

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

Case # 2025-10102-HDRB

Address – 423-A W. San Francisco St.

Agent’s Name – Ellen Yarrell

Owner/Applicant’s Name – Ellen Yarrell

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on April 8, 2025.

BACKGROUND

The single-family residence and garage at 423-A W. San Francisco St., are listed as non-contributing to the Downtown and Eastside Historic District. The property is uniquely situated on the landscape and is not publicly visible from West San Francisco or North Guadalupe streets. The main residential structure was constructed in the late 1880s on a 0.08-acre parcel and comprised of approximately 1,093 square feet of heated space. The main residential structure was built vernacularly in the Spanish Pueblo Revival design style as seen by the rectangular building shape, adobe block construction material, and recessed three-over-one window.

Sanborn maps in Architectural Historian John Murphey’s 2025 Historic Cultural Properties Inventory show the west addition was in place pre-1930s, with an addition to the west and east on the main residential structure sometime between 1930-1948. The garage structure was added after 1948. Window and door alterations and a latilla portal have been recorded on the south and west facades in the 1990s. The north façade is a painted mural cinderblock wall associated with the Concrete Jungle Smoke Shop parking area at 126 N. Guadalupe St. Some sources of information for this property list the address as 423-A½ W. San Francisco St.

At this hearing, the Applicant asked the Board to review the structure’s historic status and to designate primary facades, if applicable. City Land Use archives contain no previous status evaluations, Board cases, Historic Cultural Properties Inventories (HCPI) or Historic Building Inventories (HBI) on this property. The lack of archival materials may be the result of the structures’ concealed location, as the front has no visibility from a public thoroughfare. The Staff is recommending a finding that the main residential structure and garage both meet the criteria for contributing status, with character-defining features on the east and south façades of the main structure and on the west façade of the garage.

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: Staff recommended the historic status of the main residential structure and garage be upgraded to contributing. Staff recommended primary façade designations for the main structure’s east and south facades and the garage’s west façade, identified in the Primary Façade Diagram as numbers 2 and 3 (main structure) and 4 (garage), 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 Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
 6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
 7. 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.”
 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. 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.
 10. 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 structure meets the definition of a “contributing structure,” as recommended by the Staff. The Board finds that the original massing and all additions to the structure are historic, built with traditional materials that are still present on the property, and that the footprint of the residence has not changed in at least 75 years; thus the structures have high historic integrity.
 11. The Board finds that the east and south façades on the main structure, and the north and west façades on the garage are the primary elevations of the structures with the features that define the character of the structures’ architecture.
 12. 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:

Finding of Fact and Conclusions of Law – Status or Primary Façade Designation
Case # 2025-10102-HDRB

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 structure and garage to contributing.
4. The Board designates the following elevations of the main structure as the primary façades: south and east (façades 2 and 3 on the main structure façades diagram), excluding the non-historic wood ramada and the stucco over the brick coping, and the non-historic windows and doors on the south elevation.
5. The Board designates the following elevations of the garage as the primary façades: north and west (façades 1 and 4 on the garage façades diagram), excluding the non-historic garage doors on the west elevation.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

 Cecilia Rios
 Chair

 Date

FILED:

 Andréa Salazar
 City Clerk

APPROVED AS TO FORM:

 Frank Ruybalid
 Assistant City Attorney

 Date