

City of Santa Fe, New Mexico

memo

DATE: February 10, 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 *LM*

2026-011824-HDRB. 424 San Antonio St. Downtown & Eastside Historic District. Contributing. Christopher Purvis, agent for Laura Bird, owner, proposes to replace 2 windows, all storm windows, repair all other windows in the main residence, and install an additional window in the 1995 addition, construct a 50 sq. ft. addition and relocate the window of the accessory structure, repair the garage doors, and existing fences, construct a 6'-0" high coyote fence, and construct a 121 sq. ft. wood ramada to a height of 10'-0".

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:

STAFF RECOMMENDATION:

The staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Sample motions:

One motion will be required in this case.

- a. In case 2026-011824-HDRB, for 424 San Antonio Street, approve or deny the application as submitted.

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 Fenyes-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 has a flat roof with parapets and is stuccoed in cementitious buckskin. The windows are older wood casement windows that are inset by about 14 inches with top-mounted projecting steel hinges with large, exposed window hinges. 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. All windows and doors have divided lites. The front portal has an exposed viga ceiling and is ornamented with corbels. The west end of the north elevation holds a single viga projection. The west elevation holds the 1995 addition, which stands out from the rest of the house due to a window inset of only four inches, a smoother wall plane, and 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.

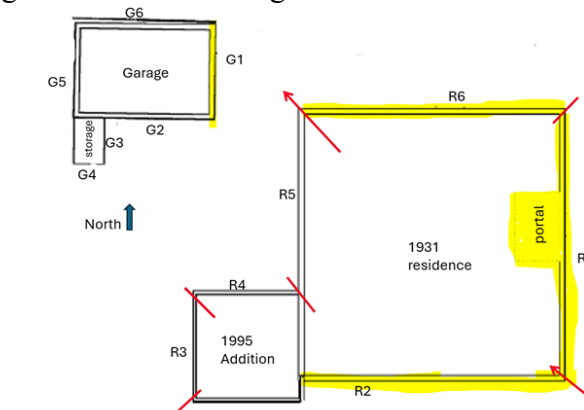
PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

The property's status was reviewed on January 13, 2026, under case 2025-011703-HDRB. The residence was designated as contributing, and the south, east, and north elevations as primary. The garage was designated as contributing to the east elevation as primary, and the yard wall, excluding the picket fence, was designated as contributing.



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 proposes the following exterior alterations:

Main Residence:

- 1) Replace all aluminum storm windows on the exterior of each window with wood storm windows on 14 windows. This includes windows A, B, C, D, E, F, G, L, N, O, P, Q, R, and S.
- 2) Repair the windows A, B, C, D, E, F, G, L, M, N, O, P, Q, R, and S, and repaint them in white.

- 3) Replace the windows I, J, and K on the 1995 addition with wood-clad windows with aluminum interior in white.
- 4) Install a double door, item H, on the north elevation of the 1995 addition. The door will be true divided lite in white.
- 5) Redesign the landing and stairs at the north entry door.
- 6) Redesign the landing and stairs at the north entry door on the 1995 addition.
- 7) Install two ground-mounted HVAC compressors on the west or the building.
- 8) Stucco in cementitious stucco with color to match the existing stucco. The color will need to be verified.

Garage:

- 1) Construct a 50 sq. ft. addition on the south elevation. The addition is greater than 10' back from the primary east façade and will be an extension of the existing shed addition.
- 2) Replace the interior door located behind the existing vehicle door with a double door.
- 3) Rehabilitate the existing vehicle doors on the east elevation (primary façade).
- 4) Stucco in cementitious stucco with color to match the existing stucco. The color will need to be verified.

Property:

- 1) Construct a freestanding 121 sq. ft. wood pergola to a height of 10'-0" to the west of the residence. The ramada will be stained brown.
- 2) Construct a 6'-0" high coyote fencing on the south between the property line and the 1995 addition and on the north between the garage and residence at the driveway. The north fence will hold a matching coyote pedestrian gate.
- 3) Construct two 6'-0" high coyote fences to screen the HVAC units.
- 4) Repair the existing picket fence and yard wall (contributing) on the east side of the property.
- 5) Repair the existing coyote fences on the west (7'-0 high) and north (6'-0") property lines.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

To promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

- I. Continue the existence and preservation of historic areas and buildings;
- II. Continued construction of buildings in Santa Fe's historic styles; and

- III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

I. Purpose

Historic designation is intended to address the following:

- I. Recognizing each structure as a physical record of its time, place, and use.
- II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;
- III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;
- IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and
- V. Avoiding making new additions and related or adjacent new construction 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 Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6G).

I. General

- I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.
- II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.
- III. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

- a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District*, shall continue to meet those standards, in addition to the standards outlined in this section.

- b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

- a. Building additions are not permitted on primary facades.
- b. All building additions shall be set back a minimum of ten feet from the primary facade.
- c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.
- d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

- a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
- b. Building additions to contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of Subsection A(1) above. For this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

IV. Remodeling to Increase Height

- a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
- b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

- I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
 - a. 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 window opening shall be widened or narrowed.
 - b. Window depth and other characteristics of window and door fenestration shall be preserved.
 - c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - d. No historic opening shall be closed.
- II. For all facades of contributing, significant, and landmark structures:
 - a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
 - b. 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.
 - c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

The existing historic roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing historic feature of the structure.

6. Surface Cleaning

The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries*.

G. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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, open 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 rules as to flat roofs shall not be constructed 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 a 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.

II. 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 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. Facade 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.