

# City of Santa Fe, New Mexico

# memo

**DATE:** January 13, 2026

**TO:** Historic Districts Review Board Members

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

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

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2025-011703-HDRB, 424 San Antonio St., Downtown & Eastside Historic District, non-stated, Christopher Purvis, agent for Laura Bird, requests a status review with primary façade designation, if applicable, for the main residence and accessory structure.

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: [previous case documents]

### APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: [2025 HCPI]

## STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be designated as contributing with the east elevation (R1) including the interior of the portal, north elevation, (R6) and south elevation (R2), excluding the 1995 addition as the primary façades, and designate the accessory structure as contributing with the east (G1) as the primary façade, and designate the yard wall excluding the picket fence as contributing, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

Up to two motions will be required in this case.

Status (for each structure):

- a. In case 2025-011703-HDRB, for 424 San Antonio, designate the main residence as non-contributing/contributing/significant, and designate facades (numbers from façade diagram) as primary façade(s).
- b. In case 2025-011703-HDRB, for 424 San Antonio, designate the accessory structure/garage as non-contributing/contributing/significant and designate facades (numbers from façade diagram) 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: Property Location

## **BACKGROUND & SUMMARY:**

### **Streetscape:**

San Antonio Street is a rural-feeling dead-end lane. It was developed in the 1920s over former farmland; the street remains unpaved and without sidewalks. The first several hundred feet of the west side contain a sequence of Territorial and Pueblo Revival houses, set back from the road and visually unified by a nearly continuous line of yard walls and fencing. The houses tend to be light to medium brown stucco with white or turquoise trim color. The yards all have landscaping, including trees that shade the area. Typical driveway access is to the side of the residence with a garage set back behind the residence.



Figure 2: Property image

### **Site Description:**

Sitting near the center of the lot, the small Pueblo Revival-style residence is one of four houses constructed by the Fenyés-Cutin family along San Antonio Street. It was constructed around 1931, primarily of adobe, and features an inset portal centered on the front east-facing façade. A frame addition was constructed in 1995 on the southwest corner. The single-story residence is flat-roofed with parapets and is stuccoed in a pale brown color. The windows are older wood casement windows that are inset by about 14 inches with top-mounted projecting steel hinges with large, exposed knuckles. In front of each window is a wood frame that once held screens and now holds metal storm units. The doors are wood with lites above panels. The front portal has an exposed viga ceiling. The west end of the north elevation holds a single viga projection. The configuration of the windows on the north elevation indicates that the interior has had alterations that resulted in a different use of space. The west elevation holds the 1995 addition, which stands out from the rest of the house due to the window inset of only four inches, smoother wall plane, and the more modern doors and windows.

A 362 sq. ft. single vehicle garage was constructed in the northwest corner of the lot around the same time as the residence. The garage is constructed of adobe and finished in stucco that matches the residence. The garage door is a white carriage-style door. The south elevation houses a single window and a post-1978 addition of a utility room. There are no other fenestrations.

A low 21” high adobe wall topped with a white picket fence with four-sided conical tops that raise the height by another 21” sits on the east property line. The picket fence turns to run along the driveway. While the yard wall holds layers of stucco, the fencing has a single layer of paint, suggesting it is a newer addition to the yard wall.

The property is a part of the 1926 Fenyes subdivision, which was created by Eva Scott Fenyes and her daughter Leonora Scott Curtin and her daughter Leonora Francis Curtin on strips of previous farmland in a 1922 five-acre purchase of the Acequia Madre tract. The houses along this tract were previously addressed on Acequia Madre but were changed to San Antonio as the subdivision developed. The residence at 424 San Antonio was previously known as the Fenyes residence, and the House of the Three Wise Women.

The residence at 424 San Antonio is listed as non-statused on the GIS map, as contributing in a 1991 HCPI, and as significant in the staff report from case H-95-071, which approved an addition to the southwest corner of the structure. The garage unit, yard wall, and picket fence are not statused in any of the documents. According to the 1991 HCPI, the residence is listed on both the National Register of Historic Places and on the State Register of Cultural Properties. As of 2025, this property is not listed on either register. Therefore, a status review is required to reconcile the inconsistencies in the record and to determine the status of the garage, yard wall, and picket fence.

**PREVIOUS CASE SUMMARIES:**

**ARC:**

No archaeological clearance has been issued for the property.

**HDRB:**

An addition was constructed on the southeast corner of the residence as approved under case H-95-071. The requested portal to the front of the residence, in this case, was denied.

**ADMINISTRATIVE:**

The roof was replaced in 2019 as approved under 2019-000947-ADMIN.

**APPLICANT’S REQUEST:**

The applicant requests:

- 1) Status review with primary façade designation, if applicable, of the main residence.
- 2) Status review with primary façade designation, if applicable, for the accessory/garage structure.
- 3) Status review of the east front yard wall with picket fence.

The historic associations and the architecture of the house are notable; however, several alterations to both the interior and exterior have been made. Therefore, staff find that the residence should be designated as a contributing structure. The single projecting viga on this northern elevation indicates that the exterior of the structure may have been altered at some point, and the west and south elevations each hold an addition from 1995. The highest integrity of the structure is in the east elevation. Staff recommend that the unaltered east façade, the north facade for the window openings, and the south façade, excluding the 1995 addition, be designated as the primary facades.

Further, we recommend that the garage also be designated as a contributing structure with the east, which contains the original layout of the garage and the original openings, as primary.

The stucco yard wall is historic, even though we believe the picket fence is not; therefore, we recommend that the yard wall, excluding the picket fence, be designated as contributing.

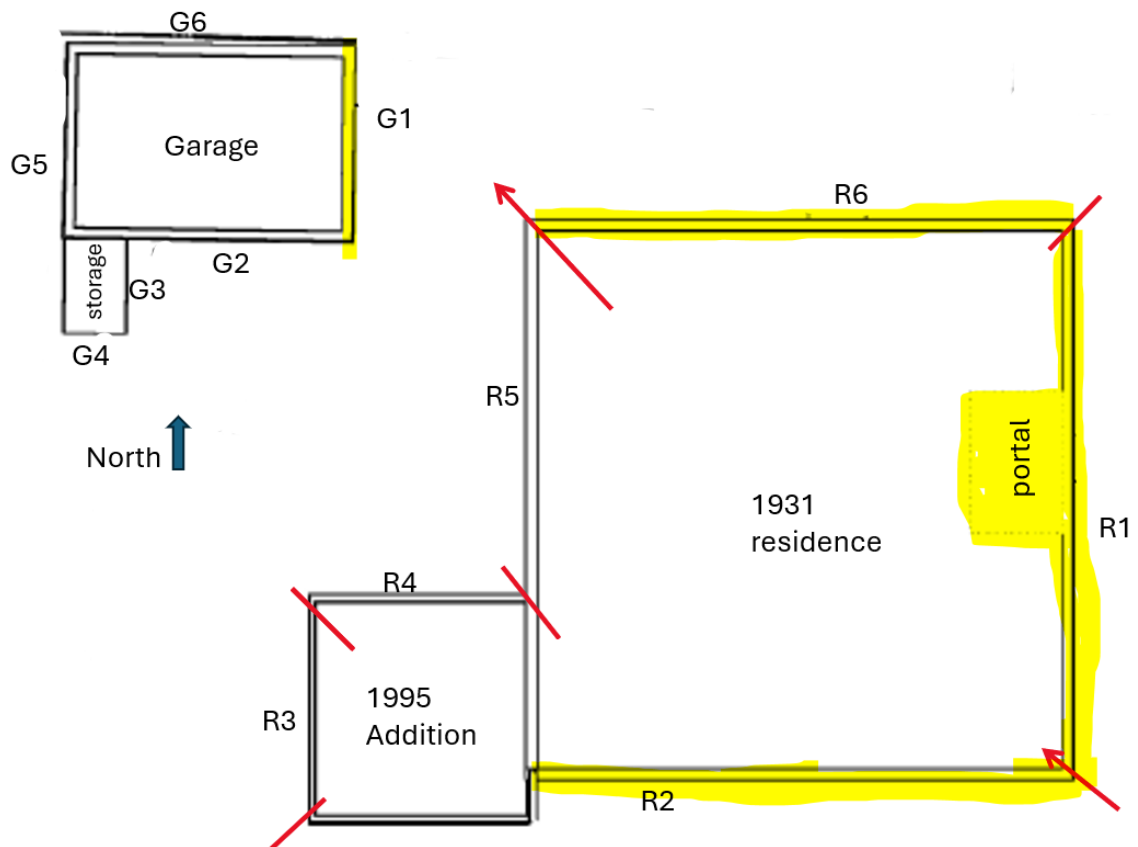


Figure 3: Façade Diagram

**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.

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.

14-12 Historic Compound

An identifiable grouping of historic resources, including buildings, structures, and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

**(E) Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;
  - (b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.
  - (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
  - (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
  - (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and
  - (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.
- (2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

- (a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks*, or other design elements.

- (b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;
- (d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;
- (e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.