engineer |
|-----------|----------|

| | |
|-----------|----------|
| Architect | Engineer |
|-----------|----------|

BANCI RESIDENCE
 1030 1/2
 W. HOUGHTON ST.
 SANTA FE, N.M.

Key Plan

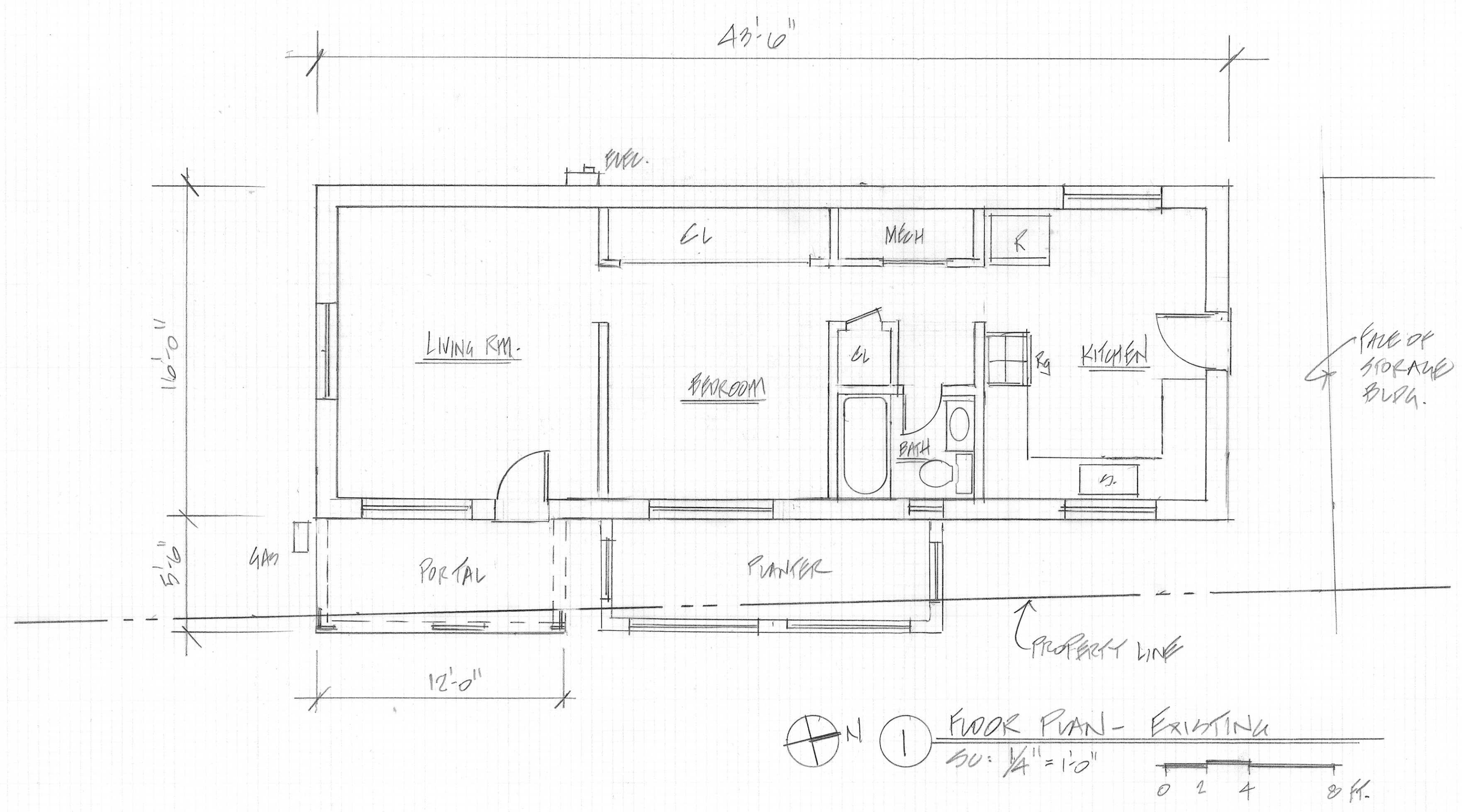
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| No | Date | Description |
|-------------------|---------------|-------------|
| Revision Schedule | | |
| ISSUE: | HDRS - STATUS | |
| PROJECT NUMBER: | SA-2102 | |
| FILE: | | |
| DRAWN BY: | JJS | |
| CHECKED BY: | JJS | |
| DATE: | FEB 14, 2024 | |

SHEET TITLE

FLOOR PLAN - EXISTING
 EXISTING
 RESIDENCE

A-101



⊕ N ① FLOOR PLAN - EXISTING
 SU: 1/4" = 1'-0"
 0 2 4 8 FT.

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CONSULTANTS

Architect Engineer

BANKI RESIDENCE

1030 1/2
WEST HOUGHTEN ST.
SANTA FE, NEW MEXICO 87501

Key Plan

NTS

| No | Date | Description |
|-------------------|--------------|-------------|
| Revision Schedule | | |
| ISSUE: | HRS | - STATUS |
| PROJECT NUMBER: | SA 2102 | |
| FILE: | | |
| DRAWN BY: | JJS | |
| CHECKED BY: | JJS | |
| DATE: | FEB 19, 2024 | |

Revision Schedule

ISSUE: HRS - STATUS

PROJECT NUMBER: SA 2102

FILE:

DRAWN BY: JJS

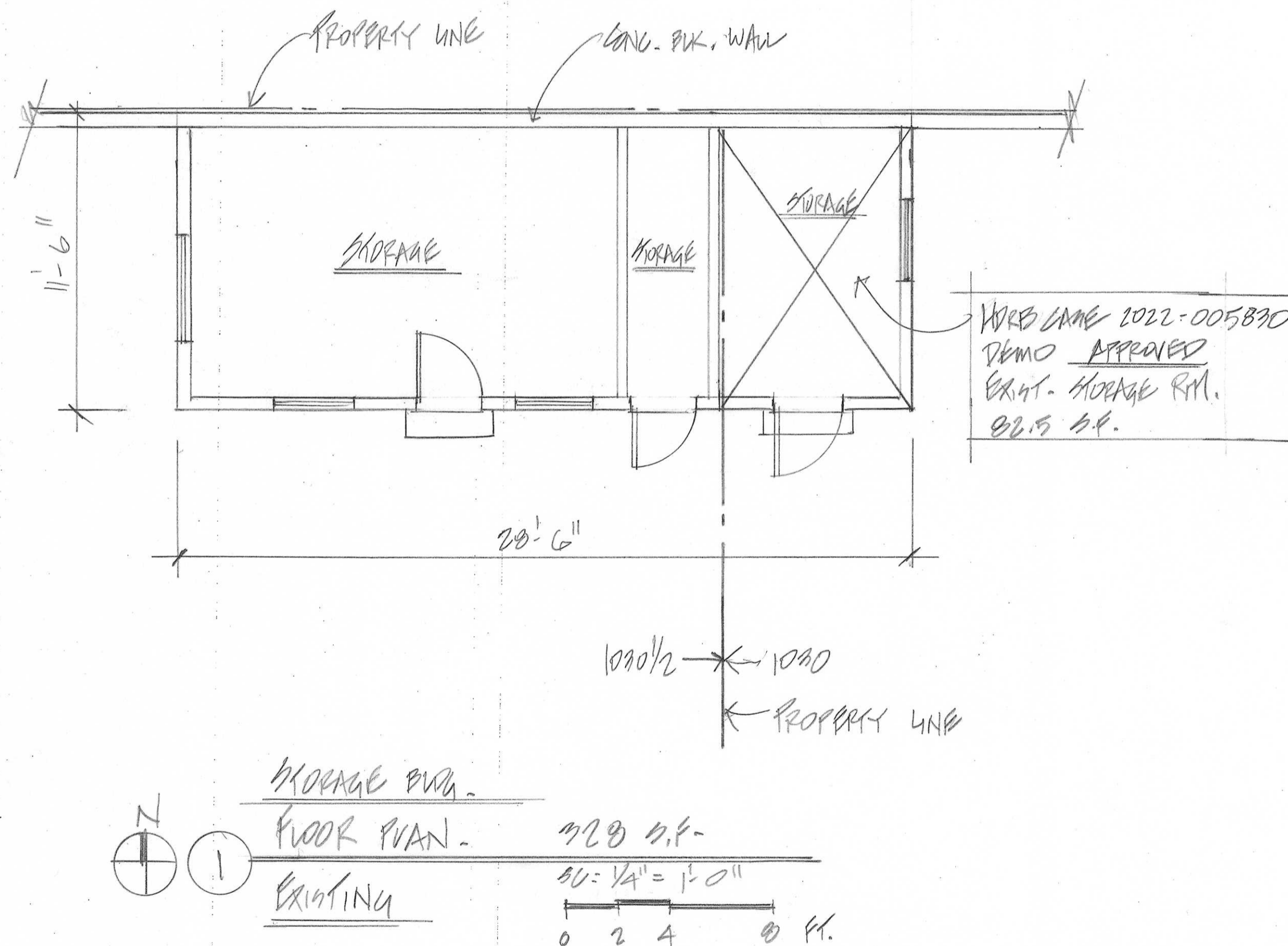
CHECKED BY: JJS

DATE: FEB 19, 2024

SHEET TITLE

FLOOR PLANS
STORAGE BURG-
EXISTING

A-102



CONSULTANTS

Architect Engineer

BRANDI RESIDENCE

1030 1/2
W. HOUGHTON ST.
SANTA FE, N.M.

Key Plan

NTS

| No | Date | Description |
|-------------------|------|-------------|
| Revision Schedule | | |

ISSUE: HORS - STATUES

PROJECT NUMBER: SA 2102

FILE:

DRAWN BY: JJS

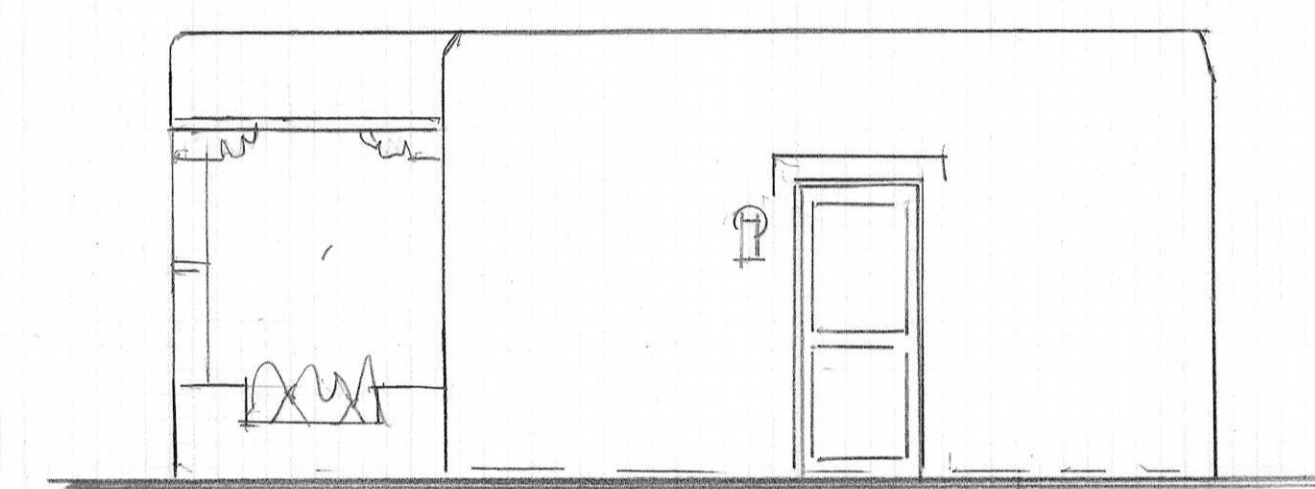
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DATE: FEB. 19, 2024

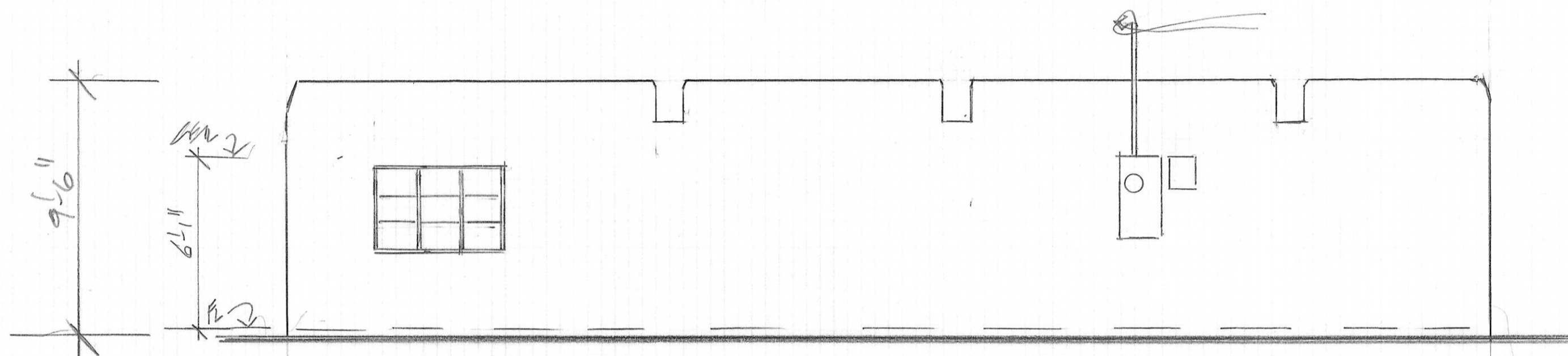
SHEET TITLE

ELEVATIONS
EXISTING
RESIDENCE

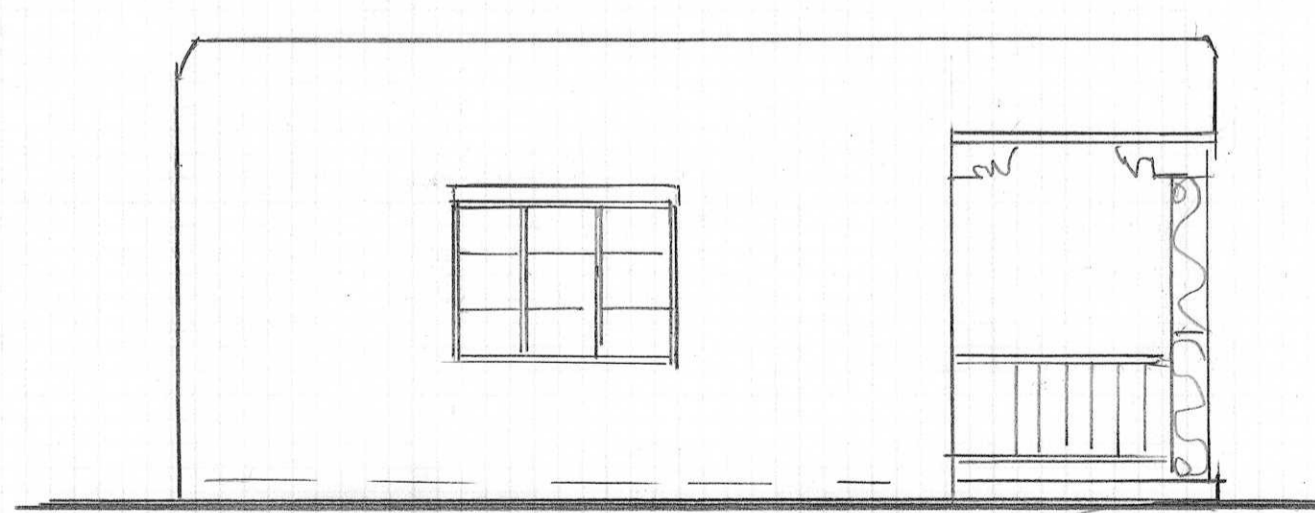
A-201



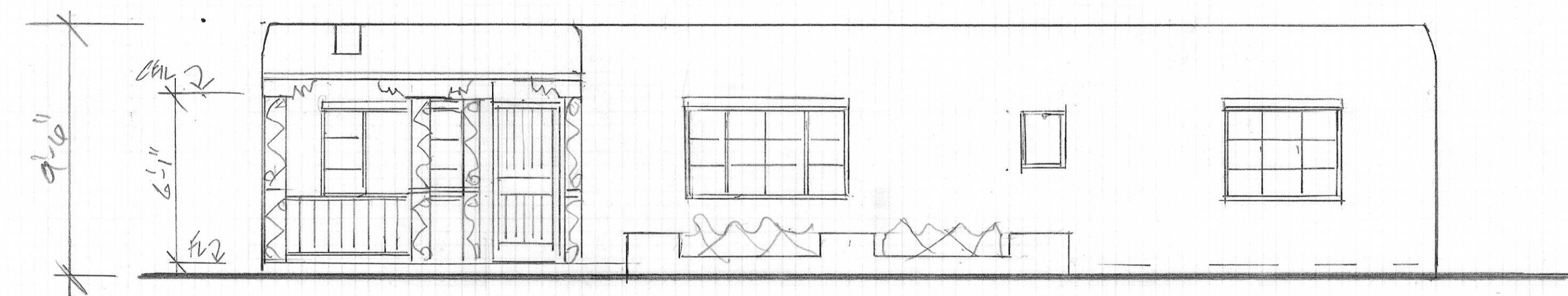
④ NORTH ELEVATION
60: 1/4" = 1'-0"



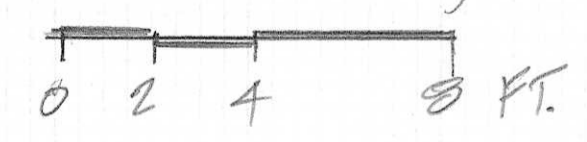
② WEST ELEVATION
60: 1/4" = 1'-0"



③ SOUTH ELEVATION
60: 1/4" = 1'-0"



① EAST ELEVATION (FRONT)
60: 1/4" = 1'-0"



CONSULTANTS

Architect Engineer

BANCI RESIDENCE

1020 1/2
WEST HOUGHTON ST.
SANTA FE, NEW MEXICO 87501

Key Plan

NTS

| No | Date | Description |
|--|------|-------------|
| Revision Schedule | | |
| ISSUE: HRRP - STATUS | | |
| PROJECT NUMBER: JA-2102 | | |
| FILE: | | |
| DRAWN BY: JJS | | |
| CHECKED BY: JJS | | |
| DATE: FEB. 19, 2024 | | |
| SHEET TITLE | | |
| ELEVATIONS STORAGE BUILDING EXISTING | | |
| A-202 | | |

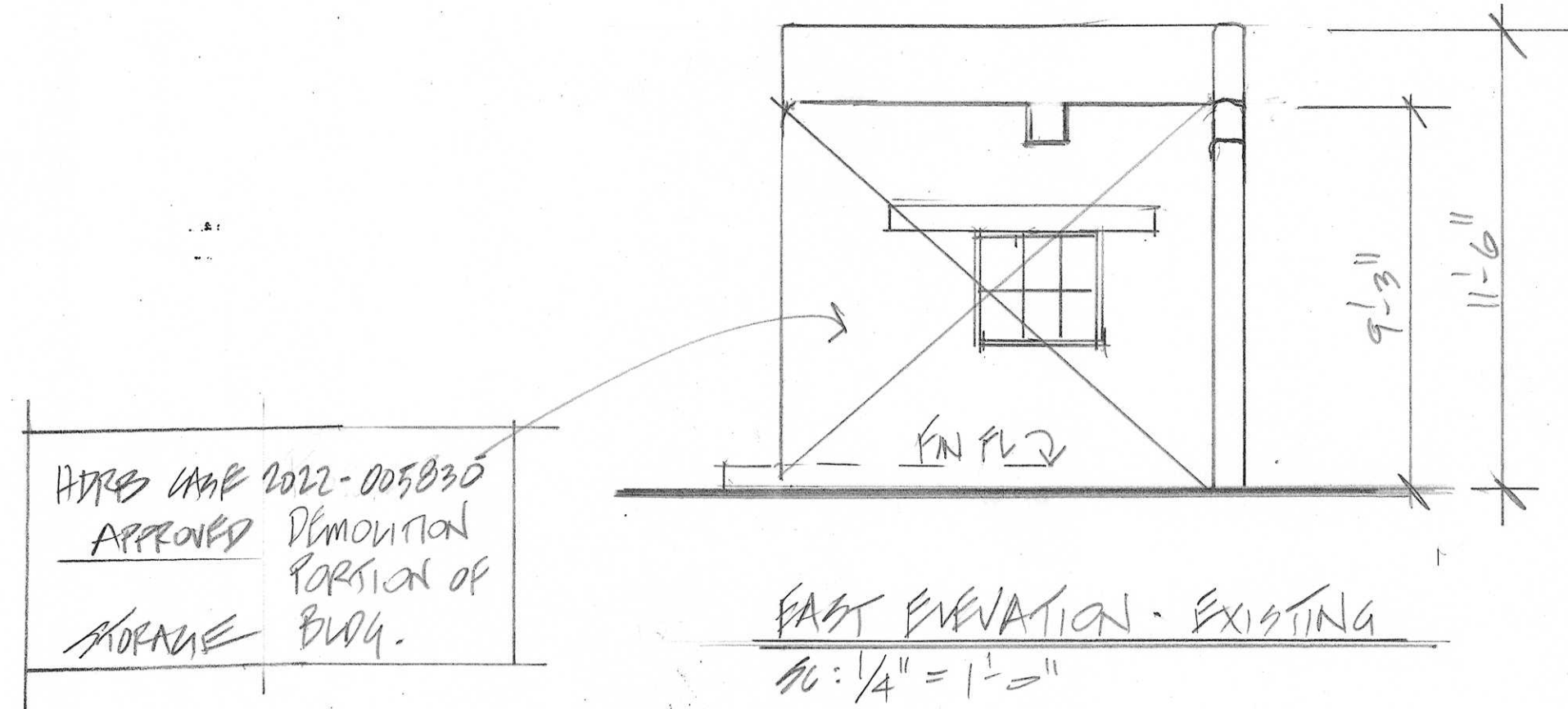
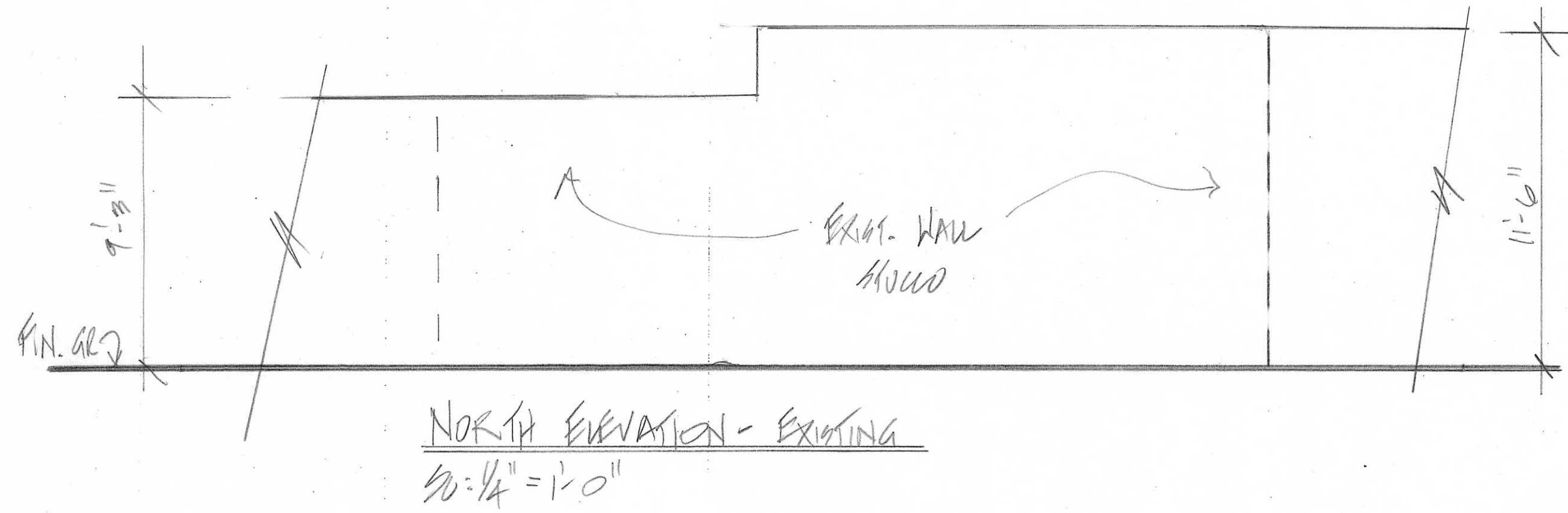
Revision Schedule

ISSUE: HRRP - STATUS
PROJECT NUMBER: JA-2102
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: FEB. 19, 2024

SHEET TITLE

ELEVATIONS
STORAGE BUILDING
EXISTING

A-202



1 **FBANCI**

2

3 **Lani:** All right, this is Case 2024-9370-HDRB for 1030-1/2 West
4 Houghton Street for a status review. 1030-1/2 West Houghton is located
5 on the west side of the road just north of Lomita Street and behind a
6 street-facing property. This single-family residence is listed as
7 noncontributing to the Don Gaspar Historic District. The vernacular
8 style residence is constructed of adobe with cementitious stucco
9 painted in pink. The residence was most likely constructed in the late
10 1940s. I am going to edit a bunch of this because you asked me to skip
11 parts and make it a little shorter, sorry. Um, on the east side, there
12 was a PermaStone-like treatment of the building wall, and that's been
13 stuccoed over, stuccoed over, giving a false depth of the inset of the
14 windows, and that's on the east façade. Um, on the north, there is ah,
15 an opening near the center holding a half light wood handle door. Um,
16 this door appears to be original according to the 2024 HCPI. The west
17 elevation contains only one steel combination window. The south holds
18 one steel combination window topped with a woodblock lintel, and then
19 the accessory structure is located to the north of the dwelling unit
20 and is constructed of concrete blocks. The west half shows on a 1958
21 aerial, and it, it looks like it was built in three different sections.
22 Um, we had two original buildings, and one was put in the middle to
23 connect them for a total of 360 square feet. The eastern end of the
24 building does encroach uh, on the 1030 West Houghton address and, um,
25 was approved to be demolished, and that has already come down. So, we
26 are just talking about the western portion and the center portion of
27 the building for status. So, the applicant is requesting status review
28 with primary façade designations for both the primary residence and the
29 accessory structure. Though the residence has maintained its overall
30 footprint since 1958 and retains most of its original windows, staff
31 finds that the residence is noncontributing due to the alterations that
32 were misleading on the eastern elevation and that the residence does
33 not particularly contribute to the primary home setting or the West
34 Houghton streetscape. The accessory structure appears to be different
35 buildings constructed at different times merged in the middle, and the
36 conflicting styles and construction types create a rough appearance
37 that is not cohesive to the neighborhood and the streetscape.
38 Therefore, staff finds that this is a noncontributing structure, so
39 staff recommends the historic status of the residential structure be
40 maintained as noncontributing and the status of the accessory structure

1 be designated as noncontributing to the Don Gaspar Area Historic
2 District per section 14-5.2(C) designation of significant and
3 contributing structures. Stand for questions.

4

5 **Chair Guida:** Thank you, Lani. Board members, any questions for Lani?
6 Member Biedscheid.

7

8 **Jennifer Biedscheid:** Thank you, Chair Guida. Um, Lani, when was this
9 house designated as noncontributing and has anything changed since that
10 time?

11

12 **Lani:** I did not find a history on the building. Um, my only
13 presumption would be that it was, uh, designated noncontributing when
14 we did the districts back in **[inaudible] (24:05)** 3.

15

16 **Jennifer Biedscheid:** Thank you.

17

18 **Chair Guida:** Um, if the applicants in this case would like to speak,
19 please come down to the podium to be sworn in.

20

21 **Speaker1:** Please raise your right hand and state your name and address
22 for the record.

23

24 **Jeff Sears:** Jeff Sears, District 1.

25

26 **Speaker1:** Do you solemnly declare and affirm that the testimony you
27 have in reference to this item shall be the truth and nothing but the
28 truth and do this under the penalty of perjury?

29

30 **Jeff Sears:** Yes, I do.

31

32 **Speaker1:** Thank you. Is your microphone on?

33

34 **Speaker2:** Is my microphone on? Yes.

35

36 **Jeff Sears:** Good evening, Vice Chair Guida and members of the board.
37 My name is Jeff Sears. I'm here this evening with the owner of 1030-
38 1/2, Francesca Banci. She is also the owner of the house in front,
39 1030, which you I believe saw today is under construction for the
40 additions that were approved of course by this board and permitted by

1 the city, so I'd like to just bring up a couple of things. Um, the,
2 um, we were here previously and, um, for a status review, and that was
3 postponed, so we're back and at that time, there was a staff report
4 that was written by **Ramon Sarason [25:45]**, and he recommended for both
5 buildings to be noncontributing, meaning maintaining the
6 noncontributing status of the residence and then um making them non-
7 status storage buildings and make those noncontributing uh, as well as,
8 uh, of course, we agree with staff, Lani, currently that the, both
9 buildings should be noncontributing. We're in agreement with, uh,
10 historian John Murphy's assessment that uh, both buildings should be
11 noncontributing. Uh, one thing that was part of the previous, um,
12 case, and I don't know if it made it into the actual, um, packet, but,
13 um, we have a-, an inspection report from the, uh, from Bobby Padilla,
14 city inspector, that, you know, determines that the, just quickly the
15 building has severe rot, deterioration, and the overall condition of
16 the structure is in poor condition, so I'd like to, um, if I may,
17 submit this because I, I don't believe it was in the package that you
18 received, so may I bring this up?

19

20 **Chair Guida:** Sure.

21

22 **Jeff Sears:** With that, there's one thing I'd like to point out. In,
23 in keeping this building noncontributing, we are definitely going to
24 work with the wall, uh, facing the street, and, of course, we're in
25 agreement that number one that, uh, it should be noncontributing as it
26 doesn't add to the West Houghton streetscape and certainly, um, as you
27 saw, you know, it's set back behind 1030. We also, uh, we'll be
28 working with that east wall, and that is the front or east or wall that
29 faces street, as that is the adobe wall and it is within the, uh,
30 setback as it currently exists on the 1030-1/2 and that's a, so that is
31 a existing, what's called an existing nonconformity within the, within
32 the, um, um, city on this property, so we might, we'll be, we'll be
33 maintaining that because that's something that if we take down, we
34 can't then increase the, um, nonconformity in anything that we propose
35 to do. Of course, that's the next step on this, on this case, um, so
36 with that, again, we're in agreement with all, uh, staff reports and
37 historic, um, surveys, and stand for questions. Thank you.

38

39 **Chair Guida:** Great, thank you Jeff. Board members, any questions?
40 John Bienvenu.

1
2 **John Bienvenu:** Thank you, Chair Guida. Um, no questions, per se, but
3 I will make my comments. Um, we made this, uh, building, for the
4 reasons I'll articulate, as a very much contributing building, contrary
5 to staff report as well as, um, HCPI. A contributing structure is
6 defined as one approximately 50 years or older that helps to establish
7 and maintain the character of that historic district. It may not be
8 unique in itself, but it adds to the historic associations or design
9 qualities that are significant for a district that may have had minor
10 alterations, but its integrity remains. When I see this house, to me
11 it, um, it just speaks so clearly of the neighborhood and as uh, as the
12 author of the HCPI stated, uh, this, this neighborhood is somewhat
13 unique. It's a little bit different than some of the ones around it.
14 Um, for one thing, it's a, was a, a lower economic status. It was
15 primarily Hispanic, uh, working class, and it was um, within, I won't
16 call these compounds, but relatives tended to cluster together both on
17 their individual properties as well as on surrounding properties, all
18 of which is true in this house. Um, Mr. Romero who built the house,
19 uh, was born in the main house that's just almost, well it's directly
20 adjacent to it, in front of it. Uh, he was, uh, he came back after
21 World War II and built this residence we're looking at out of adobe,
22 probably by himself with relatives, and then he raised his family
23 there, and the footprint still remains. It's, uh, had extremely minor
24 alterations, uh, but basically, it looks the same as it did when it was
25 built. So, um, you know, not only the, the, quality of the individual
26 structure, but the way it relates to the main residence where his
27 parents continued to live, um, and the way it even relates to the
28 street where apparently relatives lived across the West Houghton and
29 had a very similar, uh, residence with very similar design qualities,
30 probably also built by them, and with a very similar secondary
31 residence right down the driveway in the back (clears throat). You can
32 see this directly from the road, looking down the driveway, so I think
33 for all those reasons, it very strongly speaks to the neighborhood
34 character. Um, I think the issue of whether it's in poor quality or
35 not is something that would need to be addressed at a later date, um,
36 especially if there was a demolition request, but I don't think there's
37 sufficient information available at this time to use that, um, letter
38 that we just received to say that this house is not habitable and
39 restorable, so I, I think it's very important to protect this
40 structure. I think that in addition, uh, the structure next to it is

1 also important to protect. If I understand the HCPI correctly, if you
2 could, oh, there it is on the bottom. If I understand the HCPI
3 correctly, the reason for it not being recommended for contributing
4 status was because of the addition of the front part that we see
5 closest to the camera in that photo, but that's all gone now, so what's
6 left now is the original structure that was built I think in the 1950s
7 and again it's the exact same footprint that still remains, very unique
8 structure, um, quite beautiful in its own extremely humble way just
9 like the other residence. Violet also [inaudible] (32:39) structure
10 [inaudible] (32:43) my comments at this time.

11

12 **Chair Guida:** Are there any other comments from the board? Member
13 Biedscheid.

14

15 **Jennifer Biedscheid:** Um, thank you madam, um, Member Guida, Member
16 Bienvenu, thank you for your comments. I completely agree with you. I
17 think this, um, this street in particular is very unique. The houses
18 are almost on the street on both sides and, um, the close, um, distance
19 between houses is indicative of how they were, they were built by the
20 same family on both sides of that street. Um, I would, I would argue
21 that that wrought iron fence was probably crafted by the Romero family,
22 um, they were and are still a huge part of that neighborhood. The
23 color of stucco was, um, common on many of their houses, um, so I would
24 just echo John's more eloquent, um, comments about the need to protect
25 these structures.

26

27 **Chair Guida:** Mr. Sears.

28

29 **Jeff Sears:** Yes, I had a couple things, um, on 1030, the house
30 [inaudible] (33:45) approved and under construction soon will be
31 [inaudible] (33:48) dates, um, on the driveway, which will of course
32 further, or diminish the view back to this structure, and the portion
33 of that is visible, that's about right where the portal starts. There
34 is another issue with, um, that portal that you see there, that it does
35 cross the property line between the two properties, so, um, help me
36 out, how do we resolve that? And moving forward, in terms of any
37 permitting and so forth. These are two separate properties, um, so
38 what would be, is there any issue or any, um, discussion about how that
39 would be resolved? Or what possibly, um, um, is, again, I'm, I'm just
40 not sure how you would approach that, number one starting with you, you

1 know, the H-Board, and that encroachment of that portal over the
2 property line.

3

4 **Chair Guida:** Um, the practical matter of the encroachment is probably
5 a question for, for my new staff, um, but this a, this is a case on, on
6 status. Yes, Heather?

7

8 **Heather:** Yes, thank you, Chair Guida. The, uh, property line that is
9 designated is something that was imposed by the applicant and so,
10 therefore, that is not of consequence to the actual H-Board hearing and
11 their consideration of status.

12

13 **Chair Guida:** Great, thank you.

14

15 **Jeff Sears:** I don't understand what, um, what they just said because
16 that property line was not put in place by us. These properties have
17 been separate for a long time. There are both legal _____ (35:37)
18 records prior to 1962.

19

20 **Heather:** Chair Guida, um, with reference to the property line, maybe I
21 didn't state myself clearly enough, but the property line is not
22 related to the building, then it would be considered a, a nonconforming
23 situation. Whether it's legal or not legal, we would have to determine
24 that. So, but when it comes to the judgement of the board regarding
25 the status, um, that is not of consequence. That would have to be
26 something managed by a different board and staff.

27

28 **Chair Guida:** Thank you, Heather. Um, if the owner of the property
29 would like to speak as the applicant, please come down and be sworn in.

30

31 **Speaker1:** Hi, please raise your right hand and state your name and
32 address for the record.

33

34 **Francesca Banci:** My name is Francesca Banci, and I'm at 1030 and 1030-
35 1/2 West Houghton Street, Santa Fe, New Mexico.

36

37 **Speaker1:** Do you solemnly declare and affirm that the testimony you
38 have in reference to this item shall be the truth and nothing but the
39 truth and do this under the penalty of perjury?

40

1 **Francesca Banci:** Yes.

2

3 **Speaker1:** Thank you, ma'am.

4

5 **Francesca Banci:** Hi, I want to speak to the historical significance of
6 this house, Willy Romero's house. Can you hear me? Everything okay
7 now?

8

9 **Chair Guida:** Yes.

10

11 **Francesca Banci:** All right. Um, I have two direct descendents who
12 both really told me that they don't care, that Willy Romero bough-,
13 built this house with his cousin, with his hands, and he built it as
14 well as he could, which was not very well. There is no foundation.
15 The ceilings are 6 feet high. He was short. He couldn't build any
16 higher. I have pictures of the condition of this home inside. It is a
17 derelict home. I had to clean it out, why? Because when I bought it,
18 the previous poor renter, who was 80 years old and living in this
19 house, had no heat and no plumbing. She had to use my plumbing to go
20 to the bathroom. When she moved out, there were mice feces all over
21 the house and mice nests because the previous owner, which was in the
22 family, just, basically, didn't clean the house and didn't keep it up.
23 This woman who was a renter, now, is now, thank God, I encouraged her
24 strongly to get senior subsidized housing, and that's where she is now,
25 in much better condition. There have been no peop-, people living in
26 this house since then, and that was over a year ago, a year and eight
27 months ago. I have here from Marie Romero Cash, the history of this
28 house, and she couldn't be here tonight. She strongly feels that this
29 has no historical significance for her. Neither does Suzanna Romero
30 who sold me this house and is totally, totally in support of me
31 renovating this house. And if I need to, I'll postpone this hearing
32 and have them both come here and testify for you in terms of having the
33 family and doing their wishes. There have not been people here after
34 the parents died and these are the grandparents, parents of Willy
35 Romero who built this house, and by the way, this was never a family
36 compound, okay? The parents, Anastasia and her husband who bought this
37 house, 1030, the front house in 1914. They bought the property and the
38 front house. The 1030-1/2, which we're discussing today, that property
39 was bought by the Ortiz, from the Ortiz in the back, on the other side
40 from Don Cubero, and yes, it is tight in there, and my wish is to

1 remodel it so that it can be livable for some family, couple at least,
2 and rent it out for as long as I'm living there, and I plan to live
3 there a long time. That's always been my intent.

4

5 **Chair Guida:** Tonight, you know, and I appreciate your testimony about
6 the condition and this other testimony from family that was associated
7 with the house. I think just one point to make is that historic status
8 designation does not preclude, um, an owner from doing the renovations
9 that they're interested in doing. Um, so, you know, there, there may
10 be, you know, it, I mean, we review cases all the time where we have
11 contributing and even significant buildings and cases that come before
12 this board for those to be, uh, those projects to be rehabilitated or
13 remodeled in a way that's compatible with the historic code, so
14 designation does not mean, you know, the historic designation of
15 property does not that mean that you cannot touch it.

16

17 **Francesca Banci:** It means I can't change the outside.

18

19 **Chair Guida:** It does not mean that either.

20

21 **Francesca Banci:** It means I can't raise the roof.

22

23 **Chair Guida:** It does not mean that either.

24

25 **Francesca Banci:** It means I can't change and get rid of a few windows
26 and doors.

27

28 **Chair Guida:** It does not mean that either.

29

30 **Francesca Banci:** So, what exactly does it mean?

31

32 **Chair Guida:** The, um, the distinction between, and staff can speak to
33 this more precisely, but the, the distinction between a noncontributing
34 structure, a structure that is not designated to have historic, uh, uh,
35 status or desig-, or contribution to the district, um, may have a
36 little bit more latitude. There may be fewer restrictions on that
37 property. Um, a house that has a status, that has a façade
38 designation, there may be limitations on, um, on that primary façade.

39

40 **Francesca Banci:** What limitations?

1

2 **Chair Guida:** You, I don't have the time to explain that to you
3 tonight. It's in the code.

4

5 **Francesca Banci:** But, you're, you're making the argument that I
6 wouldn't be precluded from changing it any way, shape, or form, but
7 you're not specifically telling me what I wouldn't be able to do or
8 what I would be able to do.

9

10 **Chair Guida:** That's not what the case is about tonight. Heather, you
11 might have some insight on this.

12

13 **Heather:** Chair, um, I would suggest that the applicant, um, have a
14 conversation with the consultant about that. Uh, this status that
15 we're talking about is contributing, which, um, is a status that
16 designates primary façade so not the entire exterior is protected per
17 the historic district's ordinance and there's flexibility to do, um,
18 change windows and do all sorts of, of changes on non-primary façades,
19 so, um, you know, it's, it's probably something once this board acts,
20 and it may or may not act to have a contributing status, and then a
21 primary façade would be designated, and that would be the elevation or
22 elevations that would have to have a due consideration given the
23 historic preservation standards. Also, with reference to the lot,
24 there was a variance that was taken to the Board of Adjustment. Um,
25 the lot itself was, was, um, uh, created in 1958 prior to zoning, so it
26 was likely that this lot by deed was, was not, uh, reviewed in terms of
27 having a portion of a building, and so that's a zoning issue that, that
28 if the board, it's the pleasure of the board to keep that portal and
29 designate that accordingly as primary if that is the pleasure of the
30 board, um, then we would consider it a legal nonconforming use or, I'm
31 sorry, setback, and Maggie, I don't know if you want to add anything
32 else to that, but we may have to account for some certain things from a
33 zoning prospective subsequently.

34

35 **Maggie:** Thank you, yeah, Vice Chair Guida and Heather, thank you. Um,
36 it is kind of coming back to me, this particular one when we were
37 dealing with the variance request, and, yeah, Heather, Heather is
38 correct. The, the lot is, is legal nonconforming because the size of
39 the lot is so small. We now have standards for, you know, 4000 square
40 foot lots or, you know, things like that, so, um, the encroachment

1 couldn't be expanded upon or intensified, but it could be preserved
2 under, you know, a contributing, um, structure as she indicated, so I
3 think that [inaudible] (44:49) anything else, but just to confirm those
4 items.

5

6 **Chair Guida:** Great, thank you both.

7

8 **Heather:** Mm-hmm.

9

10 **Chair Guida:** Um, we again are ruling on the, the status designation of
11 this, whether or not we are changing it, um, I would like to move on to
12 public comment if that's okay.

13

14 **Francesca Banci:** I'd like to continue my comment.

15

16 **Chair Guida:** Okay, what else do you have to share?

17

18 **Francesca Banci:** Okay, the primary façade obviously is going to be the
19 front part of this house because nothing else is visible, not even,
20 more than half this house is not visible from the street. Correct?
21 Did you see it today? The portal is not original to this building.

22

23 **Chair Guida:** Okay, do you have anything else to add?

24

25 **Francesca Banci:** The other thing I have to add is that this building
26 has nothing historically significant about it.

27

28 **Chair Guida:** Anything else?

29

30 **Francesca Banci:** I'd also like to add that, as I said before, the
31 family, as you had pointed out, sir, John Bienvenu, no longer lives
32 there and hasn't lived there for decades and decades and decades. The
33 house across the street, which is owned by the same family, nobody in
34 that family lives there still. It's a rental, so the Romero's no
35 longer live in this neighborhood. The only two people who live in this
36 neighborhood who are Romero's, both have told me, both have told me,
37 that they have no attachment to this house and they would really would
38 like to see it renovated and put to good use. I can show you the
39 pictures of the house inside. Vigas are collapsing. The roof is

1 collapsing. The wall had to be dug out 'cause I had to find the leak
2 inside the house. Over three years that leak has been leaking.

3

4 **Chair Guida:** Okay ma'am, we're, we're covering the same ground again.
5 I'm going to move on to public comment on this case. Um, anyone in this
6 room wishing to speak on this case? Anyone online wishing to speak?

7

8 **Speaker1:** Yes, Vice Chair Guida, I do have a few hands up on the Zoom.
9 Let me see here, Ms. Beninato, please state your name and be sworn in
10 prior to giving your testimony.

11

12 **Stephanie Beninato:** Uh, Stephanie Beninato.

13

14 **Speaker1:** And your address, Stephanie?

15

16 **Stephanie Beninato:** P.O. Box 1601, Santa Fe.

17

18 **Speaker1:** Do you solemnly declare and affirm that the testimony you
19 have in reference to this item shall be the truth and nothing but the
20 truth and do this under the penalty of perjury?

21

22 **Stephanie Beninato:** Yes, I do.

23

24 **Speaker1:** Thank you.

25

26 **Stephanie Beninato:** Um, I was married to Ricardo Romero whose parents,
27 Amelia-, Amelio and Senaida, lived across the street maybe one house
28 down from this building, um, and I agree with, um, Members Bienvenu and
29 Biedscheid's comments that this is a contributing building because it
30 is a, it, it, um, maintains a pattern of building, where one building
31 is behind the other rather close to it because everybody was family.
32 They didn't really, you know, they weren't exact. Um, the footprint is
33 original as are most of the features, and I find it very interesting,
34 the stonework on the shed, I believe Amelio and Senaida Romero had
35 similar stonework on their wall. I believe it's been stuccoed over at
36 this point, but that element itself is common to that street and, um,
37 it's too bad that, um, the applicant, the owner's, the owner's agent
38 hasn't educated the owner a little bit better about what the
39 consequence or what this can do, the, the status itself, um, I find
40 that unfortunate. And also, I would not put too much weight on Bobby

1 Padilla's letter because Bobby Padilla is not a structural engineer and
2 one wonders why he went out to look at it at all given it's a status
3 review hearing. Thank you.

4

5 **Chair Guida:** Thank you, Stephanie. Anyone else?

6

7 **Speaker1:** Uh, Vice Chair Guida, I do not see any other hands raised on
8 Zoom right now.

9

10 **Chair Guida:** Okay, I, I will take this back to the board then. Member
11 Bienvenu.

12

13 **John Bienvenu:** Thank you, Chair Guida. I'll make a motion (clears
14 throat) in this case and just a, a couple comments in response to the
15 applicant, um, both for the applicant's benefit, but also for the
16 public's benefit since some of these issues were raised. As Chair
17 Guida pointed out, uh, contributing status, even significant status,
18 absolutely does not prohibit, um, renovations necessary for people to
19 continue to reside in these homes. That's specifically provided for in
20 our ordinance. Um, there are two ways that can happen. They, there
21 are many opportunities for renovations and rehabilitations, um, that,
22 um, don't even, that, that just meet the requirements of the code and
23 secondly, if there are any code prohibitions, the applicant can always
24 request exceptions, um, and if they meet the, uh, standards that are
25 set forth for exceptional criteria in the board's judgment, then those
26 exception criteria, then exception can be granted and additional
27 changes can be made to even contributing structures. So, the statusing
28 of a building does not in any way prohibit, um, people from being able
29 to renovate homes in order to be able to continue to reside in them or
30 rent them out or continue to make them useful, all of which the city is
31 very anxious to facilitate for obvious reasons. The last thing the
32 city wants is empty buildings that are deteriorating. Um, and even
33 contributing buildings can, um, come before the board for demolition in
34 extreme cases, um, if they're structurally unsound. So, I just want to
35 make sure that the public understands that and the applicant as well so
36 that the applicant can consult with her attorn-, her architect and with
37 staff to determine what can and can't be done in the event that status
38 is found to be contributing. And secondly, just very briefly with
39 response to the issue of the decedents of the owners, I think that's
40 certainly interesting, um, but of marginal relevance. There are

1 certain circumstances where the wishes of decedents can certainly be
2 taken into account to add color, but our ordinance does not designate
3 structures, their historical status, based on private views, but rather
4 public views, and by views I'm not talking about what one can see, but,
5 uh, one's judgment and opinion, and, um, the statusing of a building
6 takes into account the public's interest, not specific private
7 interests, whether it's the current homeowner or a neighbor or, um, a
8 descendent of the family who may have owned it at one time, so I just
9 wanted to clarify that as well. So, with that said, I will make a
10 motion in Case 2024-009370-HDRB 1030-1/2 West Houghton Street. I'd
11 move that with respect to the, the residence structure, that the status
12 be, um, contributing with the primary façade as the east façade, and I
13 would move in addition that the accessory structure that remains
14 following the demolition be designated as contributing with the south
15 façade as primary.

16

17 **Speaker3:** Second.

18

19 **Chair Guida:** We have a motion and a second. Uh, can we have a roll
20 call vote please?

21

22 **Speaker4:** Member Mather?

23

24 **Member Mather:** Yes.

25

26 **Speaker4:** Member Biedscheid?

27

28 **Jennifer Biedscheid:** Yes.

29

30 **Speaker4:** Member Degnan?

31

32 **Member Degnan:** Yes.

33

34 **Speaker4:** Member Aguilar Medrano?

35

36 **Member Aguilar Medrano:** Yes.

37

38 **Speaker4:** Member Bienvenu?

39

40 **John Bienvenu:** Yes.

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Speaker4: Thank you, Chair, uh, it has passed.

Chair Guida: Thank you.

TRANSCRIPT CERTIFICATION

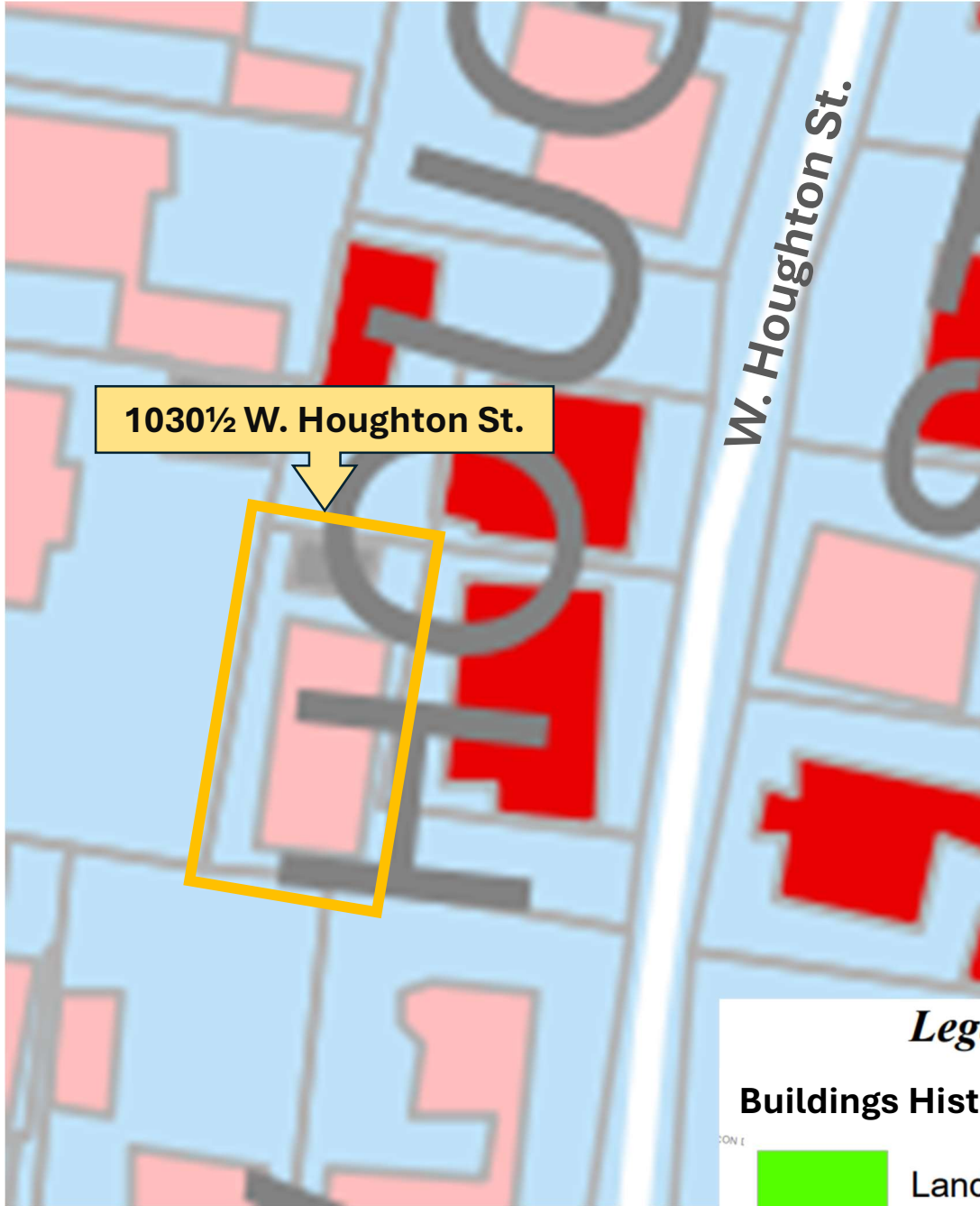
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I, Michelle Crouthamel, do hereby certify and declare that the foregoing document, pages 1 through 14, is a true and correct transcript of the provided audio file to the best of my knowledge and ability.

Michelle Crouthamel






Michelle Crouthamel
Transcriptionist

EXHIBIT F



Legend

Buildings Historical Status

-  Landmark
-  Significant
-  Contributing
-  Non-Contributing
-  Not Resurveyed