

# City of Santa Fe, New Mexico

# memo

**DATE:** April 14, 2026  
**TO:** Historic Districts Review Board Members  
**VIA:** Heather Lamboy, Planning & Land Use Department Director *HLL*  
Maggie Moore, Assistant Land Use Director *MM*  
Gary Moquino, Historic Preservation Division Manager, *GM*  
**FROM:** Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

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2026-012104-HDRB, 728 Agua Fria St., unit F, Westside-Guadalupe Historic District, non-contributing, Jason Herrera, agent for Chris Corbett, owner, requests status review with primary façade designation, if applicable, for a residential structure.

**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: [2026 HCPI]

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the structure be retained as non-contributing due to lack of historic integrity of design and materials, per 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

- a. In case 2026-012104-HDRB, for 728 Agua Fria St. unit F, designate/upgrade the main residence, as contributing and designate facades (numbers from façade diagram) as primary façade(s).
- b. In case 2026-012104-HDRB, for 728 Agua Fria St. unit F, retain/designate the main residence as non-contributing.

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:**

728 Agua Fria unit F sits in the middle turn of a long private road, which is the main access for 724 through 730 Agua Fria. There is a series of properties addressed as 728 Agua Fria, including units A through H. The private drive is packed dirt and is located between Dunlap and Irvine. The houses are Vernacular style, and the yards are lined with yard walls or coyote fences. The neighborhood was built during the 1930s and 1940s.



Figure 2: Subject Property

### **Site Description:**

The 1,610 sq. ft. residential structure originated as a modest adobe structure from the late 1930s or early 1940s that has expanded over time. The structure was constructed as part of a compound and was subordinate to the primary residence facing Agua Fria St.

The north elevation is blank, lacking fenestration, and faces the parking area. The west elevation faces the narrow yard and shows the buildings' development over time. At the north end of the elevation is a porch that was constructed between 1978 and 1985. The portal porch is attached to the addition that was constructed between 1975 and 1978. Beneath the porch are an aluminum sliding window and a multi-lite wood-glass door. Further south along the west elevation, there is a narrow gap in the wall that reflects an odd connection of a non-historic addition. One section may have been an open porch that was enclosed. The wall then transitions to an earlier portion that dates to the early 1950s. This portion includes a small projection that was most likely an entry porch that is now enclosed. The southernmost section of this west elevation represents pre-1954 construction. This section of the western elevation holds a rectangular wood casement window. The south elevation is the pre-1954 construction. The wall is not adorned but holds an entry door and window with a non-historic porch. The east elevation is a continuous wall. There is a full-lite wood door, a series of rectangular window openings with aluminum sliding windows. The central windows appear to be set in the original portion of the structure because they have a deeper inset within the wall and a wood lintel.



**Figure 1: Assumed footprint expansion based on aerial photographs.**  
Tan: before 1954, assumed 1930s/40s core outlined with hatched line  
Green: by 1969  
Yellow: by 1975  
Orange: by 1978  
Red: after 1978 and before 1985

Figure 3: Footprint Expansion from HCPI

**PREVIOUS CASE SUMMARIES:**

**ARC:**

No archaeological clearance has been issued for this property.

**HDRB:**

No previous HDRB cases are on file.

**ADMINISTRATIVE:**

No previous administrative approvals are on file.

**APPLICANT'S REQUEST:**

The applicant proposes the following exterior alterations:

- 1) Status Review with primary façade designation, if applicable, for a residential structure.

The building does not retain sufficient integrity of design, materials, or feeling to contribute to the historic district.

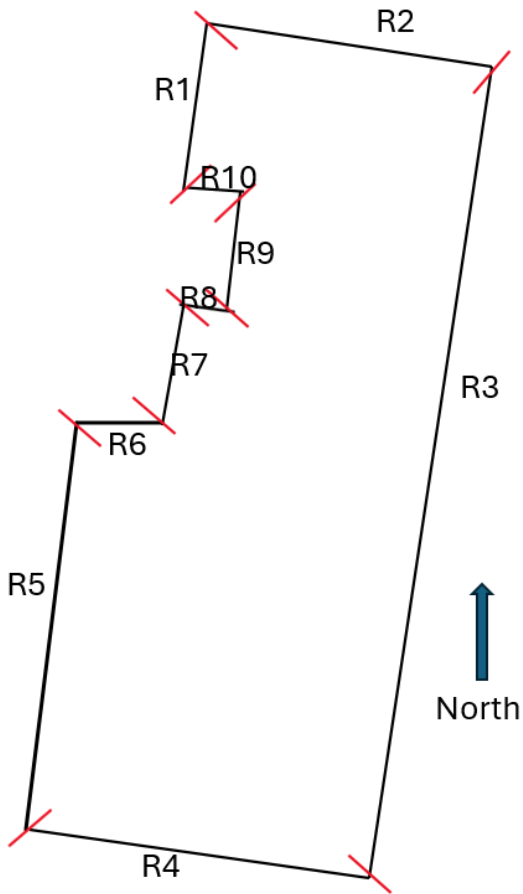


Figure 4: Façade Diagram

**RELEVANT CODE CITATIONS:**

**14-4.6 HISTORIC DISTRICTS**

**A. General Provisions**

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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**

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### **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.

### **2. Designation of Significant, Contributing, or Noncontributing Status**

#### **I. Status Designation**

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions*. Staff shall maintain a record as to the current status of structures located in the historic districts.

#### **II. HDRB Authority to Review Status Designation**

- a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.
- b. A change in status or the designation of a status shall be based upon an evaluation of data provided through a survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."
- c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

#### **III. Initiation of Review of Status Designation**

The Board may review the status designation in response to the following:

- a. An application for construction or demolition as set forth in Section 14-5.2 as follows:
  1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If the staff's determination is not completed within thirty days, the application shall be forwarded to the board.

Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based on the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based on the status of the structure following the determination of status.

- b. Request from the property owner;
- c. A request initiated by the city. Staff shall notify the property owner before initiating the request.

IV. Notice of HDRB's Review of Status

- a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.
- b. In addition, staff shall send notice, by first-class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.
- c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster in the nearest available place to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars (\$50.00) will be charged.

### **NONCONTRIBUTING STRUCTURE**

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.

### **CONTRIBUTING STRUCTURE**

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.

## **SIGNIFICANT STRUCTURE**

A structure located in a historic district that is approximately 50 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 for its association with events or persons that are important on a local, regional, national, or global level, or 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.

## **PRIMARY FACADE**

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

### **G. Additional District-Specific Design Standards**

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#### **5. Westside-Guadalupe Historic District**

##### **1. District Standards**

- Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished.
- a. Slump block, stucco, brick, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal, panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;
  - b. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
  - c. Roof form, slope, and shape. It is intended that the buildings be designed to be "wall-dominated". "Wall-dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded

- plate, hyperbolic, or mansard roofs are not allowed;
- d. The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:
    1. raising the parapet;
    2. setting back from the edge of the roof;
    3. Framing the collector with wood.
    4. In the case of pitched roofs, by integrating the collector into the pitch;
    5. In the case of ground solar collectors, by a wall or vegetation;
    6. In the case of wall collectors, by enclosing or other walls;
    7. Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.
  - e. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obstructive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.
  - f. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage.
  - g. Greenhouses;
    - h. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends, and greenhouses made from enclosed porches or portals shall maintain the shape of the porch or portal.
    - i. Porches and portales are encouraged;
    - j. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

## II. Walls; Fences; Solar Collectors: Administration

Applications for the erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division staff shall report approvals, disapprovals, and

referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30, Ord. No. 2020-22