

City of Santa Fe, New Mexico

memo

DATE: September 9, 2025

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director *HLL*
Maggie Moore, Assistant Land Use Director *MM*
Gary Moquino, Historic Preservation Division Manager GM

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

2025-011043-HDRB, 528 and 530 Calle Corvo, Downtown and Eastside Historic District, Non-contributing, Ju Tan, agent for Susan Lamden, owner, requests status review with primary façade designation(s) if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Proposed Façade Diagram

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residence and yard wall be upgraded to contributing, designate the east and southeastern façades including the portal and excluding non-historic doors and windows as the primary façades (numbers one and two on façade drawing), and designate the workshop as non-contributing per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Three motions will be required in this case. One motion is required for the designation of the main residence and assignment of primary facade(s), one is required for the designation of the workshop and assignment of primary facade(s), and one required for the yard walls.

Status (main residence):

- a. In case 2025-011043-HDRB, for 528-530 Calle Corvo, upgrade the main residence, as contributing, designating facades (numbers one and two from façade diagram) as primary façade(s).
- b. In case 2025-011043-HDRB, for 528-530 Calle Corvo, retain the main residence as non-contributing.

Status (workshop):

- a. In case 2025-011043-HDRB, for 528-530 Calle Corvo, upgrade the workshop, as contributing, designating facades (number one from façade diagram) as primary façade(s).
- b. In case 2025-011043-HDRB, for 528-530 Calle Corvo, retain the workshop as non-contributing.

Status (yard wall):

- a. In case 2025-011043-HDRB, for 528-530 Calle Corvo, upgrade the yard wall, as contributing.
- b. In case 2025-011043-HDRB, for 528-530 Calle Corvo, designate the yard wall as non-contributing.

BACKGROUND & SUMMARY:

Streetscape:

The general streetscape at 528 and 530 Calle Corvo consists of a mix of Spanish Pueblo Revival and Territorial architectural designed structures constructed from the 1930s to 1950s. The structures are generally constructed of adobe block, wooden vigas, wood frame, and concrete masonry block with low raised stucco yard walls from the street to the entry of the residences. Several structures have red terra-cotta tile for portal and entry-way roof material making this a uniquely special characteristic on this street. Common architectural elements include but are not limited to round parapets, brick coping, bullnosed corners, wrought iron elements, recessed picture and divided lite windows. Most of the structures in the streetscape are one-story but two-story structures are visible. The area is highly vegetated with mature trees and seasonal plants.

Site Description:

The general site description can be described as a multi-residential structure with a workshop at the rear of the property. The current residence at 528 Calle Corvo is the main residence and 530 Calle Corvo is the addressed apartment. The structure was built in 1950 out of concrete masonry

units as per John Murphey's analysis (HCPI). Although there are 2 addresses, the current owner occupies all of the spaces, including the house and the apartment. The workshop was originally a shared garage with the residents at 532 Calle Corvo. It is partitioned in half and access is from the east elevation. There are two non-historic greenhouses and metal shed structures constructed at the rear of the property. These structures not being considered for status as they do not meet the age requirement for historic status and therefore is not be addressed in this staff report.

PREVIOUS CASE SUMMARIES:

There are no records of any permitted or non-permitted work done on this property in the Historic Preservation Division or Permitting files. Currently, there is a 1985 Historic Building Inventory (HBI) form completed by staff with nominal information pertaining to the structure and its historic significance.

APPLICANT'S REQUEST:

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



Figure 1: Proposed Façade Diagram for 528 and 530 Calle Corvo.

Primary Façade: ———

Non-primary Façade: ———

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

DEFINITIONS:

14-12 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.