

City of Santa Fe, New Mexico

memo

DATE: March 24, 2026

TO: Historic Districts Review Board

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

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

2026-011997-HDRB, 528 and 530 Calle Corvo, Downtown and Eastside Historic District, Contributing. Ju Tan, agent for Susan Lamden, owner, requests approval for the proposed remodel, including a 150 sq. ft. addition to the west elevation, a 200 sq. ft. portal addition to the west elevation, replacement of all exterior doors and windows, removal of wrought iron posts with wood posts, relocation of the existing concrete steps, and other minor alterations. An exception is requested to 14-5.2(D)(1)(a) removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited for the wrought iron posts.

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:

Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-5.2(D)(1)(a) for the replacement of the wrought iron columns with wood columns. Otherwise, the staff recommends approval of the other elements of the application, which do not require an exception, 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:

Up to two motions may be required in this case.

- a. In case 2026-011997-HDRB, for 528 and 530 Calle Corvo, approve/deny the exception to section 14-5.2(D)(1)(a) for the replacement of the wrought iron columns with wood columns, finding that the exception criteria have/have not been met.
- b. In case 2026-011997-HDRB, for 528 and 530 Calle Corvo, approve or deny the elements of the application that do not require an exception as submitted.

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.

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:

The general streetscape at 528 and 530 Calle Corvo consists of a mix of Spanish Pueblo Revival and Territorial architectural designed structures constructed from the 1930s to 1950s. The structures are generally constructed of adobe block, wooden vigas, wood frame, and concrete masonry blocks with low raised stucco yard walls from the street to the entry of the residences. Several structures have red terra-cotta tiles for portal and entry-way roof material, making this a uniquely special characteristic on this street. Common architectural elements include but are not limited to round parapets, brick coping, bullnosed corners, wrought iron elements, recessed picture, and divided lite windows. Most of the structures in the streetscape are one-story, but two-story structures are visible. The area is highly vegetated with mature trees and seasonal plants.



Figure 2: 528 and 530 Calle Corvo

Site Description:

The multi-residential property includes the main residence at 528 Calle Corvo and the casita at 530 Calle Corvo. Though the property has two addresses, it is a single parcel and a single building. There is also a workshop located at the rear of the property. The workshop was originally a shared garage with the residents at 532 Calle Corvo. It is partitioned in half, and access is from the east elevation. There are two non-historic greenhouses and metal shed structures constructed at the rear of the property.

The main residence was constructed of concrete masonry units in the 1950s. The building retains the steel combination windows and the east-facing portal with ornamental iron details. There is a greenhouse-style window on the south elevation of the casita portion of the building. The portal roof is clay tile, which contrasts with the Territorial Revival-style brick coping on the residences' parapet tops.

The workshop and storage structure in the rear of the property is a former garage with an attached workshop and was constructed in 1951 of concrete masonry units. The south of the structure is at the zero-lot-line and is connected to the garage at 532 Calle Corvo. The garage door was replaced in 1985.

The property is enclosed with several concrete block yard walls. The front is a low four-course wall with a rounded coping in a contrasting color and evenly spaced square pilasters. In the rear, a taller section defines the south of the back yard with six courses capped with rounded coping. The north property line mirrors the front wall with four courses and matching pilasters.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

The Historic Districts Review Board designated the main residence as contributing with the east and southeastern facades including the portal and excluding the non-historic doors and windows as the primary facades as indicated as numbers one and two on the façade drawing, designate the workshop and garage as non-contributing for the reasons given by staff, and designate the yard wall as contributing noting that it is exposed CMU and that the contributing status relates to the design and dimensions of the wall that are historic but not to the fact that it is not covered with stucco and that designation should not preclude stuccoing the walls which is consistent with the ordinance on September 9, 2025 under case 2025-011043-HDRB.



Figure 3: Façade Diagram

ADMINISTRATIVE:

There are no administrative approval cases on record for the property in the Historic Preservation Division files.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main Residence:

- 1) Construct a 150 sq. ft. addition on the west elevation. The elevation will be to a height of 15'-4", where the maximum allowable height is 14'0". The addition will match the existing height of the rear of the structure, which is at a lower slope than the east elevation (front), which will remain at the height of 14'1". The addition will have brick coping at the parapet to match the original structure.
- 2) Construct a 200 sq. ft. portal addition to the west elevation. The portal will be constructed to a height of 13'8". The portal will have a hipped clay tile roof to match the existing east portal roof. Wood posts and wrought iron railing.
- 3) Replace all exterior doors and windows with wood-clad doors and windows as recommended in the attached Window Assessment.
 - a. Install a new full-lite entry door with divided lites to the 528 Calle Corvo unit under the east portal. The door will be on the south elevation.
 - b. Replace the box bay window on the east elevation with a deeper unit.
 - c. Install a new box bay window on the west elevation addition.
 - d. Install a new half-lite entry door with divided lites to 530 Calle Corvo under the east portal on the south elevation.
 - e. Decrease the size of the westernmost window on the northern elevation to accommodate the addition.
 - f. Decrease the size of the middle south elevation window.
 - g. Install two sliding doors under the new portal on the west elevation.
 - h. Install two west-facing windows in the western addition.
- 4) Remove the wrought iron posts and replace them with wood posts painted to match the windows. An exception to 14-5.2(D)(1)(a) is requested for the removal of historic materials.
- 5) Replace wrought iron railings to replicate those existing on the east portal.
- 6) Install wrought iron railings to replicate the east portal's on the west portal.
- 7) Install exterior insulation on the entirety of the existing uninsulated main house, except for the primary façades, where the insulation will be interior.
- 8) Remove the concrete steps on the south of the east portal and fill in the deck area with additional wrought iron railing.
- 9) Install east-facing concrete steps on the southeast corner of the east portal and open the wrought iron

railing at this location.

- 10) Replace and install new canales and downspouts.
- 11) Install a fence and pedestrian gate at the end of the driveway on the south of the residence. Fence and gate will be constructed of wood to a height of 4'-0".
- 12) Stucco the residence, studio, and yard walls, including the front yard wall.
- 13) Exterior lighting at all doorways as required by code.

Studio:

- 14) Construct a 32 sq. ft. entry portal on the east elevation of the studio. The portal will have wood columns and a parapeted roof.
- 15) Install a new French door on the south elevation of the studio.
- 16) Infill the door currently in the studio on the south elevation. The glass block next to the door will remain.
- 17) Install a new door with a single lite in the existing opening of the north elevation of the studio.
- 18) Install a new double door with a single lite in a new opening on the north elevation of the studio.
- 19) Replace the southern door on the east elevation of the studio with a small single-lite double-hung window.
- 20) Replace the window on the eastern elevation of the studio.
- 21) Replace the entry door on the east elevation.
- 22) Exterior lighting will be added next to each door as required by code.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(1)(a) is requested: The applicant requests an exception to remove historic materials and alteration of architectural features and spaces that embody the status for removing the wrought iron posts.

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

Applicant Response: No other existing residences along Calle Corvo feature wrought iron posts; hence, we feel that the removal does not damage the existing character of the district.

Staff Response: Staff finds that this criterion is not met. The wrought iron posts and railing are part of the details that designate this portal as part of the primary façade. To change the feature of the portal would change the status of the building and the character of the district.

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

Applicant Response: Currently, the existing East/South portal requires some structural attention, and at least one end is not properly attached to the building. The slenderness of the wrought iron posts is also inadequate to hold up the roof of Spanish clay tiles. Furthermore, the existing post and beam on the west end of the portal are not connected at all to the house structure and hence need to be repaired/replaced properly. Several existing rafters also need to be replaced because of water damage. We feel that this extensive need for repair and refurbishment of the portal structure requires the replacement of the existing steel frame posts.

Staff Response: Staff finds that this criterion is not met. The frame has held the roof up for over fifty years. While it requires repairs, it is not a hardship to do the repairs rather than replace the posts with posts that are not replicated.

(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: By using wood posts, this expression actually strengthens and supports the visual character of the neighborhood.

Staff Response: Staff finds that this criterion is/is not met. The applicant did not consider that the feature being removed is part of what was designated as a primary façade, and has not suggested other means of strengthening the support for the portal roof, such as replacing the columns with replicated columns.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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* is 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.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(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.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments*, and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to *primary façades*.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.
- (e) The height of additions:
 - (i) For significant and *landmark structures*, *there* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
 - (ii) For contributing *structures*, *there* 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 the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

- (a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

- (b) For significant and *landmark structures*, *publicly visible* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings*, solar collectors, clerestories, decks, or mechanical equipment that are *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(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.

(6) Roofs

The existing 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 or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing, and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

- F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

- (ii) In exercising its authority under this section, the board shall limit the height of *structures* as outlined in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.
- A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.
 - B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet above the average of the ridge height of the pitched roofs in the *streetscape*.
 - C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.
 - D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
 - E. The height and dimension of signage are as set forth in Section 14-8.10(H).
 - F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(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 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.

(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.