

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

2025-011226-HDRB, 1323 Paseo De Peralta, Don Gaspar Area Historic District, Contributing, Santa Fe Permits, agent for Capitol Counsel and Consulting, LLC, owner, requests primary façade designation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: previous approvals

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and recommends the north facades, including the portal (facades F1, F2, and F3), the east façade (F4), which are part of the first original structure, the northwest façade (F11) excluding the windows but including the exposed window headers and the south façade (F10) including the portal and excluding the handrail of the southern original building, which are character-defining facades for the building as the primary facades, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

One motion will be required for the designation of the structure and assignment of primary facade(s).

- a. In case 2025-011226-HDRB, for 1323 Paseo de Peralta, designate the north facades, including the portal (facades F1, F2, and F3) and the east façade (F4), which are part of the first original structure, and the northwest façade (F11) excluding the windows except for the exposed window headers and the south façade (F10) including the portal and excluding the handrail of the southern original building as primary façade(s).

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

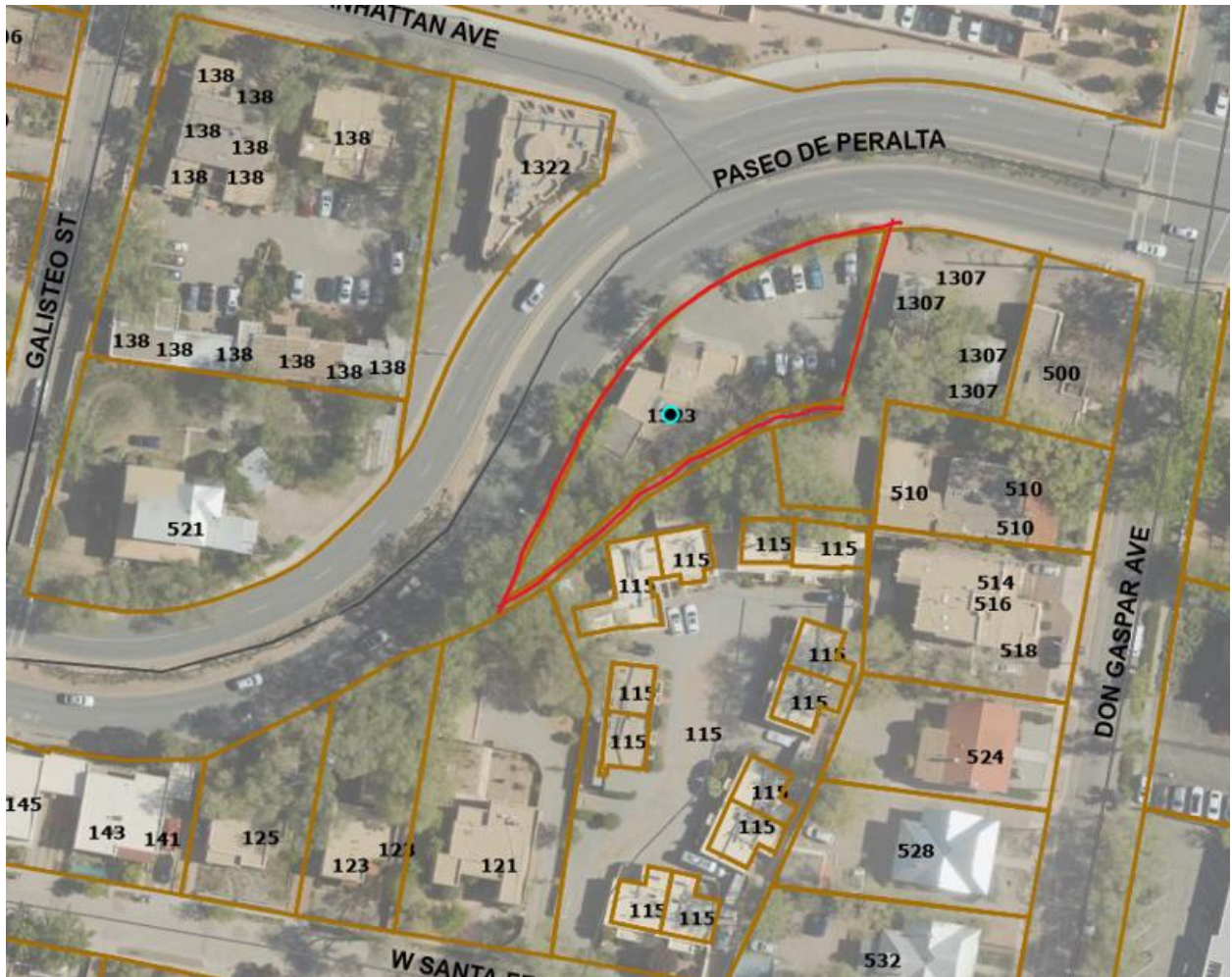


Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:

The streetscape for the property is defined as extending from the southern entrance of the New Mexico State Capitol building parking going west to Galisteo Street. The curve in the road truncates the streetscape. The property is located on the edge of the Don Gaspar Historic District, so that the majority of the structures to the north of the property are in the Downtown and Eastside Historic District. The streetscape consists of a combination of residential and commercial properties. The commercial properties are located to the north and east of the subject property, while the residences are to the west and south. The street is lined with sidewalks on both sides of the street. The streetscape consists of a single yard wall with metal elements to the east, while to the west, there is a combination of low stone walls, wood, and chain link fences. The parcel sizes in the streetscape vary greatly, with the buildings set back from the street. There are visible parking areas for commercial properties, and parking in a driveway at the front or side of the residences. On the south side of the street in the Don Gaspar Area Historic District, there are lower single-level buildings west of Don Gaspar Avenue, where the buildings are taller, with mostly two-story buildings. The Downtown and Eastside Historic District on the north side of the road is mostly two-story or three-story buildings, including the public parking garage for the State buildings, the New Mexico State Capitol, and a two-story Victorian residence with a few lower single-story buildings that serve as law offices in the middle.



Figure 2: Street View of Structure

Site Description:

The commercial property at 1323 Paseo de Peralta is somewhat triangular in shape and is sandwiched between the Acequia de Los Pinos to the south and Paseo de Peralta to the north and east. The property consists of 0.2956 acres with a contributing building in the Don Gaspar Historic District. The primary facades for the building have not yet been designated.

The lot has retaining walls consisting of railroad ties and stone walls along the east and north lot lines at the sidewalks. A low yard wall capped with flagstone sits at the northwest property, and a 6'0" high coyote fence encloses the southern portion of the property. At the far east lot line is a wood fence with shrubbery blocking the view of the fence from the west. The parking area is on

the northeastern and eastern portion of the lot, while it is accessed from the driveway on the north side of the building. There is a small monument sign on the east side of the driveway.

The approximately 3,600 sq. ft. building consists of two original 1930s Spanish Pueblo Revival structures that were merged into a single structure with a 1988 1,800 sq. ft. addition. The building is a combination of adobe and wood frame with several pairs of wood French doors, wood casement windows with false muntins, and a north portal constructed of single post and beam construction, exposed lintels, and vigas. The addition is located between the original structures and is at a scale that blends in with the original structure and does not overwhelm the historic aspects, retaining the integrity of the original structures. The addition matches the southern building, making it difficult to distinguish between the two without stepping back to see the addition and the single lite windows. To the south is the second original structure, which houses larger vigas in the western wall and a southern portal to complement the northern portal. The original portions of the structure have slight undulation to their parapets, where the addition does not.

The Acequia de los Pinos/Acequia Madre abuts the subject property on the south side of the building. Measures should be taken to protect and preserve the acequia if any construction activities are undertaken in the future. It should be noted that any proposed construction should be reviewed and approved by the Acequia Madre mayordomo. A letter from the mayordomo should accompany any building permit request.

PREVIOUS CASE SUMMARIES:

ARC:

Archaeological clearance was issued for this property in 1989 under case AR-01-1989.

HDRB:

There is a note in the HCPI of a 1990s addition; there is also a note regarding a 1988 case, which was located; however, no previous cases are on file in the Historic Preservation Division. It is presumed that the 1988 and 1990s additions are the same addition.

ADMINISTRATIVE:

In an approval issued on September 9, 2009, the building was approved to replace all viga ends on the south and west elevations. Some of the viga tails were removed at this time and were not replaced.

In an approval issued on February 21, 2001, the property was approved to have two signs.

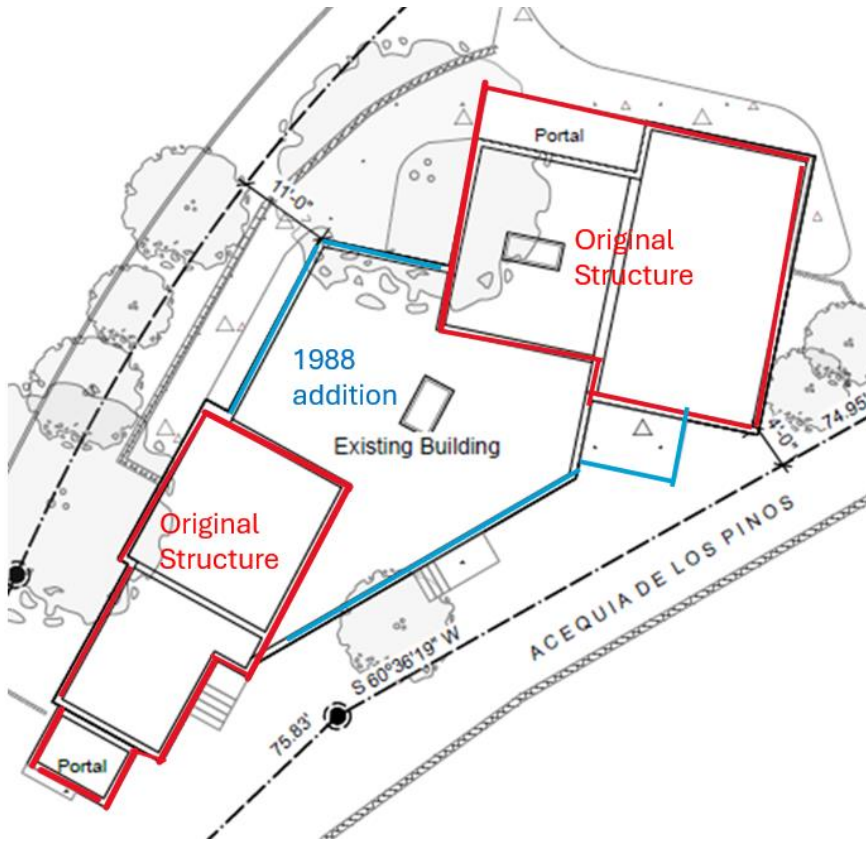


Figure 3: Dates of Construction

APPLICANT’S REQUEST:

The applicant requests:

- 1) Primary façade designation of a contributing structure.

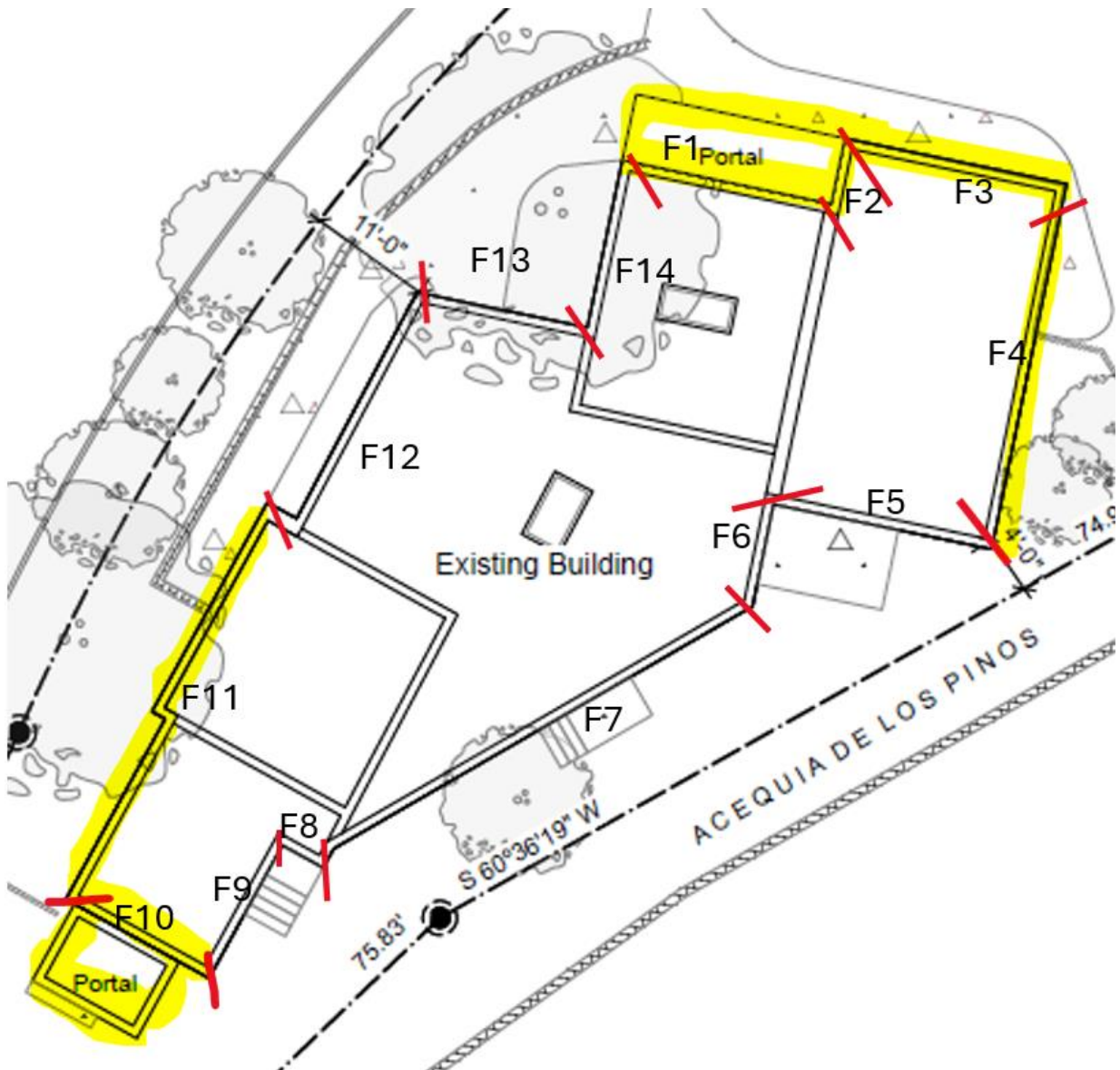


Figure 4: Façade Diagram (primary facade recommendations highlighted in yellow)

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.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

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.

(H) Don Gaspar Area Historic District

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs, is prohibited. Murals, however, are

permitted and may be referred to the city arts board for an advisory recommendation.

- (b) Roof forms, including but not limited to flat, gabled, shed, and *hipped roofs*, are allowed. Folded plate or hyperbolic roofs are not allowed.
- (c) The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for *trombe walls* or other solar collectors, *greenhouses*, garden rooms, direct gain, or other energy-collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened by the following methods:
 - (i) raising the parapet;
 - (ii) setting back from the edge of the roof;
 - (iii) framing the collector with wood;
 - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
 - (v) in case of ground solar collectors, by a *wall* or vegetation;
 - (vi) in the case of *wall* collectors, by enclosing by end or other *walls*;
 - (vii) other means that screen the collector or integrate it into the overall *structure*.
Non-glare materials shall be used in solar collectors.
- (d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.
- (e) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.
- (f) *Greenhouses*. Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends, and the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.
- (g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except on the sidewalk or driveway.
- (h) For commercial uses, zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.
- (i) As a condition of any rezoning, all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing

building or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.

(2) Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or destruction of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)