

# City of Santa Fe, New Mexico

# memo

**DATE:** May 12, 2026

**TO:** Historic Districts Review Board Members

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

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

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**2026-012283-HDRB. 519 E. Palace Ave., Downtown & Eastside Historic District, contributing,** Marc Naktin, agent for John Hurt, owner, proposes to demolish a steel carport, relocate a shed, and construct a 440 sq. ft. addition to a height of 11'-6" where the maximum allowable height is 16'-2" and yard walls with a gate to the maximum allowable height of 6'-0".

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: previous case files

**APPLICANT SUBMITTALS**

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

**STAFF RECOMMENDATION:**

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

**Sample motions:**

- a. In case 2026-012283-HDRB, for 519 East Palace Avenue, approve or deny the application as submitted.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). The project does not meet the threshold for archaeological clearance to be required.

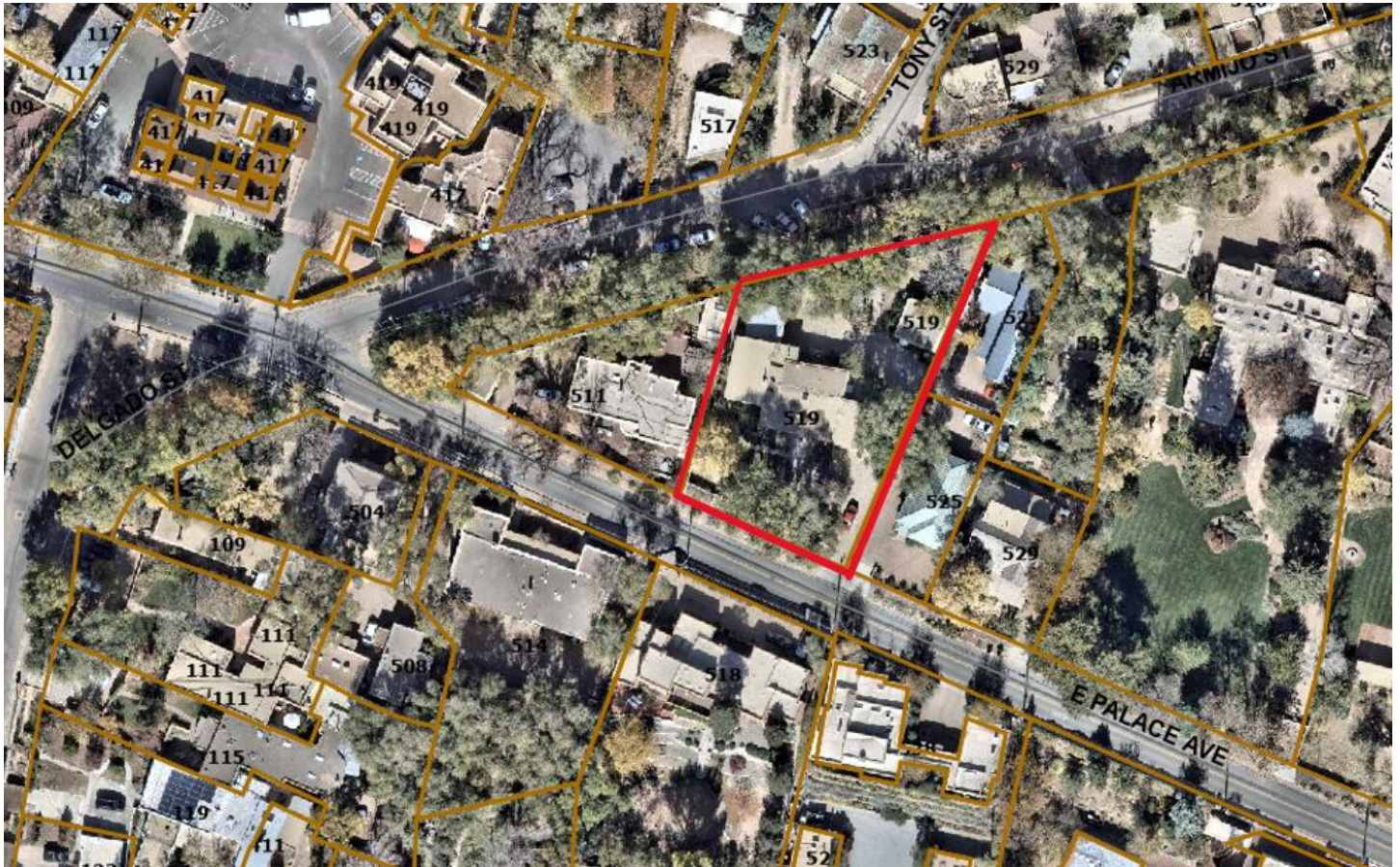


Figure 1: Property Location

**BACKGROUND & SUMMARY:**

**Site Description:**

519 East Palace Avenue is a single-family residence that was constructed before 1928 in a vernacular style. During the second world war, the property was converted to a naval recruiting station; remodeling is presumed to have occurred subsequently. Character-defining elements include the front porch with low arches and the shed roof massing on the east side. The property is listed as contributing to the Downtown and Eastside Historic District, and the south, street-facing elevation is considered the primary.



Figure 2: Street View of Property

**PREVIOUS CASE SUMMARIES:**

**ARC:**

No archaeological clearance has been issued for the property.

**HDRB:**

Case H-09-090 requested the removal of a 150 sq. ft. non-historic addition from the northwest corner and construction of a 683 sq. ft. addition in the same location, and non-historic and non-primary façade window replacement.

Case H-03-075 requested construction of a yard wall to the maximum allowable height of 4'-11" on the south property line and a freestanding portal at the west. The portal was denied, but the yard wall was approved.

**ADMINISTRATIVE:**

On 5/24/2010, the staff approved a roof rafter detail drawing flaw, increasing the height from 6" to 16'-6" from FF.

On 5/12/2010, staff approved an amendment to the HDRB approval to change French glass doors to a single lite window on the west elevation.

On 3/1/2010, staff approved amendments to the HDRB approval, including removing the flat roof on the addition so it is all pitched, adding 3 windows on the east elevation of the addition, changing the clerestory dimension on the north elevation, delete lower window on north elevation of the addition, increase the footprint of the addition, and either remove or relocate the carport to meet underlying zoning requirements.

On 9/1/2009, staff approved painting the windows and doors off-white and the portal ceiling in cornflower blue.

ON 6/17/2003, the staff approved the stucco of the house in cementitious "Adobe".

**APPLICANT'S REQUEST:**

The applicant proposes the following exterior alterations:

- 1) Demolish the steel frame carport on the northwest corner of the lot.
- 2) Relocate the shed from the northwest corner to the northeast corner.



- 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.
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## **C. 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.

### **3. Review by Historic Districts Review Board Required**

- I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.
- II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.
- III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
  - a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
  - b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.
- IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

### **4. Compliance with General and Specific Design Standards Required**

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts*, as well as any applicable

specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards*.

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## **E. 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 14-4.6(G).

### **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 set forth 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.
- 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 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.

- IV. Remodeling to Increase Height
- V. Rooftop Equipment
- 3. Porches and Portals
- 4. Windows, Doors, and Other Architectural Features
  - I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
  - II. For all facades of contributing, significant, and landmark structures:
- 5. Roofs
- 6. Surface Cleaning
- 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*.
- 8. Signs
- 9. Murals
- 10. Pedestrian-Oriented Areas

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## **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.

- I. 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 aeriels 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 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. 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.