

City of Santa Fe, New Mexico

memo

DATE: January 27, 2026
TO: Historic Districts Review Board Members
VIA: Heather Lamboy, Planning & Land Use Department Director #LL
Maggie Moore, Assistant Land Use Director *MEM*
Gary Moquino, Historic Preservation Division Manager GM
FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

2026-011768-HDRB, 801 Old Santa Fe Trail Unit A, Downtown & Eastside Historic District, Significant, Santa Fe Permits/Jennifer Salimbene, agent for Stuart Cohen, owner, proposes to replace windows. An exception is requested to 14-5.2(D)(5)(1)(a) for replacing historic windows on primary facades.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [window assessment, exception
criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the exception to section 14-5.2(D)(5)(1)(a) for replacing historic windows on primary facades. Otherwise, staff recommend approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

- a. In case 2025-011768-HDRB, for address, approve/deny the exception to 14-5.2(D)(5)(1)(a) for replacing historic windows on primary facades, finding that the exception criteria have/have not been met

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.



Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:

This property is located at the intersection of Old Santa Fe Trail and Camino Monte Vista. Therefore, the property is part of two streetscapes.

Camino Monte Vista is a dead-end street lined with off-street parking and yard walls, which increase in height as the street goes east. The walls are mostly stuccoed with one rock wall and a few wire fences at the far east end of the road. The road is lined with trees and vegetation between parking areas. The housing tends to be Spanish Pueblo Revival style with lower heights and larger setbacks.

Along Old Santa Fe Trail, the southern end has higher yard walls and coyote fences, and a single yard wall with wrought iron metal on top of the wall. The houses are set back about 7 to 10 feet and are in the Spanish Pueblo style. To the north, the yard walls tend to be low to medium in

height, and the housing is a combination of Territorial Revival and Spanish Pueblo styles with a similar setback. Directly across from the subject property in the triangle formed by the intersection at Old Santa Fe Trail and Old Pecos is a Territorial Revival commercial structure.



Figure 2: Residence West Elevation

Site Description:

The residence at 801 Old Santa Fe Trail unit A, is the original structure on the property. Units B and C were constructed post 1984 in what used to be the rear farmland of Unit A. These two properties have been split from the lot and are no longer part of the property at Unit A.

The subject property at 801 Old Santa Fe Trail is a Territorial Revival style 1920s residence that is designated as significant to the Downtown and Eastside Historic District. While the structure was built in sections, it was completed by the 1920s. The residence has a concrete over stone foundation, a portal on the west side with white posts, a beadboard ceiling, and brick coping on the roof parapet. The brick coping on the residence is only on the west elevation. The windows are mostly single-lite wood windows with a single window with divided lites on the south elevation and two two-over-two windows on the west elevation under the portal. The windows do not match those described in the 2002 HCPI.

The property also has a 1920s detached garage that is original to the property. The garage is designated as significant. This structure is not a part of the project being proposed at this time.

The property is enclosed with a three-foot-high rock wall with a turn-of-the-century wire fence on top of the wall on the west and south. A low yard wall close to the street and a high coyote fence to the rear of the driveway line the property on the north.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:

A freestanding carport was approved in 2013 under case H-13-083.
The structure at Unit C was approved in 2004 under case H-04-086.

ADMINISTRATIVE:

An approval to 1/3/2019 replace sliding doors with a 4'x2' divided lite window, stucco repair, and replacement of the wood carriage doors of the garage on January 3, 2019.

An approval to replace the roof and change the canales in-kind was issued on 7/2/2018.

An approval to stucco in cementitious desert rose was issued on 5/18/2004.



Figure 3: East Elevation of Residence

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Replacement of eight windows. The new window frame will overlap the old window frame, allowing for the removal of the old sash, and leaving the historic frames to remain in place. Window replacement will be in-kind, with double-hung Windsor window pinnacle wood prime windows. An exception is requested to 14-5.2(D)(5)(1)(a) for replacing historic windows on primary facades.
 - a. Replacement of windows C, D, E (west-facing), and H on the south elevation. Windows are currently single-lite windows. Window C has a historic frame, while the components of the window were replaced between 1988 and 1994 and are not historic. Window D is a three-over-four and is

not historic. Window E has a historic frame, but the sashes were replaced in 1988. Window H is historic and is unsatisfactorily rotted beyond repair. The historic frames of windows C and E will remain with the new window sitting in the historic frame.

- b. Replacement of windows I and J on the west elevation. Windows are currently two over two. Window I has a historic frame, but the divided lite pattern does not match the residence and is not a historic window. Window J is not historic.
- c. Replacement of windows K and L on the north elevation. Windows are currently single-lite windows and are not historic.
- d. Repair as needed windows A, B, F, G, and M through Y. These windows will not be replaced.

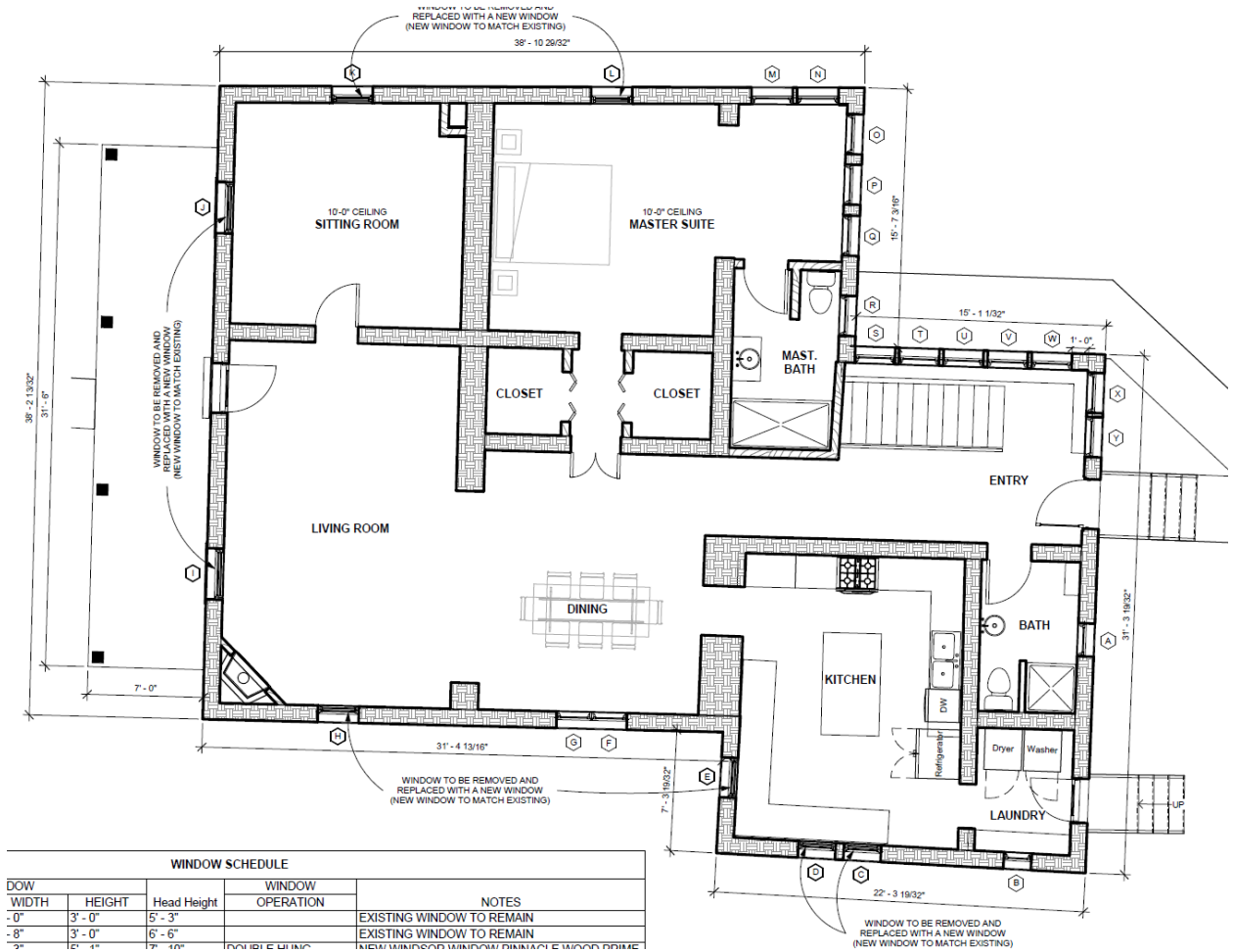


Figure 4: Window Schedule

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(1)(a): The applicant requests an exception to

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures* :

- (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(i) *Do not damage the character of the district*

Applicant Response:

The proposed work will not damage the character of the historic district. All efforts have been made to preserve and maintain the historic integrity of the property, and any necessary changes will be executed using materials and methods that are compatible with the historic fabric. The insert replacement windows leave the original frame in place. This avoids cutting into or patching the stucco to avoid additional exterior alterations.

The proposed window work will not damage the character of the district. Where feasible, the windows will be restored using appropriate materials and methods.

Staff Response: Staff finds that this criterion is met. The only window that is fully historic is window E, which is rotted beyond repair. Windows C, E, and I each have historic frames that will not be changed out. Therefore, the impact on the district will be minimal.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response:

The proposed alterations are necessary to prevent undue hardship to the applicant. The current conditions create significant maintenance and livability challenges—particularly regarding proper insulation and egress safety—which, if left unaddressed, could compromise the structure’s habitability and pose safety concerns, including the ability to safely open the windows.

The replacement windows will match the size, style, and material of the existing windows throughout the property, and double-pane glazing will be used only where necessary for energy efficiency and resident comfort. These changes are required to ensure safety, comfort, and ongoing use of the property, and to prevent deterioration that would result in greater loss of historic material.

Staff Response: Staff finds that this criterion is met. The one historic window will cause structural damage if not addressed.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response:

The proposed work aligns with the City’s dedication to maintaining its heterogeneous character. By permitting essential improvements that honor established historic standards, the

project sustains residential use in the district and helps ensure that historic properties continue to serve as livable homes for current and future residents.

By enabling sensitive upgrades to the building's windows, the project helps preserve the building's usability and appeal. This approach reflects the City's goal of offering a range of design solutions that allow residents to remain in historic homes, contributing to the diverse and living character of Santa Fe's historic districts.

Staff Response: Staff finds that this criterion is met. The changes are sensitive to the long-term preservation of the structure and its continued use as a residence.

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

(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.

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(5) Windows, Doors, and Other Architectural Features

- (a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
- (b) For all façades of significant, contributing, and *landmark structures*, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

(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.