

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

Case # 2025-10488-HDRB

Address – 140 Romero St.

Agent’s Name – Camilla Kennedy

Owner/Applicant’s Name – Camilla Kennedy

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 10, 2025.

BACKGROUND

The houses on Romero Street reflect a mix of architectural styles and construction, including vernacular, Pueblo Revival, a bungalow with a hipped roof, and an early 20th-century bunkhouse. A variety of low fences line the street, constructed from materials such as wood boards, latillas, steel wire, stuccoed concrete blocks, and clay structural tiles.

The single-family residence at 140 Romero St. is currently listed as non-contributing to the Westside-Guadalupe Historic District. The adobe residence was constructed in the 1940s, and an addition was built on the rear in 1948. A carport was constructed along the north side in the 1950s and was enclosed after 1985. A porch on the northwest corner was enclosed around the same time. Most of the windows are non-historic, post-1985 installations except for a few steel casement windows on the north and west elevations.

The front yard wall was likely constructed in the 1960s of concrete masonry units (CMU) with square pilasters. The wall was modified after 1985 with a Pueblo Revival-style treatment with rounded edges and stucco. The style of the yard wall retains the relationship to and character of the streetscape, which is predominantly low yard walls and fences. The yard wall has not had a historic status designated.

The Applicant requests:

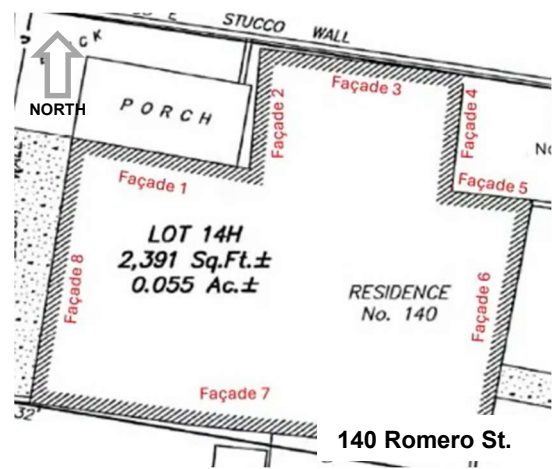
- 1) A status review with primary façade designation, if applicable, for the residential structure.
- 2) A status review of the front, street-facing yard wall.

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: Per SFCC Section 14-5.2(C)(2), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts, Staff recommended the historic status of the residential structure be retained as non-contributing due to the alteration and window replacements which diminish the historic character of the structure, and the yard wall be designated as contributing due to its character, which has remain unchanged since the 1960s and is consistent with the Romero streetscape, which is dominated by low yard walls and fences
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 Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
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 “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. 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.”
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 and the front yard wall meets the definition of a “contributing structure.” The residence has historic integrity and is an example of the type of modest vernacular adobe building on that streetscape and in that neighborhood. The changes are primarily on the rear of the structure.
11. The Board finds that the east and south façades (4, 5, 6 and 7) are the primary elevations of the structure with the features that define the character of the structure’s architecture. These features include the unaltered, inset windows, the roofline of the enclosed carport, and the lintels over the windows, especially the carved lintel over the



east-facing door.

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:

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 historic status of the residential structure to contributing.
4. The Board designates the front yard wall as a contributing structure.
5. The Board designates the following elevations of the residence as the primary façades: Both east-facing façades (4 and 6), the easternmost north-facing façade (5), and the entire south elevation (7).
6. The non-historic windows, door and the plywood garage door on the primary façades are non-contributing elements of those façades.

IT IS SO ORDERED ON THIS 27th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date